Appendix C

Air Quality and Greenhouse Gas Emissions

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

AIR QUALITY AND GREENHOUSE GAS EMISSIONS METHODLOGY

Beatrice Street

Prepared by:

Eyestone Environmental, LLC

October 2023

Beatrice Street Project

Air Quality and Greenhouse Gas Emissions Methodology

1. Introduction

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

2. Air Pollutant and Greenhouse Gas Emissions Methodology

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

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

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

  - Mobile source: emissions associated with vehicles accessing the project site; and
  - Stationary source: emissions associated with stationary equipment (e.g., emergency generators).
  - Refrigerants: fugitive GHG emissions associated with building air conditioning and refrigeration equipment.

- 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 2022.1). 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:

$$\text{Emissions Diesel [lbs]} = \left(\sum_i \left(EF_i \times Pop_i \times AvgHP_i \times Load_i \times Activity_i \right.\right.$$

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. PM_{10} 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 74 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:

Emissions Architectural Coatings (lbs) $=EF_{AC}$ x F $*A_{paint}$

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 erewill 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:

$EF_{AC} = C_{VOC}/454(g/lb)$ x 3.785(L/gal)/180*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:

$Emissions_{AP}$ (lbs) = EF_{AP} x $A_{parking}$

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, water usage/wastewater generation, and refrigeration.

(3) Area Source Emissions

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

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

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

Where:

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

The factor is 1.98 x 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:

Landscaping Equipment Emissions [lbs] = (Σ_i (Units × EF_{LE} × A_{LE})$_i$)

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

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

i = Summation index

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

(4) Energy Emissions (Electricity and Natural Gas)

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

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

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

CalEEMod energy demand is based on the California Energy Commission (CEC) sponsored California Commercial End Use Survey (CEUS) study.[4] The data is specific for Electricity Demand Forecast Zones (EDFZ) and, therefore, EDFZ 16 was selected for the Project Site based on the Project's address. 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] *2019 consumption estimates from the CEC's (2020, 2021) 2018–2030 Uncalibrated Commercial Sector Forecast (Commercial Forecast) and the RASS (refer to Table G-28) of Appendix G in CalEEMod User's Guide, 2022..*

Electricity:

Annual Emissions [$MTCO_2e$] = (Σ_i (Units × D_E × EF_E × GWP)$_i$) ÷ 2,204.62

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

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

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

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

2,204.62 = Conversion factor [pounds/MT]

i = Summation index

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

GHG emissions from electricity use are directly dependent on the electricity utility provider. The Los Angeles Department of Water and Power (LADWP) provides electric service to the Project Site. Thus, GHG intensity factors for LADWP were selected in CalEEMod. Intensity factors for GHGs due to electrical generation to serve the electrical demands of the existing condition were obtained from the LADWP 2020 Power Content Label, which provides a CO_2 intensity of 579 pounds of CO_2 per MWh for 2020. By 2030, at least 60 percent of electricity shall be obtained from renewable sources. As year-by-year data is currently not available, the CO_2 intensity factor for the Project buildout was determined based on straight line interpolation based on current and future year data points.

(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:

Natural Gas:

Natural Gas Emissions (lbs) = (Σ_i (Units × D_{NG} × EF_{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.

(c) City of Los Angeles All-Electric Ordinance

The Project would be required to comply with the City of LA's All-Electric ordinance which does not allow installation of natural gas-powered equipment (stoves, water heaters, space heating) for new construction with some exceptions. Restaurant uses would be exempt from this ordinance and be allowed to consume natural gas for cooking purposes. While this would decrease the natural gas usage for the Project, electricity usage would increase as a result.

The California Energy Commission (CEC) had conducted various energy surveys to develop energy consumption estimates for electric and natural gas end uses. Data from these surveys was used to calculate the equivalent electricity usage when switching from a natural gas end use, such as cooking, water heating and space heating.[5] As mentioned above, restaurant cooking uses are exempt from the All-Electric ordinance and were assumed to be powered by natural gas. CalEEMod by default, assumes sources typically powered by natural gas include space heating, water heating, dryers and cooking. Electricity usage rates for these sources (space heating, water heating, dryers and cooking) were obtained from the CEC 2019 RASS and Commercial Forecast to calculate equivalent electricity usage for the Project.

(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

[5] *CAPCOA Handbook, Table E-15.1 and Table E-15.2*

Traffic Study prepared by the Fehr and Peers 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:

Mobile Emissions [lbs] = (Σ_i (Units × ADT x D_{TRIP} × 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 Fehr and Peers.[6] 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-

[6] *Linscott Law & Greenspan, Transportation Analysis Addendum for the new Beatrice West Project, September 30, 2022.*

Use Development (MXD) model to calculate trip reductions for multi-use developments.[7] The LADOT VMT Calculator incorporates the USEPA MXD model and accounts for project features such as increased density and proximity to transit, which would reduce VMT and associated fuel usage in comparison to free-standing sites.

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

(6) Stationary Source (Emergency Generator Emissions)

Emissions of GHGs associated with use of emergency generators were calculated using CalEEMod, in which emission factors are based on Table 3.4-1 (Gaseous Emission Factors for Large Stationary Diesel Engines) from EPA's AP-42: Compilation of Air Pollutant Emission Factors. The emissions are based on the horsepower rating of the diesel generator and the number of hours operated per year for testing purposes. Annual emergency generator GHG emissions in units of $MTCO_2e$ were calculated as follows:

Emergency Generator:

Emissions [lbs] = (Total HP x LF x HR × 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

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

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 CO_2 and CH_4 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 $MTCO_2e$ were calculated in CalEEMod as follows:

Solid Waste:

$$\text{Annual Emissions } [MTCO_2e] = \left(\Sigma_i \left(\text{Units} \times D_{MSW} \times EF_{MSW} \times GWP \right)_i \right) \div 1.1023$$

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 [CO_2 = 1, CH_4 = 21, N_2O = 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 CH_4, 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] *City of Los Angeles, Sustainable City pLAn, Waste & Landfills, http://plan.lamayor.org/portfolio/waste-landfills-3rd, accessed April 1, 2022.*

(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:

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

$$\text{Annual Emissions } [MTCO_2e] = (\Sigma_i \ (\text{Units} \times D_W \times (EI_W \div 1{,}000) \times EF_W \times GWP)_i \ ) \div 2{,}204.62$$

Where:
- Units = Number of land use units (same land use type) [1,000 sf]
- D_W = Water demand factor [million gallons (Mgal)/1,000 sf/yr]
- EI_W = Electricity intensity factor [kilowatt-hours (kWh)/Mgal]
- 1,000 = Conversion factor [kWh/MWh]
- EF_W = GHG emission factor [pounds/MWh]
- GWP = Global warming potential [CO_2 = 1, CH_4 = 21, N_2O = 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 CalGreen requirements.

(9) Refrigerant Emissions

The estimate the fugitive GHG emissions associated with building air conditioning (A/C) and refrigeration equipment is based on the different types of refrigeration equipment used by different types of land uses. For example, an office may use various types of A/C equipment, while a supermarket may use both A/C equipment and refrigeration equipment. All equipment that uses refrigerants has a charge size (i.e., quantity of refrigerant the equipment contains), operational and service refrigerant leak rates (from regular operation and routine servicing), and number of times serviced per lifetime. Each refrigerant has a GWP that is specific to that refrigerant. CalEEMod automatically generates a default A/C and refrigeration equipment inventory for each project land use subtype. CalEEMod quantifies refrigerant emissions from leaks during regular operation and routine servicing over the equipment lifetime and then derives average annual emissions from the lifetime estimate. Note that CalEEMod does not quantify emissions from the disposal of refrigeration and A/C equipment at the end of its lifetime.

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

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AQ SUMMARY OF EMISSIONS WINTER
Construction Emissions (Unmitigated)

Regional (Daily) Unmitigated	ROG	NO_x	CO	SO2	PM_{10}	$PM_{2.5}$
2024	4	45	40	<1	11	4
2025	3	25	38	<1	7	2
MAX	4	45	40	<1	11	4
Threshold	**75**	**100**	**550**	**150**	**150**	**55**
Difference	**(71)**	**(55)**	**(510)**	**(150)**	**(139)**	**(51)**
Impact	**No**	**No**	**No**	**No**	**No**	**No**

Localized (Daily) Unmitigated	ROG	NO_x	CO	SO2	PM_{10}	$PM_{2.5}$
2024		24	27		6	2
2025		20	21		3	<1
MAX		24	27		6	2
Threshold		115	1059		9	5
Difference		**(91)**	**(1,032)**		**(2)**	**(3)**
Impact		**No**	**No**		**No**	**No**

Operation Emissions (Without Project Design Features)

Existing Regional Emissions (Existing Year)	ROG	NO_x	CO	SO2	PM_{10}	$PM_{2.5}$
Area	3	<1	<1	<1	<1	<1
Energy	<1	<1	<1	<1	<1	<1
Mobile	5	5	44	<1	7	2
Total	8	6	44	<1	7	2

Existing Regional Emissions (Buidout Year)	ROG	NO_x	CO	SO2	PM_{10}	$PM_{2.5}$
Area	3	<1	<1	<1	<1	<1
Energy	<1	<1	<1	<1	<1	<1
Mobile	4	3	31	<1	7	2
Total	6	4	31	<1	7	2

Project Regional Emissions (Buildout Year)	ROG	NO_x	CO	SO2	PM_{10}	$PM_{2.5}$
Area	7	<1	<1	<1	<1	<1
Energy	<1	<1	<1	<1	<1	<1
Mobile	11	9	86	<1	19	5
Emergency Generator	<1	1	1	<1	<1	<1
Total	18	11	88	<1	20	5

Incremental Regional Emissions (Project Less Existing)	ROG	NO_x	CO	SO2	PM_{10}	$PM_{2.5}$
Area	4	<1	<1	<1	<1	<1
Energy	<1	-<1	-<1	<1	-<1	-<1
Mobile	7	6	55	<1	12	3
Emergency Generator	<1	1	1	<1	<1	<1
Total	12	7	56	<1	12	3
Threshold	**55**	**55**	**550**	**150**	**150**	**55**
Difference	**(43)**	**(48)**	**(494)**	**(150)**	**(138)**	**(52)**
Impact	No	No	No	No	No	No

Project Localized (Buildout Year)					
Onsite Total	1	1		<1	<1
Threshold	**115**	**1059**		**2**	**1**
Difference	**(114)**	**(1058)**		**(2)**	**(1)**
Impact	**No**	**No**		**No**	**No**

AQ SUMMARY OF EMISSIONS SUMMER
Construction Emissions (Unmitigated)

Regional (Daily) Unmitigated	ROG	NO_x	CO	SO2	PM_{10}	$PM_{2.5}$
2024	4	44	43	<1	11	4
2025	33	30	53	<1	9	3
MAX	33	44	53	<1	11	4
Threshold	**75**	**100**	**550**	**150**	**150**	**55**
Difference	**(42)**	**(56)**	**(497)**	**(150)**	**(139)**	**(51)**
Impact	**No**	**No**	**No**	**No**	**No**	**No**

Localized (Daily) Unmitigated	ROG	NO_x	CO	SO2	PM_{10}	$PM_{2.5}$
2024		22	23		6	2
2025		24	26		4	1
MAX		24	26		6	2
Threshold		115	1059		9	5
Difference		**(91)**	**(1,033)**		**(3)**	**(3)**
Impact		**No**	**No**		**No**	**No**

Operation Emissions (Without Project Design Features)

Existing Regional Emissions (Existing Year)	ROG	NO_x	CO	SO2	PM_{10}	$PM_{2.5}$
Area	3	<1	5	<1	<1	<1
Energy	<1	<1	<1	<1	<1	<1
Mobile	5	5	48	<1	7	2
Total	9	6	53	<1	7	2
Existing Regional Emissions (Buidout Year)	ROG	NO_x	CO	SO2	PM_{10}	$PM_{2.5}$
Area	3	<1	5	<1	<1	<1
Energy	<1	<1	<1	<1	<1	<1
Mobile	4	3	33	<1	7	2
Total	7	4	39	<1	7	2
Project Regional Emissions (Buildout Year)	ROG	NO_x	CO	SO2	PM_{10}	$PM_{2.5}$
Area	11	<1	27	<1	<1	<1
Energy	<1	<1	<1	<1	<1	<1
Mobile	11	8	93	<1	19	5
Emergency Generator	<1	1	1	<1	<1	<1
Total	23	10	121	<1	20	5
Incremental Regional Emissions (Project Less Existing)	ROG	NO_x	CO	SO2	PM_{10}	$PM_{2.5}$
Area	8	<1	22	<1	<1	<1
Energy	<1	-<1	-<1	<1	-<1	-<1
Mobile	7	5	60	<1	12	3
Emergency Generator	<1	1	1	<1	<1	<1
Total	15	7	83	<1	13	3
Threshold	**55**	**55**	**550**	**150**	**150**	**55**
Difference	**(40)**	**(48)**	**(467)**	**(150)**	**(137)**	**(52)**
Impact	No	No	No	No	No	No
Project Localized (Buildout Year)						
Onsite Total		1	23		<1	<1
Threshold		**115**	**1059**		**2**	**1**
Difference		**(113)**	**(1036)**		**(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 2014-2016	98th percentile, ppb 2020	2021	2022	Threshold (ppb)	Allowable Increase (ppb)
3	Southwest Coastal LA County	48	51	48	45	100	52

SRA	City	Design Value 2006-2008	Max Hourly, ppb 2020	2021	2022	Threshold (ppb)	Allowable Increase (ppb)
3	Southwest Coastal LA County	120	60	63	51	180	60

Max Hourly vs. 98th Percentile Ratio (Allowable Increase)	87%

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

LST Threshold (SRA 3, 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	91	79	664	5	3	1	1	
2	131	114	967	8	5	2	1	
5	197	171	1796	15	8	4	2	
2.37	**132**	**115**	**1059**	**9**	**5**	**2**	**1**	**<----Interpolated Value**

Beatrice Street

Air Quality Analysis Assumptions

NOTE: ALL TRIPS SHOWN BELOW ARE ONE-WAY TRIP

Construction Details	Start Date	End Date	Duration (Months)	Work Days	Max Daily Employee Trips	Max Daily Hauls	Max Daily Deliveries	Construction (Sq Ft) Residential	Non-Residential	Parking (Spaces)
Overall Duration	1/1/2024	6/30/2025	18	391						
Demolition	1/1/2024	1/28/2024	1	20	24	38				
Site Prep	1/29/2024	2/10/2024	1	10	8		20			
Grading/Excavation	2/11/2024	5/1/2024	3	58	16	150				
Foundation / Concrete Pour	5/2/2024	7/31/2024	3	65	40		300			
Building Construction	8/1/2024	6/30/2025	11	238	260		100		199,500	811
Architectural Coatings	4/1/2025	6/30/2025	3	65	48		20			
Paving/Landscape	6/1/2025	6/30/2025	1	21	48		20			

Site Acreage (Re-developed)	
	2.37
Demolition Quantities	
Building Square Footage (SF)	30,260
Parking (SF)	-
Parking (spaces)	-
tons	6,662

Landfill Distance (mi)	One-Way	Roundtrip
Vulcan - Irwindale	36.8	73.6

Import/Export Quantities during Grading	(CY)
Import	
Export	59,000

Equipment	Demo	Site Preparation	Grading/ Excavation	Foundation	Building Construction	Paving/ Landscape
Air Compressor					1	
Aerial Lift					1	
Bore/Drill Rig		1				
Cement and Mortar Mixers				1	1	
Concrete/Industrial Saws	1					
Cranes (Tower)						
Cranes (Mobile)				1	1	
Crawler Tractors					1	
Crushing/Proc. Equipment	1					
Dumper/Tenders					1	
Excavators	1		1			
Forklifts					2	
Generator Sets					1	
Graders			1			
Off-Highway Tractors						
Water Truck						
Pavers						
Paving Equipment						1
Pumps				4	1	
Plate Compactors						
Rollers						1
Rough Terrain Forklifts						
Rubber Tired Dozers	1	1	1			
Rubber Tired Loaders	1	1	1			
Scrapers						
Signal Boards						
Skid Steer Loaders						
Surfacing Equipment						
Sweeper			1		1	
Tractors/Loaders/Backhoes	1	1	1	1	1	
Trenchers						1
Welders	2			2	3	
Other ( )	1					
Total Pieces	9	4	6	9	15	3

Beatrice Street - Existing Baseline Custom Report

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1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Beatrice Street - Existing Baseline
Operational Year	2020
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	2.70
Precipitation (days)	8.20
Location	12553 Beatrice St, Los Angeles, CA 90066, USA
County	Los Angeles-South Coast
City	Los Angeles
Air District	South Coast AQMD
Air Basin	South Coast
TAZ	4429
EDFZ	16
Electric Utility	Los Angeles Department of Water & Power
Gas Utility	Southern California Gas
App Version	2022.1.1.19

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
General Office Building	87.9	1000sqft	2.02	87,881	0.00	0.00	—	—

Parking Lot	40.0	1000sqft	0.92	0.00	0.00	0.00	—	—
General Office Building	23.1	1000sqft	0.53	23,072	17,891	—	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

Sector	#	Measure Title
Waste	S-1/S-2	Implement Waste Reduction Plan

2. Emissions Summary

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Mobile	5.03	4.96	47.7	0.09	0.08	6.95	7.02	0.07	1.76	1.84	8,876
Area	3.46	0.04	4.80	< 0.005	0.01	—	0.01	0.01	—	0.01	19.9
Energy	0.03	0.60	0.50	< 0.005	0.05	—	0.05	0.05	—	0.05	3,592
Water	—	—	—	—	—	—	—	—	—	—	378
Waste	—	—	—	—	—	—	—	—	—	—	195
Refrig.	—	—	—	—	—	—	—	—	—	—	0.27
Total	8.52	5.60	53.0	0.09	0.13	6.95	7.08	0.13	1.76	1.89	13,061
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Mobile	4.93	5.44	43.7	0.08	0.08	6.95	7.02	0.07	1.76	1.84	8,456
Area	2.66	—	—	—	—	—	—	—	—	—	—
Energy	0.03	0.60	0.50	< 0.005	0.05	—	0.05	0.05	—	0.05	3,592
Water	—	—	—	—	—	—	—	—	—	—	378

Waste	—	—	—	—	—	—	—	—	—	—	195
Refrig.	—	—	—	—	—	—	—	—	—	—	0.27
Total	7.63	6.04	44.2	0.09	0.12	6.95	7.07	0.12	1.76	1.88	12,621
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Mobile	4.91	5.51	44.9	0.08	0.08	6.91	6.99	0.07	1.75	1.83	8,578
Area	3.21	0.03	3.29	< 0.005	< 0.005	—	< 0.005	0.01	—	0.01	13.6
Energy	0.03	0.60	0.50	< 0.005	0.05	—	0.05	0.05	—	0.05	3,592
Water	—	—	—	—	—	—	—	—	—	—	378
Waste	—	—	—	—	—	—	—	—	—	—	195
Refrig.	—	—	—	—	—	—	—	—	—	—	0.27
Total	8.14	6.14	48.7	0.09	0.13	6.91	7.04	0.12	1.75	1.88	12,757
Annual	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.90	1.01	8.20	0.02	0.01	1.26	1.28	0.01	0.32	0.33	1,420
Area	0.59	0.01	0.60	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	2.26
Energy	0.01	0.11	0.09	< 0.005	0.01	—	0.01	0.01	—	0.01	595
Water	—	—	—	—	—	—	—	—	—	—	62.6
Waste	—	—	—	—	—	—	—	—	—	—	32.2
Refrig.	—	—	—	—	—	—	—	—	—	—	0.04
Total	1.49	1.12	8.89	0.02	0.02	1.26	1.28	0.02	0.32	0.34	2,112

2.6. Operations Emissions by Sector, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Mobile	5.03	4.96	47.7	0.09	0.08	6.95	7.02	0.07	1.76	1.84	8,876
Area	3.46	0.04	4.80	< 0.005	0.01	—	0.01	0.01	—	0.01	19.9

Energy	0.03	0.60	0.50	< 0.005	0.05	—	0.05	0.05	—	0.05	3,592
Water	—	—	—	—	—	—	—	—	—	—	378
Waste	—	—	—	—	—	—	—	—	—	—	45.9
Refrig.	—	—	—	—	—	—	—	—	—	—	0.27
Total	8.52	5.60	53.0	0.09	0.13	6.95	7.08	0.13	1.76	1.89	12,912
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Mobile	4.93	5.44	43.7	0.08	0.08	6.95	7.02	0.07	1.76	1.84	8,456
Area	2.66	—	—	—	—	—	—	—	—	—	—
Energy	0.03	0.60	0.50	< 0.005	0.05	—	0.05	0.05	—	0.05	3,592
Water	—	—	—	—	—	—	—	—	—	—	378
Waste	—	—	—	—	—	—	—	—	—	—	45.9
Refrig.	—	—	—	—	—	—	—	—	—	—	0.27
Total	7.63	6.04	44.2	0.09	0.12	6.95	7.07	0.12	1.76	1.88	12,472
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Mobile	4.91	5.51	44.9	0.08	0.08	6.91	6.99	0.07	1.75	1.83	8,578
Area	3.21	0.03	3.29	< 0.005	< 0.005	—	< 0.005	0.01	—	0.01	13.6
Energy	0.03	0.60	0.50	< 0.005	0.05	—	0.05	0.05	—	0.05	3,592
Water	—	—	—	—	—	—	—	—	—	—	378
Waste	—	—	—	—	—	—	—	—	—	—	45.9
Refrig.	—	—	—	—	—	—	—	—	—	—	0.27
Total	8.14	6.14	48.7	0.09	0.13	6.91	7.04	0.12	1.75	1.88	12,608
Annual	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.90	1.01	8.20	0.02	0.01	1.26	1.28	0.01	0.32	0.33	1,420
Area	0.59	0.01	0.60	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	2.26
Energy	0.01	0.11	0.09	< 0.005	0.01	—	0.01	0.01	—	0.01	595
Water	—	—	—	—	—	—	—	—	—	—	62.6
Waste	—	—	—	—	—	—	—	—	—	—	7.60

Refrig.	—	—	—	—	—	—	—	—	—	—	0.04
Total	1.49	1.12	8.89	0.02	0.02	1.26	1.28	0.02	0.32	0.34	2,087

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Mobile source emissions results are presented in Sections 2.6. No further detailed breakdown of emissions is available.

4.1.2. Mitigated

Mobile source emissions results are presented in Sections 2.5. No further detailed breakdown of emissions is available.

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	2,819
Parking Lot	—	—	—	—	—	—	—	—	—	—	55.9
Total	—	—	—	—	—	—	—	—	—	—	2,875
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	2,819
Parking Lot	—	—	—	—	—	—	—	—	—	—	55.9
Total	—	—	—	—	—	—	—	—	—	—	2,875
Annual	—	—	—	—	—	—	—	—	—	—	—

General Office Building	—	—	—	—	—	—	—	—	—	—	467
Parking Lot	—	—	—	—	—	—	—	—	—	—	9.25
Total	—	—	—	—	—	—	—	—	—	—	476

4.2.2. Electricity Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	2,819
Parking Lot	—	—	—	—	—	—	—	—	—	—	55.9
Total	—	—	—	—	—	—	—	—	—	—	2,875
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	2,819
Parking Lot	—	—	—	—	—	—	—	—	—	—	55.9
Total	—	—	—	—	—	—	—	—	—	—	2,875
Annual	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	467
Parking Lot	—	—	—	—	—	—	—	—	—	—	9.25
Total	—	—	—	—	—	—	—	—	—	—	476

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	0.03	0.60	0.50	< 0.005	0.05	—	0.05	0.05	—	0.05	716
Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Total	0.03	0.60	0.50	< 0.005	0.05	—	0.05	0.05	—	0.05	716
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	0.03	0.60	0.50	< 0.005	0.05	—	0.05	0.05	—	0.05	716
Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Total	0.03	0.60	0.50	< 0.005	0.05	—	0.05	0.05	—	0.05	716
Annual	—	—	—	—	—	—	—	—	—	—	—
General Office Building	0.01	0.11	0.09	< 0.005	0.01	—	0.01	0.01	—	0.01	119
Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Total	0.01	0.11	0.09	< 0.005	0.01	—	0.01	0.01	—	0.01	119

4.2.4. Natural Gas Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	0.03	0.60	0.50	< 0.005	0.05	—	0.05	0.05	—	0.05	716
Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Total	0.03	0.60	0.50	< 0.005	0.05	—	0.05	0.05	—	0.05	716
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	0.03	0.60	0.50	< 0.005	0.05	—	0.05	0.05	—	0.05	716

Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Total	0.03	0.60	0.50	< 0.005	0.05	—	0.05	0.05	—	0.05	716
Annual	—	—	—	—	—	—	—	—	—	—	—
General Office Building	0.01	0.11	0.09	< 0.005	0.01	—	0.01	0.01	—	0.01	119
Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Total	0.01	0.11	0.09	< 0.005	0.01	—	0.01	0.01	—	0.01	119

4.3. Area Emissions by Source

4.3.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	2.38	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.28	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.79	0.04	4.80	< 0.005	0.01	—	0.01	0.01	—	0.01	19.9
Total	3.46	0.04	4.80	< 0.005	0.01	—	0.01	0.01	—	0.01	19.9
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	2.38	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.28	—	—	—	—	—	—	—	—	—	—
Total	2.66	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—

Consumer Products	0.43	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.05	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.10	0.01	0.60	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	2.26
Total	0.59	0.01	0.60	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	2.26

4.3.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	2.38	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.28	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.79	0.04	4.80	< 0.005	0.01	—	0.01	0.01	—	0.01	19.9
Total	3.46	0.04	4.80	< 0.005	0.01	—	0.01	0.01	—	0.01	19.9
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	2.38	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.28	—	—	—	—	—	—	—	—	—	—
Total	2.66	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	0.43	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.05	—	—	—	—	—	—	—	—	—	—

Landscape Equipment	0.10	0.01	0.60	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	2.26
Total	0.59	0.01	0.60	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	2.26

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	378
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	378
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	378
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	378
Annual	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	62.6
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	62.6

4.4.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	378
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	378
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	378
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	378
Annual	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	62.6
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	62.6

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	195
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	195

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	195
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	195
Annual	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	32.2
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	32.2

4.5.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	45.9
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	45.9
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	45.9
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	45.9
Annual	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	7.60

Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	7.60

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	0.27
Total	—	—	—	—	—	—	—	—	—	—	0.27
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	0.27
Total	—	—	—	—	—	—	—	—	—	—	0.27
Annual	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	0.04
Total	—	—	—	—	—	—	—	—	—	—	0.04

4.6.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	0.27

Total	—	—	—	—	—	—	—	—	—	—	0.27
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	0.27
Total	—	—	—	—	—	—	—	—	—	—	0.27
Annual	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	0.04
Total	—	—	—	—	—	—	—	—	—	—	0.04

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—

4.7.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—

4.8.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—

Total	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Total all Land Uses	1,098	1,098	1,098	400,770	9,801	9,801	9,801	3,577,365

5.9.2. Mitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Total all Land Uses	1,098	1,098	1,098	400,770	9,801	9,801	9,801	3,577,365

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

5.10.1.2. Mitigated

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
0	0.00	166,430	55,477	2,400

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	250

5.10.4. Landscape Equipment - Mitigated

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	250

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
General Office Building	1,399,834	579	0.0489	0.0069	1,765,693
Parking Lot	35,040	579	0.0489	0.0069	0.00
General Office Building	367,508	579	0.0489	0.0069	463,559

5.11.2. Mitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
General Office Building	1,399,834	579	0.0489	0.0069	1,765,693

Parking Lot	35,040	579	0.0489	0.0069	0.00
General Office Building	367,508	579	0.0489	0.0069	463,559

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
General Office Building	15,619,420	0.00
Parking Lot	0.00	0.00
General Office Building	4,100,673	250,914

5.12.2. Mitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
General Office Building	15,619,420	0.00
Parking Lot	0.00	0.00
General Office Building	4,100,673	250,914

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
General Office Building	81.7	—
Parking Lot	0.00	—
General Office Building	21.5	—

5.13.2. Mitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
General Office Building	19.3	—
Parking Lot	0.00	—
General Office Building	5.06	—

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
General Office Building	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
General Office Building	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
General Office Building	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
General Office Building	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0

5.14.2. Mitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
General Office Building	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
General Office Building	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
General Office Building	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
General Office Building	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.15.2. Mitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor

5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)

5.17. User Defined

Equipment Type	Fuel Type
—	—

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Characteristics: Utility Information	Carbon Intensity for 2020 LADP Power Content Label

Beatrice Street - Existing Buildout Custom Report

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8. User Changes to Default Data

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Beatrice Street - Existing Buildout
Operational Year	2025
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	2.70
Precipitation (days)	8.20
Location	12553 Beatrice St, Los Angeles, CA 90066, USA
County	Los Angeles-South Coast
City	Los Angeles
Air District	South Coast AQMD
Air Basin	South Coast
TAZ	4429
EDFZ	16
Electric Utility	Los Angeles Department of Water & Power
Gas Utility	Southern California Gas
App Version	2022.1.1.19

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
General Office Building	87.9	1000sqft	2.02	87,881	0.00	0.00	—	—

Parking Lot	40.0	1000sqft	0.92	0.00	0.00	0.00	—	—
General Office Building	23.1	1000sqft	0.53	23,072	17,891	—	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

Sector	#	Measure Title
Waste	S-1/S-2	Implement Waste Reduction Plan

2. Emissions Summary

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Mobile	3.79	2.94	33.4	0.08	0.05	6.95	7.00	0.05	1.77	1.81	7,995
Area	3.45	0.04	4.82	< 0.005	0.01	—	0.01	0.01	—	0.01	19.9
Energy	0.03	0.60	0.50	< 0.005	0.05	—	0.05	0.05	—	0.05	3,123
Water	—	—	—	—	—	—	—	—	—	—	343
Waste	—	—	—	—	—	—	—	—	—	—	195
Refrig.	—	—	—	—	—	—	—	—	—	—	0.27
Total	7.28	3.58	38.7	0.08	0.10	6.95	7.05	0.10	1.77	1.87	11,675
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Mobile	3.74	3.22	30.7	0.07	0.05	6.95	7.00	0.05	1.77	1.81	7,641
Area	2.66	—	—	—	—	—	—	—	—	—	—
Energy	0.03	0.60	0.50	< 0.005	0.05	—	0.05	0.05	—	0.05	3,123
Water	—	—	—	—	—	—	—	—	—	—	343

Waste	—	—	—	—	—	—	—	—	—	—	195
Refrig.	—	—	—	—	—	—	—	—	—	—	0.27
Total	6.43	3.82	31.2	0.08	0.10	6.95	7.04	0.09	1.77	1.86	11,301
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Mobile	3.71	3.25	31.5	0.07	0.05	6.91	6.96	0.05	1.76	1.80	7,742
Area	3.20	0.03	3.30	< 0.005	< 0.005	—	< 0.005	0.01	—	0.01	13.6
Energy	0.03	0.60	0.50	< 0.005	0.05	—	0.05	0.05	—	0.05	3,123
Water	—	—	—	—	—	—	—	—	—	—	343
Waste	—	—	—	—	—	—	—	—	—	—	195
Refrig.	—	—	—	—	—	—	—	—	—	—	0.27
Total	6.95	3.88	35.3	0.08	0.10	6.91	7.01	0.10	1.76	1.85	11,416
Annual	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.68	0.59	5.75	0.01	0.01	1.26	1.27	0.01	0.32	0.33	1,282
Area	0.58	0.01	0.60	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	2.26
Energy	0.01	0.11	0.09	< 0.005	0.01	—	0.01	0.01	—	0.01	517
Water	—	—	—	—	—	—	—	—	—	—	56.8
Waste	—	—	—	—	—	—	—	—	—	—	32.2
Refrig.	—	—	—	—	—	—	—	—	—	—	0.04
Total	1.27	0.71	6.45	0.01	0.02	1.26	1.28	0.02	0.32	0.34	1,890

2.6. Operations Emissions by Sector, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Mobile	3.79	2.94	33.4	0.08	0.05	6.95	7.00	0.05	1.77	1.81	7,995
Area	3.45	0.04	4.82	< 0.005	0.01	—	0.01	0.01	—	0.01	19.9

Energy	0.03	0.60	0.50	< 0.005	0.05	—	0.05	0.05	—	0.05	3,123
Water	—	—	—	—	—	—	—	—	—	—	343
Waste	—	—	—	—	—	—	—	—	—	—	45.9
Refrig.	—	—	—	—	—	—	—	—	—	—	0.27
Total	7.28	3.58	38.7	0.08	0.10	6.95	7.05	0.10	1.77	1.87	11,526
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Mobile	3.74	3.22	30.7	0.07	0.05	6.95	7.00	0.05	1.77	1.81	7,641
Area	2.66	—	—	—	—	—	—	—	—	—	—
Energy	0.03	0.60	0.50	< 0.005	0.05	—	0.05	0.05	—	0.05	3,123
Water	—	—	—	—	—	—	—	—	—	—	343
Waste	—	—	—	—	—	—	—	—	—	—	45.9
Refrig.	—	—	—	—	—	—	—	—	—	—	0.27
Total	6.43	3.82	31.2	0.08	0.10	6.95	7.04	0.09	1.77	1.86	11,153
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Mobile	3.71	3.25	31.5	0.07	0.05	6.91	6.96	0.05	1.76	1.80	7,742
Area	3.20	0.03	3.30	< 0.005	< 0.005	—	< 0.005	0.01	—	0.01	13.6
Energy	0.03	0.60	0.50	< 0.005	0.05	—	0.05	0.05	—	0.05	3,123
Water	—	—	—	—	—	—	—	—	—	—	343
Waste	—	—	—	—	—	—	—	—	—	—	45.9
Refrig.	—	—	—	—	—	—	—	—	—	—	0.27
Total	6.95	3.88	35.3	0.08	0.10	6.91	7.01	0.10	1.76	1.85	11,268
Annual	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.68	0.59	5.75	0.01	0.01	1.26	1.27	0.01	0.32	0.33	1,282
Area	0.58	0.01	0.60	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	2.26
Energy	0.01	0.11	0.09	< 0.005	0.01	—	0.01	0.01	—	0.01	517
Water	—	—	—	—	—	—	—	—	—	—	56.8
Waste	—	—	—	—	—	—	—	—	—	—	7.60

Refrig.	—	—	—	—	—	—	—	—	—	—	0.04
Total	1.27	0.71	6.45	0.01	0.02	1.26	1.28	0.02	0.32	0.34	1,865

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Mobile source emissions results are presented in Sections 2.6. No further detailed breakdown of emissions is available.

4.1.2. Mitigated

Mobile source emissions results are presented in Sections 2.5. No further detailed breakdown of emissions is available.

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	2,359
Parking Lot	—	—	—	—	—	—	—	—	—	—	46.8
Total	—	—	—	—	—	—	—	—	—	—	2,406
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	2,359
Parking Lot	—	—	—	—	—	—	—	—	—	—	46.8
Total	—	—	—	—	—	—	—	—	—	—	2,406
Annual	—	—	—	—	—	—	—	—	—	—	—

General Office Building	—	—	—	—	—	—	—	—	—	—	391
Parking Lot	—	—	—	—	—	—	—	—	—	—	7.74
Total	—	—	—	—	—	—	—	—	—	—	398

4.2.2. Electricity Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	2,359
Parking Lot	—	—	—	—	—	—	—	—	—	—	46.8
Total	—	—	—	—	—	—	—	—	—	—	2,406
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	2,359
Parking Lot	—	—	—	—	—	—	—	—	—	—	46.8
Total	—	—	—	—	—	—	—	—	—	—	2,406
Annual	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	391
Parking Lot	—	—	—	—	—	—	—	—	—	—	7.74
Total	—	—	—	—	—	—	—	—	—	—	398

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	0.03	0.60	0.50	< 0.005	0.05	—	0.05	0.05	—	0.05	716
Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Total	0.03	0.60	0.50	< 0.005	0.05	—	0.05	0.05	—	0.05	716
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	0.03	0.60	0.50	< 0.005	0.05	—	0.05	0.05	—	0.05	716
Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Total	0.03	0.60	0.50	< 0.005	0.05	—	0.05	0.05	—	0.05	716
Annual	—	—	—	—	—	—	—	—	—	—	—
General Office Building	0.01	0.11	0.09	< 0.005	0.01	—	0.01	0.01	—	0.01	119
Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Total	0.01	0.11	0.09	< 0.005	0.01	—	0.01	0.01	—	0.01	119

4.2.4. Natural Gas Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	0.03	0.60	0.50	< 0.005	0.05	—	0.05	0.05	—	0.05	716
Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Total	0.03	0.60	0.50	< 0.005	0.05	—	0.05	0.05	—	0.05	716
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	0.03	0.60	0.50	< 0.005	0.05	—	0.05	0.05	—	0.05	716

Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Total	0.03	0.60	0.50	< 0.005	0.05	—	0.05	0.05	—	0.05	716
Annual	—	—	—	—	—	—	—	—	—	—	—
General Office Building	0.01	0.11	0.09	< 0.005	0.01	—	0.01	0.01	—	0.01	119
Parking Lot	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Total	0.01	0.11	0.09	< 0.005	0.01	—	0.01	0.01	—	0.01	119

4.3. Area Emissions by Source

4.3.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	2.38	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.28	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.79	0.04	4.82	< 0.005	0.01	—	0.01	0.01	—	0.01	19.9
Total	3.45	0.04	4.82	< 0.005	0.01	—	0.01	0.01	—	0.01	19.9
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	2.38	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.28	—	—	—	—	—	—	—	—	—	—
Total	2.66	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—

Consumer Products	0.43	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.05	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.10	0.01	0.60	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	2.26
Total	0.58	0.01	0.60	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	2.26

4.3.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	2.38	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.28	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.79	0.04	4.82	< 0.005	0.01	—	0.01	0.01	—	0.01	19.9
Total	3.45	0.04	4.82	< 0.005	0.01	—	0.01	0.01	—	0.01	19.9
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	2.38	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.28	—	—	—	—	—	—	—	—	—	—
Total	2.66	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	0.43	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.05	—	—	—	—	—	—	—	—	—	—

Landscape Equipment	0.10	0.01	0.60	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	2.26
Total	0.58	0.01	0.60	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	2.26

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	343
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	343
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	343
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	343
Annual	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	56.8
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	56.8

4.4.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	343
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	343
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	343
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	343
Annual	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	56.8
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	56.8

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	195
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	195

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	195
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	195
Annual	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	32.2
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	32.2

4.5.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	45.9
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	45.9
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	45.9
Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	45.9
Annual	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	7.60

Parking Lot	—	—	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	7.60

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	0.27
Total	—	—	—	—	—	—	—	—	—	—	0.27
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	0.27
Total	—	—	—	—	—	—	—	—	—	—	0.27
Annual	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	0.04
Total	—	—	—	—	—	—	—	—	—	—	0.04

4.6.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	0.27

Total	—	—	—	—	—	—	—	—	—	—	0.27
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	0.27
Total	—	—	—	—	—	—	—	—	—	—	0.27
Annual	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	0.04
Total	—	—	—	—	—	—	—	—	—	—	0.04

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—

4.7.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—

4.8.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—

Total	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—

4.9.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Total all Land Uses	1,098	1,098	1,098	400,770	9,801	9,801	9,801	3,577,365

5.9.2. Mitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Total all Land Uses	1,098	1,098	1,098	400,770	9,801	9,801	9,801	3,577,365

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

5.10.1.2. Mitigated

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)

0	0.00	166,430	55,477	2,400

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	250

5.10.4. Landscape Equipment - Mitigated

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	250

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
General Office Building	1,399,834	484	0.0489	0.0069	1,765,693
Parking Lot	35,040	484	0.0489	0.0069	0.00
General Office Building	367,508	484	0.0489	0.0069	463,559

5.11.2. Mitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
General Office Building	1,399,834	484	0.0489	0.0069	1,765,693
Parking Lot	35,040	484	0.0489	0.0069	0.00

General Office Building	367,508	484	0.0489	0.0069	463,559

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
General Office Building	15,619,420	0.00
Parking Lot	0.00	0.00
General Office Building	4,100,673	250,914

5.12.2. Mitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
General Office Building	15,619,420	0.00
Parking Lot	0.00	0.00
General Office Building	4,100,673	250,914

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
General Office Building	81.7	—
Parking Lot	0.00	—
General Office Building	21.5	—

5.13.2. Mitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)

General Office Building	19.3	—
Parking Lot	0.00	—
General Office Building	5.06	—

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
General Office Building	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
General Office Building	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
General Office Building	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
General Office Building	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0

5.14.2. Mitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
General Office Building	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
General Office Building	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
General Office Building	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
General Office Building	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.15.2. Mitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor

5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)

8. User Changes to Default Data

Screen	Justification
Characteristics: Utility Information	SB 100

Beatrice Street - Construction Custom Report

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8. User Changes to Default Data

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Beatrice Street - Construction
Construction Start Date	1/1/2024
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	2.70
Precipitation (days)	8.20
Location	12553 Beatrice St, Los Angeles, CA 90066, USA
County	Los Angeles-South Coast
City	Los Angeles
Air District	South Coast AQMD
Air Basin	South Coast
TAZ	4429
EDFZ	16
Electric Utility	Los Angeles Department of Water & Power
Gas Utility	Southern California Gas
App Version	2022.1.1.20

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
General Office Building	196	1000sqft	2.37	196,100	31,233	0.00	—	—

High Turnover (Sit Down Restaurant)	3.40	1000sqft	0.00	3,400	0.00	0.00	—	—
Enclosed Parking with Elevator	811	Space	0.00	324,400	0.00	0.00	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

Sector	#	Measure Title
Water	W-7	Adopt a Water Conservation Strategy
Waste	S-1/S-2	Implement Waste Reduction Plan

2. Emissions Summary

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
2024	3.66	44.2	42.5	0.16	1.18	9.97	11.2	1.11	2.62	3.73	24,240
2025	32.8	30.2	52.9	0.08	0.98	8.45	9.43	0.87	1.68	2.55	13,935
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
2024	3.64	45.1	39.6	0.16	1.18	9.97	11.2	1.11	2.62	3.73	24,192
2025	3.42	24.6	38.0	0.06	0.81	6.11	6.92	0.73	1.22	1.95	10,330
Average Daily	—	—	—	—	—	—	—	—	—	—	—
2024	2.06	21.2	23.0	0.07	0.63	5.31	5.94	0.59	1.10	1.69	9,714
2025	6.36	9.26	14.8	0.02	0.30	2.41	2.71	0.27	0.48	0.75	4,034
Annual	—	—	—	—	—	—	—	—	—	—	—
2024	0.38	3.87	4.20	0.01	0.12	0.97	1.08	0.11	0.20	0.31	1,608

2025	1.16	1.69	2.70	< 0.005	0.05	0.44	0.49	0.05	0.09	0.14	668

2.3. Construction Emissions by Year, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
2024	3.66	44.2	42.5	0.16	1.18	9.97	11.2	1.11	2.62	3.73	24,240
2025	32.8	30.2	52.9	0.08	0.98	8.45	9.43	0.87	1.68	2.55	13,935
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
2024	3.64	45.1	39.6	0.16	1.18	9.97	11.2	1.11	2.62	3.73	24,192
2025	3.42	24.6	38.0	0.06	0.81	6.11	6.92	0.73	1.22	1.95	10,330
Average Daily	—	—	—	—	—	—	—	—	—	—	—
2024	2.06	21.2	23.0	0.07	0.63	5.31	5.94	0.59	1.10	1.69	9,714
2025	6.36	9.26	14.8	0.02	0.30	2.41	2.71	0.27	0.48	0.75	4,034
Annual	—	—	—	—	—	—	—	—	—	—	—
2024	0.38	3.87	4.20	0.01	0.12	0.97	1.08	0.11	0.20	0.31	1,608
2025	1.16	1.69	2.70	< 0.005	0.05	0.44	0.49	0.05	0.09	0.14	668

3. Construction Emissions Details

3.1. Demolition (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.60	23.1	26.3	0.04	1.08	—	1.08	0.99	—	0.99	4,044
Demolition	—	—	—	—	—	4.63	4.63	—	0.70	0.70	—
Onsite truck	0.02	0.57	0.42	< 0.005	< 0.005	0.71	0.71	< 0.005	0.07	0.07	77.4
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.14	1.27	1.44	< 0.005	0.06	—	0.06	0.05	—	0.05	222
Demolition	—	—	—	—	—	0.25	0.25	—	0.04	0.04	—
Onsite truck	< 0.005	0.03	0.02	< 0.005	< 0.005	0.04	0.04	< 0.005	< 0.005	< 0.005	4.21
Annual	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.23	0.26	< 0.005	0.01	—	0.01	0.01	—	0.01	36.7
Demolition	—	—	—	—	—	0.05	0.05	—	0.01	0.01	—
Onsite truck	< 0.005	0.01	< 0.005	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	0.70
Offsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Worker	0.11	0.14	1.53	0.00	0.00	0.31	0.31	0.00	0.07	0.07	325
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.08	5.93	2.02	0.03	0.06	1.30	1.36	0.06	0.35	0.42	5,115
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.09	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	18.1
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.33	0.11	< 0.005	< 0.005	0.07	0.07	< 0.005	0.02	0.02	280
Annual	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	3.00

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.06	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	46.4

3.2. Demolition (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.60	23.1	26.3	0.04	1.08	—	1.08	0.99	—	0.99	4,044
Demolition	—	—	—	—	—	4.63	4.63	—	0.70	0.70	—
Onsite truck	0.02	0.57	0.42	< 0.005	< 0.005	0.71	0.71	< 0.005	0.07	0.07	77.4
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.14	1.27	1.44	< 0.005	0.06	—	0.06	0.05	—	0.05	222
Demolition	—	—	—	—	—	0.25	0.25	—	0.04	0.04	—
Onsite truck	< 0.005	0.03	0.02	< 0.005	< 0.005	0.04	0.04	< 0.005	< 0.005	< 0.005	4.21
Annual	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.23	0.26	< 0.005	0.01	—	0.01	0.01	—	0.01	36.7
Demolition	—	—	—	—	—	0.05	0.05	—	0.01	0.01	—
Onsite truck	< 0.005	0.01	< 0.005	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	0.70
Offsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—

Worker	0.11	0.14	1.53	0.00	0.00	0.31	0.31	0.00	0.07	0.07	325
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.08	5.93	2.02	0.03	0.06	1.30	1.36	0.06	0.35	0.42	5,115
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.09	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	18.1
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.33	0.11	< 0.005	< 0.005	0.07	0.07	< 0.005	0.02	0.02	280
Annual	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	3.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	0.06	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	46.4

3.3. Site Preparation (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.41	13.4	13.5	0.02	0.61	—	0.61	0.56	—	0.56	2,177
Dust From Material Movement	—	—	—	—	—	1.70	1.70	—	0.88	0.88	—
Onsite truck	0.01	0.20	0.16	< 0.005	< 0.005	0.37	0.37	< 0.005	0.04	0.04	26.2
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.04	0.37	0.37	< 0.005	0.02	—	0.02	0.02	—	0.02	59.6

Dust From Material Movement	—	—	—	—	—	0.05	0.05	—	0.02	0.02	—
Onsite truck	< 0.005	0.01	< 0.005	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	0.71
Annual	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.07	0.07	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	9.88
Dust From Material Movement	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—
Onsite truck	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.12
Offsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.05	0.51	0.00	0.00	0.10	0.10	0.00	0.02	0.02	108
Vendor	0.02	0.79	0.38	< 0.005	0.01	0.17	0.18	0.01	0.05	0.06	673
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	3.02
Vendor	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	18.4
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.50
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	3.05
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.4. Site Preparation (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.41	13.4	13.5	0.02	0.61	—	0.61	0.56	—	0.56	2,177
Dust From Material Movement	—	—	—	—	—	1.70	1.70	—	0.88	0.88	—
Onsite truck	0.01	0.20	0.16	< 0.005	< 0.005	0.37	0.37	< 0.005	0.04	0.04	26.2
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.04	0.37	0.37	< 0.005	0.02	—	0.02	0.02	—	0.02	59.6
Dust From Material Movement	—	—	—	—	—	0.05	0.05	—	0.02	0.02	—
Onsite truck	< 0.005	0.01	< 0.005	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	0.71
Annual	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.07	0.07	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	9.88
Dust From Material Movement	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005	—
Onsite truck	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.12
Offsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.05	0.51	0.00	0.00	0.10	0.10	0.00	0.02	0.02	108

Vendor	0.02	0.79	0.38	< 0.005	0.01	0.17	0.18	0.01	0.05	0.06	673
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	3.02
Vendor	< 0.005	0.02	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	18.4
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.50
Vendor	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	3.05
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.5. Grading (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.20	19.4	21.8	0.03	0.94	—	0.94	0.86	—	0.86	3,480
Dust From Material Movement	—	—	—	—	—	1.86	1.86	—	0.89	0.89	—
Onsite truck	0.10	2.15	1.60	< 0.005	< 0.005	2.78	2.78	< 0.005	0.28	0.28	302
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.20	19.4	21.8	0.03	0.94	—	0.94	0.86	—	0.86	3,480
Dust From Material Movement	—	—	—	—	—	1.86	1.86	—	0.89	0.89	—

Onsite truck	0.09	2.25	1.65	< 0.005	< 0.005	2.78	2.78	< 0.005	0.28	0.28	305
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.35	3.08	3.47	0.01	0.15	—	0.15	0.14	—	0.14	553
Dust From Material Movement	—	—	—	—	—	0.30	0.30	—	0.14	0.14	—
Onsite truck	0.01	0.35	0.26	< 0.005	< 0.005	0.43	0.43	< 0.005	0.04	0.04	48.2
Annual	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.06	0.56	0.63	< 0.005	0.03	—	0.03	0.03	—	0.03	91.5
Dust From Material Movement	—	—	—	—	—	0.05	0.05	—	0.03	0.03	—
Onsite truck	< 0.005	0.06	0.05	< 0.005	< 0.005	0.08	0.08	< 0.005	0.01	0.01	7.98
Offsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.08	1.21	0.00	0.00	0.21	0.21	0.00	0.05	0.05	229
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.34	22.6	8.04	0.13	0.24	5.12	5.36	0.24	1.40	1.64	20,230
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.09	1.02	0.00	0.00	0.21	0.21	0.00	0.05	0.05	217
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.33	23.4	7.97	0.13	0.24	5.12	5.36	0.24	1.40	1.64	20,190
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.17	0.00	0.00	0.03	0.03	0.00	0.01	0.01	35.0
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.05	3.79	1.26	0.02	0.04	0.81	0.85	0.04	0.22	0.26	3,211

Annual	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.03	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	5.80
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.01	0.69	0.23	< 0.005	0.01	0.15	0.15	0.01	0.04	0.05	532

3.6. Grading (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.20	19.4	21.8	0.03	0.94	—	0.94	0.86	—	0.86	3,480
Dust From Material Movement	—	—	—	—	—	1.86	1.86	—	0.89	0.89	—
Onsite truck	0.10	2.15	1.60	< 0.005	< 0.005	2.78	2.78	< 0.005	0.28	0.28	302
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.20	19.4	21.8	0.03	0.94	—	0.94	0.86	—	0.86	3,480
Dust From Material Movement	—	—	—	—	—	1.86	1.86	—	0.89	0.89	—
Onsite truck	0.09	2.25	1.65	< 0.005	< 0.005	2.78	2.78	< 0.005	0.28	0.28	305
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.35	3.08	3.47	0.01	0.15	—	0.15	0.14	—	0.14	553
Dust From Material Movement	—	—	—	—	—	0.30	0.30	—	0.14	0.14	—

Onsite truck	0.01	0.35	0.26	< 0.005	< 0.005	0.43	0.43	< 0.005	0.04	0.04	48.2
Annual	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.06	0.56	0.63	< 0.005	0.03	—	0.03	0.03	—	0.03	91.5
Dust From Material Movement	—	—	—	—	—	0.05	0.05	—	0.03	0.03	—
Onsite truck	< 0.005	0.06	0.05	< 0.005	< 0.005	0.08	0.08	< 0.005	0.01	0.01	7.98
Offsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.08	1.21	0.00	0.00	0.21	0.21	0.00	0.05	0.05	229
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.34	22.6	8.04	0.13	0.24	5.12	5.36	0.24	1.40	1.64	20,230
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.09	1.02	0.00	0.00	0.21	0.21	0.00	0.05	0.05	217
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.33	23.4	7.97	0.13	0.24	5.12	5.36	0.24	1.40	1.64	20,190
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.17	0.00	0.00	0.03	0.03	0.00	0.01	0.01	35.0
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.05	3.79	1.26	0.02	0.04	0.81	0.85	0.04	0.22	0.26	3,211
Annual	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.03	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	5.80
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.01	0.69	0.23	< 0.005	0.01	0.15	0.15	0.01	0.04	0.05	532

3.7. Foundation/Concrete Pour (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.29	10.9	10.4	0.02	0.43	—	0.43	0.40	—	0.40	2,085
Onsite truck	0.19	4.30	3.19	0.01	< 0.005	5.57	5.57	< 0.005	0.56	0.56	603
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.23	1.94	1.86	< 0.005	0.08	—	0.08	0.07	—	0.07	371
Onsite truck	0.03	0.78	0.58	< 0.005	< 0.005	0.97	0.97	< 0.005	0.10	0.10	108
Annual	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.04	0.35	0.34	< 0.005	0.01	—	0.01	0.01	—	0.01	61.5
Onsite truck	0.01	0.14	0.11	< 0.005	< 0.005	0.18	0.18	< 0.005	0.02	0.02	17.9
Offsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Worker	0.18	0.19	3.02	0.00	0.00	0.52	0.52	0.00	0.12	0.12	573
Vendor	0.33	7.21	4.50	0.07	0.07	2.36	2.43	0.07	0.64	0.71	8,614
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.04	0.48	0.00	0.00	0.09	0.09	0.00	0.02	0.02	98.1
Vendor	0.06	1.35	0.80	0.01	0.01	0.42	0.43	0.01	0.11	0.13	1,535
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Annual	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.09	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	16.2
Vendor	0.01	0.25	0.15	< 0.005	< 0.005	0.08	0.08	< 0.005	0.02	0.02	254
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.8. Foundation/Concrete Pour (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.29	10.9	10.4	0.02	0.43	—	0.43	0.40	—	0.40	2,085
Onsite truck	0.19	4.30	3.19	0.01	< 0.005	5.57	5.57	< 0.005	0.56	0.56	603
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.23	1.94	1.86	< 0.005	0.08	—	0.08	0.07	—	0.07	371
Onsite truck	0.03	0.78	0.58	< 0.005	< 0.005	0.97	0.97	< 0.005	0.10	0.10	108
Annual	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.04	0.35	0.34	< 0.005	0.01	—	0.01	0.01	—	0.01	61.5
Onsite truck	0.01	0.14	0.11	< 0.005	< 0.005	0.18	0.18	< 0.005	0.02	0.02	17.9
Offsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Worker	0.18	0.19	3.02	0.00	0.00	0.52	0.52	0.00	0.12	0.12	573
Vendor	0.33	7.21	4.50	0.07	0.07	2.36	2.43	0.07	0.64	0.71	8,614

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Worker	0.03	0.04	0.48	0.00	0.00	0.09	0.09	0.00	0.02	0.02	98.1
Vendor	0.06	1.35	0.80	0.01	0.01	0.42	0.43	0.01	0.11	0.13	1,535
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.09	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	16.2
Vendor	0.01	0.25	0.15	< 0.005	< 0.005	0.08	0.08	< 0.005	0.02	0.02	254
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.9. Building Construction (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.33	19.2	20.0	0.04	0.88	—	0.88	0.81	—	0.81	3,369
Onsite truck	0.06	1.43	1.06	< 0.005	< 0.005	1.86	1.86	< 0.005	0.19	0.19	201
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.33	19.2	20.0	0.04	0.88	—	0.88	0.81	—	0.81	3,369
Onsite truck	0.06	1.50	1.10	< 0.005	< 0.005	1.86	1.86	< 0.005	0.19	0.19	204
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.70	5.75	5.98	0.01	0.26	—	0.26	0.24	—	0.24	1,009

Onsite truck	0.02	0.44	0.32	< 0.005	< 0.005	0.54	0.54	< 0.005	0.05	0.05	60.5
Annual	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.13	1.05	1.09	< 0.005	0.05	—	0.05	0.04	—	0.04	167
Onsite truck	< 0.005	0.08	0.06	< 0.005	< 0.005	0.10	0.10	< 0.005	0.01	0.01	10.0
Offsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Worker	1.17	1.24	19.6	0.00	0.00	3.40	3.40	0.00	0.80	0.80	3,726
Vendor	0.10	3.80	1.86	0.02	0.04	0.86	0.90	0.04	0.24	0.28	3,371
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Worker	1.15	1.47	16.6	0.00	0.00	3.40	3.40	0.00	0.80	0.80	3,522
Vendor	0.10	3.95	1.91	0.02	0.04	0.86	0.90	0.04	0.24	0.28	3,364
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Worker	0.34	0.44	5.22	0.00	0.00	1.01	1.01	0.00	0.24	0.24	1,072
Vendor	0.03	1.20	0.56	0.01	0.01	0.26	0.27	0.01	0.07	0.08	1,008
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.08	0.95	0.00	0.00	0.18	0.18	0.00	0.04	0.04	177
Vendor	0.01	0.22	0.10	< 0.005	< 0.005	0.05	0.05	< 0.005	0.01	0.02	167
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.10. Building Construction (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e

Onsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.33	19.2	20.0	0.04	0.88	—	0.88	0.81	—	0.81	3,369
Onsite truck	0.06	1.43	1.06	< 0.005	< 0.005	1.86	1.86	< 0.005	0.19	0.19	201
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.33	19.2	20.0	0.04	0.88	—	0.88	0.81	—	0.81	3,369
Onsite truck	0.06	1.50	1.10	< 0.005	< 0.005	1.86	1.86	< 0.005	0.19	0.19	204
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.70	5.75	5.98	0.01	0.26	—	0.26	0.24	—	0.24	1,009
Onsite truck	0.02	0.44	0.32	< 0.005	< 0.005	0.54	0.54	< 0.005	0.05	0.05	60.5
Annual	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.13	1.05	1.09	< 0.005	0.05	—	0.05	0.04	—	0.04	167
Onsite truck	< 0.005	0.08	0.06	< 0.005	< 0.005	0.10	0.10	< 0.005	0.01	0.01	10.0
Offsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Worker	1.17	1.24	19.6	0.00	0.00	3.40	3.40	0.00	0.80	0.80	3,726
Vendor	0.10	3.80	1.86	0.02	0.04	0.86	0.90	0.04	0.24	0.28	3,371
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Worker	1.15	1.47	16.6	0.00	0.00	3.40	3.40	0.00	0.80	0.80	3,522
Vendor	0.10	3.95	1.91	0.02	0.04	0.86	0.90	0.04	0.24	0.28	3,364
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Average Daily	—	—	—	—	—	—	—	—	—	—	—
Worker	0.34	0.44	5.22	0.00	0.00	1.01	1.01	0.00	0.24	0.24	1,072
Vendor	0.03	1.20	0.56	0.01	0.01	0.26	0.27	0.01	0.07	0.08	1,008
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—
Worker	0.06	0.08	0.95	0.00	0.00	0.18	0.18	0.00	0.04	0.04	177
Vendor	0.01	0.22	0.10	< 0.005	< 0.005	0.05	0.05	< 0.005	0.01	0.02	167
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.11. Building Construction (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.17	18.1	19.8	0.04	0.77	—	0.77	0.70	—	0.70	3,369
Onsite truck	0.06	1.42	1.06	< 0.005	< 0.005	1.86	1.86	< 0.005	0.19	0.19	198
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.17	18.1	19.8	0.04	0.77	—	0.77	0.70	—	0.70	3,369
Onsite truck	0.06	1.49	1.10	< 0.005	< 0.005	1.86	1.86	< 0.005	0.19	0.19	201
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.77	6.43	7.00	0.01	0.27	—	0.27	0.25	—	0.25	1,193
Onsite truck	0.02	0.51	0.38	< 0.005	< 0.005	0.64	0.64	< 0.005	0.06	0.06	70.5
Annual	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.14	1.17	1.28	< 0.005	0.05	—	0.05	0.05	—	0.05	198
Onsite truck	< 0.005	0.09	0.07	< 0.005	< 0.005	0.12	0.12	< 0.005	0.01	0.01	11.7
Offsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Worker	1.11	1.13	18.1	0.00	0.00	3.40	3.40	0.00	0.80	0.80	3,649
Vendor	0.09	3.61	1.76	0.02	0.04	0.86	0.90	0.02	0.24	0.26	3,317
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Worker	1.10	1.25	15.3	0.00	0.00	3.40	3.40	0.00	0.80	0.80	3,450
Vendor	0.09	3.76	1.78	0.02	0.04	0.86	0.90	0.02	0.24	0.26	3,310
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Worker	0.39	0.48	5.71	0.00	0.00	1.20	1.20	0.00	0.28	0.28	1,241
Vendor	0.03	1.34	0.62	0.01	0.02	0.30	0.32	0.01	0.08	0.09	1,173
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.09	1.04	0.00	0.00	0.22	0.22	0.00	0.05	0.05	206
Vendor	0.01	0.24	0.11	< 0.005	< 0.005	0.06	0.06	< 0.005	0.02	0.02	194
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.12. Building Construction (2025) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	2.17	18.1	19.8	0.04	0.77	—	0.77	0.70	—	0.70	3,369
Onsite truck	0.06	1.42	1.06	< 0.005	< 0.005	1.86	1.86	< 0.005	0.19	0.19	198
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.17	18.1	19.8	0.04	0.77	—	0.77	0.70	—	0.70	3,369
Onsite truck	0.06	1.49	1.10	< 0.005	< 0.005	1.86	1.86	< 0.005	0.19	0.19	201
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.77	6.43	7.00	0.01	0.27	—	0.27	0.25	—	0.25	1,193
Onsite truck	0.02	0.51	0.38	< 0.005	< 0.005	0.64	0.64	< 0.005	0.06	0.06	70.5
Annual	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.14	1.17	1.28	< 0.005	0.05	—	0.05	0.05	—	0.05	198
Onsite truck	< 0.005	0.09	0.07	< 0.005	< 0.005	0.12	0.12	< 0.005	0.01	0.01	11.7
Offsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Worker	1.11	1.13	18.1	0.00	0.00	3.40	3.40	0.00	0.80	0.80	3,649
Vendor	0.09	3.61	1.76	0.02	0.04	0.86	0.90	0.02	0.24	0.26	3,317
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Worker	1.10	1.25	15.3	0.00	0.00	3.40	3.40	0.00	0.80	0.80	3,450
Vendor	0.09	3.76	1.78	0.02	0.04	0.86	0.90	0.02	0.24	0.26	3,310
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Worker	0.39	0.48	5.71	0.00	0.00	1.20	1.20	0.00	0.28	0.28	1,241
Vendor	0.03	1.34	0.62	0.01	0.02	0.30	0.32	0.01	0.08	0.09	1,173

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.09	1.04	0.00	0.00	0.22	0.22	0.00	0.05	0.05	206
Vendor	0.01	0.24	0.11	< 0.005	< 0.005	0.06	0.06	< 0.005	0.02	0.02	194
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.13. Paving (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.44	3.43	4.37	0.01	0.15	—	0.15	0.14	—	0.14	649
Paving	0.00	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.01	0.28	0.21	< 0.005	< 0.005	0.37	0.37	< 0.005	0.04	0.04	39.6
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.20	0.25	< 0.005	0.01	—	0.01	0.01	—	0.01	37.4
Paving	0.00	—	—	—	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.02	0.01	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	< 0.005	2.29
Annual	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.04	0.05	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	6.19
Paving	0.00	—	—	—	—	—	—	—	—	—	—
Onsite truck	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.38
Offsite	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Worker	0.21	0.21	3.34	0.00	0.00	0.63	0.63	0.00	0.15	0.15	674
Vendor	0.02	0.72	0.35	< 0.005	0.01	0.17	0.18	< 0.005	0.05	0.05	663
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.17	0.00	0.00	0.04	0.04	0.00	0.01	0.01	37.2
Vendor	< 0.005	0.04	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	38.1
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.03	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	6.16
Vendor	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	6.31
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.14. Paving (2025) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.44	3.43	4.37	0.01	0.15	—	0.15	0.14	—	0.14	649
Paving	0.00	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.01	0.28	0.21	< 0.005	< 0.005	0.37	0.37	< 0.005	0.04	0.04	39.6
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.03	0.20	0.25	< 0.005	0.01	—	0.01	0.01	—	0.01	37.4
Paving	0.00	—	—	—	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.02	0.01	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	< 0.005	2.29
Annual	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.04	0.05	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	6.19
Paving	0.00	—	—	—	—	—	—	—	—	—	—
Onsite truck	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	0.38
Offsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Worker	0.21	0.21	3.34	0.00	0.00	0.63	0.63	0.00	0.15	0.15	674
Vendor	0.02	0.72	0.35	< 0.005	0.01	0.17	0.18	< 0.005	0.05	0.05	663
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.17	0.00	0.00	0.04	0.04	0.00	0.01	0.01	37.2
Vendor	< 0.005	0.04	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	38.1
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.03	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	6.16
Vendor	< 0.005	0.01	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	6.31
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.15. Architectural Coating (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e

Onsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	28.5	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.01	0.28	0.21	< 0.005	< 0.005	0.37	0.37	< 0.005	0.04	0.04	39.6
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	5.07	—	—	—	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.05	0.04	< 0.005	< 0.005	0.06	0.06	< 0.005	0.01	0.01	7.09
Annual	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.92	—	—	—	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.01	0.01	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	1.17
Offsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Worker	0.21	0.21	3.34	0.00	0.00	0.63	0.63	0.00	0.15	0.15	674
Vendor	0.02	0.72	0.35	< 0.005	0.01	0.17	0.18	< 0.005	0.05	0.05	663
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.04	0.53	0.00	0.00	0.11	0.11	0.00	0.03	0.03	115
Vendor	< 0.005	0.13	0.06	< 0.005	< 0.005	0.03	0.03	< 0.005	0.01	0.01	118
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.10	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	19.1

Vendor	< 0.005	0.02	0.01	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	19.5
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.16. Architectural Coating (2025) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	28.5	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.01	0.28	0.21	< 0.005	< 0.005	0.37	0.37	< 0.005	0.04	0.04	39.6
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	5.07	—	—	—	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.05	0.04	< 0.005	< 0.005	0.06	0.06	< 0.005	0.01	0.01	7.09
Annual	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.92	—	—	—	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.01	0.01	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	1.17
Offsite	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Worker	0.21	0.21	3.34	0.00	0.00	0.63	0.63	0.00	0.15	0.15	674
Vendor	0.02	0.72	0.35	< 0.005	0.01	0.17	0.18	< 0.005	0.05	0.05	663
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—

Average Daily	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.04	0.53	0.00	0.00	0.11	0.11	0.00	0.03	0.03	115
Vendor	< 0.005	0.13	0.06	< 0.005	< 0.005	0.03	0.03	< 0.005	0.01	0.01	118
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.10	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	19.1
Vendor	< 0.005	0.02	0.01	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	19.5
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

4. Operations Emissions Details

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—

—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—

4.10.4. Soil Carbon Accumulation By Vegetation Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—

4.10.5. Above and Belowground Carbon Accumulation by Land Use Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Demolition	Demolition	1/1/2024	1/28/2024	5.00	20.0	—
Site Preparation	Site Preparation	1/29/2024	2/10/2024	5.00	10.0	—
Grading	Grading	2/11/2024	5/1/2024	5.00	58.0	—
Foundation/Concrete Pour	Building Construction	5/2/2024	7/31/2024	5.00	65.0	—
Building Construction	Building Construction	8/1/2024	6/30/2025	5.00	238	—
Paving	Paving	6/1/2025	6/30/2025	5.00	21.0	—
Architectural Coating	Architectural Coating	4/1/2025	6/30/2025	5.00	65.0	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Other Construction Equipment	Diesel	Average	2.00	8.00	82.0	0.42
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73
Demolition	Excavators	Diesel	Average	1.00	8.00	158	0.38
Demolition	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40

Demolition	Rubber Tired Loaders	Diesel	Average	1.00	8.00	150	0.36
Demolition	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Demolition	Welders	Diesel	Average	2.00	8.00	46.0	0.45
Site Preparation	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Site Preparation	Rubber Tired Loaders	Diesel	Average	1.00	8.00	150	0.36
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Site Preparation	Bore/Drill Rigs	Diesel	Average	1.00	8.00	83.0	0.50
Grading	Excavators	Diesel	Average	1.00	8.00	158	0.38
Grading	Graders	Diesel	Average	1.00	8.00	148	0.41
Grading	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Grading	Rubber Tired Loaders	Diesel	Average	1.00	8.00	150	0.36
Grading	Sweepers/Scrubbers	Diesel	Average	1.00	8.00	36.0	0.46
Grading	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Foundation/Concrete Pour	Cement and Mortar Mixers	Diesel	Average	1.00	8.00	10.0	0.56
Foundation/Concrete Pour	Cranes	Diesel	Average	1.00	8.00	367	0.29
Foundation/Concrete Pour	Pumps	Diesel	Average	4.00	8.00	11.0	0.74
Foundation/Concrete Pour	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Foundation/Concrete Pour	Welders	Diesel	Average	2.00	8.00	46.0	0.45
Building Construction	Forklifts	Diesel	Average	2.00	8.00	82.0	0.20
Building Construction	Cranes	Diesel	Average	1.00	8.00	367	0.29
Building Construction	Aerial Lifts	Diesel	Average	1.00	8.00	46.0	0.31
Building Construction	Air Compressors	Diesel	Average	1.00	8.00	37.0	0.48

Building Construction	Cement and Mortar Mixers	Diesel	Average	1.00	8.00	10.0	0.56
Building Construction	Crawler Tractors	Diesel	Average	1.00	8.00	87.0	0.43
Building Construction	Dumpers/Tenders	Diesel	Average	1.00	8.00	16.0	0.38
Building Construction	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74
Building Construction	Pumps	Diesel	Average	1.00	8.00	11.0	0.74
Building Construction	Sweepers/Scrubbers	Diesel	Average	1.00	8.00	36.0	0.46
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Building Construction	Welders	Diesel	Average	3.00	8.00	46.0	0.45
Paving	Paving Equipment	Diesel	Average	1.00	8.00	89.0	0.36
Paving	Rollers	Diesel	Average	1.00	8.00	36.0	0.38
Paving	Trenchers	Diesel	Average	1.00	8.00	40.0	0.50

5.2.2. Mitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Other Construction Equipment	Diesel	Average	2.00	8.00	82.0	0.42
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73
Demolition	Excavators	Diesel	Average	1.00	8.00	158	0.38
Demolition	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Demolition	Rubber Tired Loaders	Diesel	Average	1.00	8.00	150	0.36
Demolition	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Demolition	Welders	Diesel	Average	2.00	8.00	46.0	0.45
Site Preparation	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Site Preparation	Rubber Tired Loaders	Diesel	Average	1.00	8.00	150	0.36

Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Site Preparation	Bore/Drill Rigs	Diesel	Average	1.00	8.00	83.0	0.50
Grading	Excavators	Diesel	Average	1.00	8.00	158	0.38
Grading	Graders	Diesel	Average	1.00	8.00	148	0.41
Grading	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Grading	Rubber Tired Loaders	Diesel	Average	1.00	8.00	150	0.36
Grading	Sweepers/Scrubbers	Diesel	Average	1.00	8.00	36.0	0.46
Grading	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Foundation/Concrete Pour	Cement and Mortar Mixers	Diesel	Average	1.00	8.00	10.0	0.56
Foundation/Concrete Pour	Cranes	Diesel	Average	1.00	8.00	367	0.29
Foundation/Concrete Pour	Pumps	Diesel	Average	4.00	8.00	11.0	0.74
Foundation/Concrete Pour	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Foundation/Concrete Pour	Welders	Diesel	Average	2.00	8.00	46.0	0.45
Building Construction	Forklifts	Diesel	Average	2.00	8.00	82.0	0.20
Building Construction	Cranes	Diesel	Average	1.00	8.00	367	0.29
Building Construction	Aerial Lifts	Diesel	Average	1.00	8.00	46.0	0.31
Building Construction	Air Compressors	Diesel	Average	1.00	8.00	37.0	0.48
Building Construction	Cement and Mortar Mixers	Diesel	Average	1.00	8.00	10.0	0.56
Building Construction	Crawler Tractors	Diesel	Average	1.00	8.00	87.0	0.43
Building Construction	Dumpers/Tenders	Diesel	Average	1.00	8.00	16.0	0.38
Building Construction	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74
Building Construction	Pumps	Diesel	Average	1.00	8.00	11.0	0.74

Building Construction	Sweepers/Scrubbers	Diesel	Average	1.00	8.00	36.0	0.46
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Building Construction	Welders	Diesel	Average	3.00	8.00	46.0	0.45
Paving	Paving Equipment	Diesel	Average	1.00	8.00	89.0	0.36
Paving	Rollers	Diesel	Average	1.00	8.00	36.0	0.38
Paving	Trenchers	Diesel	Average	1.00	8.00	40.0	0.50

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	24.0	18.5	LDA,LDT1,LDT2
Demolition	Vendor	0.00	10.2	HHDT,MHDT
Demolition	Hauling	38.0	36.8	HHDT
Demolition	Onsite truck	38.0	0.05	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	8.00	18.5	LDA,LDT1,LDT2
Site Preparation	Vendor	20.0	10.2	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	20.0	0.05	HHDT,MHDT
Grading	—	—	—	—
Grading	Worker	16.0	18.5	LDA,LDT1,LDT2
Grading	Vendor	0.00	10.2	HHDT,MHDT
Grading	Hauling	150	36.8	HHDT
Grading	Onsite truck	150	0.05	HHDT
Foundation/Concrete Pour	—	—	—	—

Foundation/Concrete Pour	Worker	40.0	18.5	LDA,LDT1,LDT2
Foundation/Concrete Pour	Vendor	300	10.2	MHDT
Foundation/Concrete Pour	Hauling	0.00	20.0	HHDT
Foundation/Concrete Pour	Onsite truck	300	0.05	HHDT
Paving	—	—	—	—
Paving	Worker	48.0	18.5	LDA,LDT1,LDT2
Paving	Vendor	20.0	10.2	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	20.0	0.05	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	48.0	18.5	LDA,LDT1,LDT2
Architectural Coating	Vendor	20.0	10.2	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	20.0	0.05	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	260	18.5	LDA,LDT1,LDT2
Building Construction	Vendor	100	10.2	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	100	0.05	HHDT

5.3.2. Mitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	24.0	18.5	LDA,LDT1,LDT2
Demolition	Vendor	0.00	10.2	HHDT,MHDT
Demolition	Hauling	38.0	36.8	HHDT
Demolition	Onsite truck	38.0	0.05	HHDT

Site Preparation	—	—	—	—
Site Preparation	Worker	8.00	18.5	LDA,LDT1,LDT2
Site Preparation	Vendor	20.0	10.2	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	20.0	0.05	HHDT,MHDT
Grading	—	—	—	—
Grading	Worker	16.0	18.5	LDA,LDT1,LDT2
Grading	Vendor	0.00	10.2	HHDT,MHDT
Grading	Hauling	150	36.8	HHDT
Grading	Onsite truck	150	0.05	HHDT
Foundation/Concrete Pour	—	—	—	—
Foundation/Concrete Pour	Worker	40.0	18.5	LDA,LDT1,LDT2
Foundation/Concrete Pour	Vendor	300	10.2	MHDT
Foundation/Concrete Pour	Hauling	0.00	20.0	HHDT
Foundation/Concrete Pour	Onsite truck	300	0.05	HHDT
Paving	—	—	—	—
Paving	Worker	48.0	18.5	LDA,LDT1,LDT2
Paving	Vendor	20.0	10.2	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	20.0	0.05	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	48.0	18.5	LDA,LDT1,LDT2
Architectural Coating	Vendor	20.0	10.2	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	20.0	0.05	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	260	18.5	LDA,LDT1,LDT2

Building Construction	Vendor	100	10.2	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	100	0.05	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Control Strategies Applied	PM10 Reduction	PM2.5 Reduction
Water unpaved roads twice daily	55%	55%
Limit vehicle speeds on unpaved roads to 25 mph	44%	44%

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	0.00	0.00	299,250	99,750	—

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (Cubic Yards)	Material Exported (Cubic Yards)	Acres Graded (acres)	Material Demolished (Ton of Debris)	Acres Paved (acres)
Demolition	0.00	0.00	0.00	6,662	—
Site Preparation	0.00	0.00	5.00	0.00	—
Grading	0.00	59,000	58.0	0.00	—
Paving	0.00	0.00	0.00	0.00	0.00

5.6.2. Construction Earthmoving Control Strategies

Control Strategies Applied	Frequency (per day)	PM10 Reduction	PM2.5 Reduction
Water Exposed Area	3	74%	74%
Water Demolished Area	2	36%	36%

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
General Office Building	0.00	0%
High Turnover (Sit Down Restaurant)	0.00	0%
Enclosed Parking with Elevator	0.00	100%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2024	0.00	521	0.05	0.01
2025	0.00	498	0.05	0.01

8. User Changes to Default Data

Screen	Justification
Characteristics: Utility Information	SB 100
Land Use	Site Specific
Construction: Construction Phases	Site Specific
Construction: Off-Road Equipment	Site Specific
Construction: Trips and VMT	Site Specific
Construction: Electricity	LADWP RPS for 2024 and 2025

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3.4. Site Preparation (2024) - Mitigated

3.5. Grading (2024) - Unmitigated

3.6. Grading (2024) - Mitigated

3.7. Foundation/Concrete Pour (2024) - Unmitigated

3.8. Foundation/Concrete Pour (2024) - Mitigated

3.9. Building Construction (2024) - Unmitigated

3.10. Building Construction (2024) - Mitigated

3.11. Building Construction (2025) - Unmitigated

3.12. Building Construction (2025) - Mitigated

3.13. Paving (2025) - Unmitigated

3.14. Paving (2025) - Mitigated

3.15. Architectural Coating (2025) - Unmitigated

3.16. Architectural Coating (2025) - Mitigated

4. Operations Emissions Details

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

4.10.4. Soil Carbon Accumulation By Vegetation Type - Mitigated

4.10.5. Above and Belowground Carbon Accumulation by Land Use Type - Mitigated

4.10.6. Avoided and Sequestered Emissions by Species - Mitigated

5. Activity Data

5.1. Construction Schedule

5.2. Off-Road Equipment

5.2.1. Unmitigated

5.2.2. Mitigated

5.3. Construction Vehicles

5.3.1. Unmitigated

5.3.2. Mitigated

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

5.5. Architectural Coatings

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

5.6.2. Construction Earthmoving Control Strategies

5.7. Construction Paving

5.8. Construction Electricity Consumption and Emissions Factors

8. User Changes to Default Data

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Beatrice Street - Construction Onsite
Construction Start Date	1/1/2024
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	2.70
Precipitation (days)	8.20
Location	12553 Beatrice St, Los Angeles, CA 90066, USA
County	Los Angeles-South Coast
City	Los Angeles
Air District	South Coast AQMD
Air Basin	South Coast
TAZ	4429
EDFZ	16
Electric Utility	Los Angeles Department of Water & Power
Gas Utility	Southern California Gas
App Version	2022.1.1.20

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
General Office Building	196	1000sqft	2.37	196,100	31,233	0.00	—	—

High Turnover (Sit Down Restaurant)	3.40	1000sqft	0.00	3,400	0.00	0.00	—	—
Enclosed Parking with Elevator	811	Space	0.00	324,400	0.00	0.00	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

Sector	#	Measure Title
Water	W-7	Adopt a Water Conservation Strategy
Waste	S-1/S-2	Implement Waste Reduction Plan

2. Emissions Summary

2.2. Construction Emissions by Year, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—
2024	2.40	21.6	23.4	0.04	0.94	5.57	6.00	0.87	1.17	2.04
2025	31.2	23.6	25.6	0.04	0.91	2.60	3.51	0.84	0.26	1.10
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—
2024	2.62	23.7	26.7	0.04	1.08	5.34	6.42	0.99	1.17	2.04
2025	2.22	19.6	20.9	0.04	0.77	1.86	2.62	0.70	0.19	0.89
Average Daily	—	—	—	—	—	—	—	—	—	—
2024	1.53	14.0	14.3	0.02	0.56	2.59	3.15	0.52	0.40	0.92
2025	5.89	7.21	7.68	0.01	0.28	0.73	1.01	0.26	0.07	0.33
Annual	—	—	—	—	—	—	—	—	—	—
2024	0.28	2.56	2.61	< 0.005	0.10	0.47	0.58	0.09	0.07	0.17

2025	1.07	1.32	1.40	< 0.005	0.05	0.13	0.18	0.05	0.01	0.06

2.3. Construction Emissions by Year, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—
2024	2.40	21.6	23.4	0.04	0.94	5.57	6.00	0.87	1.17	2.04
2025	31.2	23.6	25.6	0.04	0.91	2.60	3.51	0.84	0.26	1.10
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—
2024	2.62	23.7	26.7	0.04	1.08	5.34	6.42	0.99	1.17	2.04
2025	2.22	19.6	20.9	0.04	0.77	1.86	2.62	0.70	0.19	0.89
Average Daily	—	—	—	—	—	—	—	—	—	—
2024	1.53	14.0	14.3	0.02	0.56	2.59	3.15	0.52	0.40	0.92
2025	5.89	7.21	7.68	0.01	0.28	0.73	1.01	0.26	0.07	0.33
Annual	—	—	—	—	—	—	—	—	—	—
2024	0.28	2.56	2.61	< 0.005	0.10	0.47	0.58	0.09	0.07	0.17
2025	1.07	1.32	1.40	< 0.005	0.05	0.13	0.18	0.05	0.01	0.06

3. Construction Emissions Details

3.1. Demolition (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T
Onsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.60	23.1	26.3	0.04	1.08	—	1.08	0.99	—	0.99
Demolition	—	—	—	—	—	4.63	4.63	—	0.70	0.70
Onsite truck	0.02	0.57	0.42	< 0.005	< 0.005	0.71	0.71	< 0.005	0.07	0.07
Average Daily	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.14	1.27	1.44	< 0.005	0.06	—	0.06	0.05	—	0.05
Demolition	—	—	—	—	—	0.25	0.25	—	0.04	0.04
Onsite truck	< 0.005	0.03	0.02	< 0.005	< 0.005	0.04	0.04	< 0.005	< 0.005	< 0.005
Annual	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.23	0.26	< 0.005	0.01	—	0.01	0.01	—	0.01
Demolition	—	—	—	—	—	0.05	0.05	—	0.01	0.01
Onsite truck	< 0.005	0.01	< 0.005	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005
Offsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.2. Demolition (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T
Onsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.60	23.1	26.3	0.04	1.08	—	1.08	0.99	—	0.99
Demolition	—	—	—	—	—	4.63	4.63	—	0.70	0.70
Onsite truck	0.02	0.57	0.42	< 0.005	< 0.005	0.71	0.71	< 0.005	0.07	0.07
Average Daily	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.14	1.27	1.44	< 0.005	0.06	—	0.06	0.05	—	0.05
Demolition	—	—	—	—	—	0.25	0.25	—	0.04	0.04
Onsite truck	< 0.005	0.03	0.02	< 0.005	< 0.005	0.04	0.04	< 0.005	< 0.005	< 0.005
Annual	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.23	0.26	< 0.005	0.01	—	0.01	0.01	—	0.01
Demolition	—	—	—	—	—	0.05	0.05	—	0.01	0.01
Onsite truck	< 0.005	0.01	< 0.005	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005
Offsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—

Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.3. Site Preparation (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T
Onsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.41	13.4	13.5	0.02	0.61	—	0.61	0.56	—	0.56
Dust From Material Movement	—	—	—	—	—	1.70	1.70	—	0.88	0.88
Onsite truck	0.01	0.20	0.16	< 0.005	< 0.005	0.37	0.37	< 0.005	0.04	0.04
Average Daily	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.04	0.37	0.37	< 0.005	0.02	—	0.02	0.02	—	0.02

Dust From Material Movement	—	—	—	—	—	0.05	0.05	—	0.02	0.02
Onsite truck	< 0.005	0.01	< 0.005	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005
Annual	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.07	0.07	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005
Dust From Material Movement	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005
Onsite truck	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
Offsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.4. Site Preparation (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T
Onsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.41	13.4	13.5	0.02	0.61	—	0.61	0.56	—	0.56
Dust From Material Movement	—	—	—	—	—	1.70	1.70	—	0.88	0.88
Onsite truck	0.01	0.20	0.16	< 0.005	< 0.005	0.37	0.37	< 0.005	0.04	0.04
Average Daily	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.04	0.37	0.37	< 0.005	0.02	—	0.02	0.02	—	0.02
Dust From Material Movement	—	—	—	—	—	0.05	0.05	—	0.02	0.02
Onsite truck	< 0.005	0.01	< 0.005	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005
Annual	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	0.07	0.07	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005
Dust From Material Movement	—	—	—	—	—	0.01	0.01	—	< 0.005	< 0.005
Onsite truck	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
Offsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.5. Grading (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T
Onsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.20	19.4	21.8	0.03	0.94	—	0.94	0.86	—	0.86
Dust From Material Movement	—	—	—	—	—	1.86	1.86	—	0.89	0.89
Onsite truck	0.10	2.15	1.60	< 0.005	< 0.005	2.78	2.78	< 0.005	0.28	0.28
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.20	19.4	21.8	0.03	0.94	—	0.94	0.86	—	0.86
Dust From Material Movement	—	—	—	—	—	1.86	1.86	—	0.89	0.89

Onsite truck	0.09	2.25	1.65	< 0.005	< 0.005	2.78	2.78	< 0.005	0.28	0.28
Average Daily	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.35	3.08	3.47	0.01	0.15	—	0.15	0.14	—	0.14
Dust From Material Movement	—	—	—	—	—	0.30	0.30	—	0.14	0.14
Onsite truck	0.01	0.35	0.26	< 0.005	< 0.005	0.43	0.43	< 0.005	0.04	0.04
Annual	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.06	0.56	0.63	< 0.005	0.03	—	0.03	0.03	—	0.03
Dust From Material Movement	—	—	—	—	—	0.05	0.05	—	0.03	0.03
Onsite truck	< 0.005	0.06	0.05	< 0.005	< 0.005	0.08	0.08	< 0.005	0.01	0.01
Offsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Annual	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.6. Grading (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T
Onsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.20	19.4	21.8	0.03	0.94	—	0.94	0.86	—	0.86
Dust From Material Movement	—	—	—	—	—	1.86	1.86	—	0.89	0.89
Onsite truck	0.10	2.15	1.60	< 0.005	< 0.005	2.78	2.78	< 0.005	0.28	0.28
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.20	19.4	21.8	0.03	0.94	—	0.94	0.86	—	0.86
Dust From Material Movement	—	—	—	—	—	1.86	1.86	—	0.89	0.89
Onsite truck	0.09	2.25	1.65	< 0.005	< 0.005	2.78	2.78	< 0.005	0.28	0.28
Average Daily	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.35	3.08	3.47	0.01	0.15	—	0.15	0.14	—	0.14
Dust From Material Movement	—	—	—	—	—	0.30	0.30	—	0.14	0.14

Onsite truck	0.01	0.35	0.26	< 0.005	< 0.005	0.43	0.43	< 0.005	0.04	0.04
Annual	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.06	0.56	0.63	< 0.005	0.03	—	0.03	0.03	—	0.03
Dust From Material Movement	—	—	—	—	—	0.05	0.05	—	0.03	0.03
Onsite truck	< 0.005	0.06	0.05	< 0.005	< 0.005	0.08	0.08	< 0.005	0.01	0.01
Offsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.7. Foundation/Concrete Pour (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T
Onsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.29	10.9	10.4	0.02	0.43	—	0.43	0.40	—	0.40
Onsite truck	0.19	4.30	3.19	0.01	< 0.005	5.57	5.57	< 0.005	0.56	0.56
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.23	1.94	1.86	< 0.005	0.08	—	0.08	0.07	—	0.07
Onsite truck	0.03	0.78	0.58	< 0.005	< 0.005	0.97	0.97	< 0.005	0.10	0.10
Annual	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.04	0.35	0.34	< 0.005	0.01	—	0.01	0.01	—	0.01
Onsite truck	0.01	0.14	0.11	< 0.005	< 0.005	0.18	0.18	< 0.005	0.02	0.02
Offsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Annual	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.8. Foundation/Concrete Pour (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T
Onsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.29	10.9	10.4	0.02	0.43	—	0.43	0.40	—	0.40
Onsite truck	0.19	4.30	3.19	0.01	< 0.005	5.57	5.57	< 0.005	0.56	0.56
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.23	1.94	1.86	< 0.005	0.08	—	0.08	0.07	—	0.07
Onsite truck	0.03	0.78	0.58	< 0.005	< 0.005	0.97	0.97	< 0.005	0.10	0.10
Annual	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.04	0.35	0.34	< 0.005	0.01	—	0.01	0.01	—	0.01
Onsite truck	0.01	0.14	0.11	< 0.005	< 0.005	0.18	0.18	< 0.005	0.02	0.02
Offsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.9. Building Construction (2024) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T
Onsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.33	19.2	20.0	0.04	0.88	—	0.88	0.81	—	0.81
Onsite truck	0.06	1.43	1.06	< 0.005	< 0.005	1.86	1.86	< 0.005	0.19	0.19
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.33	19.2	20.0	0.04	0.88	—	0.88	0.81	—	0.81
Onsite truck	0.06	1.50	1.10	< 0.005	< 0.005	1.86	1.86	< 0.005	0.19	0.19
Average Daily	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.70	5.75	5.98	0.01	0.26	—	0.26	0.24	—	0.24

Onsite truck	0.02	0.44	0.32	< 0.005	< 0.005	0.54	0.54	< 0.005	0.05	0.05
Annual	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.13	1.05	1.09	< 0.005	0.05	—	0.05	0.04	—	0.04
Onsite truck	< 0.005	0.08	0.06	< 0.005	< 0.005	0.10	0.10	< 0.005	0.01	0.01
Offsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.10. Building Construction (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T

Onsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.33	19.2	20.0	0.04	0.88	—	0.88	0.81	—	0.81
Onsite truck	0.06	1.43	1.06	< 0.005	< 0.005	1.86	1.86	< 0.005	0.19	0.19
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.33	19.2	20.0	0.04	0.88	—	0.88	0.81	—	0.81
Onsite truck	0.06	1.50	1.10	< 0.005	< 0.005	1.86	1.86	< 0.005	0.19	0.19
Average Daily	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.70	5.75	5.98	0.01	0.26	—	0.26	0.24	—	0.24
Onsite truck	0.02	0.44	0.32	< 0.005	< 0.005	0.54	0.54	< 0.005	0.05	0.05
Annual	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.13	1.05	1.09	< 0.005	0.05	—	0.05	0.04	—	0.04
Onsite truck	< 0.005	0.08	0.06	< 0.005	< 0.005	0.10	0.10	< 0.005	0.01	0.01
Offsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Average Daily	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.11. Building Construction (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T
Onsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.17	18.1	19.8	0.04	0.77	—	0.77	0.70	—	0.70
Onsite truck	0.06	1.42	1.06	< 0.005	< 0.005	1.86	1.86	< 0.005	0.19	0.19
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.17	18.1	19.8	0.04	0.77	—	0.77	0.70	—	0.70
Onsite truck	0.06	1.49	1.10	< 0.005	< 0.005	1.86	1.86	< 0.005	0.19	0.19
Average Daily	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.77	6.43	7.00	0.01	0.27	—	0.27	0.25	—	0.25
Onsite truck	0.02	0.51	0.38	< 0.005	< 0.005	0.64	0.64	< 0.005	0.06	0.06
Annual	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.14	1.17	1.28	< 0.005	0.05	—	0.05	0.05	—	0.05
Onsite truck	< 0.005	0.09	0.07	< 0.005	< 0.005	0.12	0.12	< 0.005	0.01	0.01
Offsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.12. Building Construction (2025) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T
Onsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	2.17	18.1	19.8	0.04	0.77	—	0.77	0.70	—	0.70
Onsite truck	0.06	1.42	1.06	< 0.005	< 0.005	1.86	1.86	< 0.005	0.19	0.19
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.17	18.1	19.8	0.04	0.77	—	0.77	0.70	—	0.70
Onsite truck	0.06	1.49	1.10	< 0.005	< 0.005	1.86	1.86	< 0.005	0.19	0.19
Average Daily	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.77	6.43	7.00	0.01	0.27	—	0.27	0.25	—	0.25
Onsite truck	0.02	0.51	0.38	< 0.005	< 0.005	0.64	0.64	< 0.005	0.06	0.06
Annual	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.14	1.17	1.28	< 0.005	0.05	—	0.05	0.05	—	0.05
Onsite truck	< 0.005	0.09	0.07	< 0.005	< 0.005	0.12	0.12	< 0.005	0.01	0.01
Offsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.13. Paving (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T
Onsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.44	3.43	4.37	0.01	0.15	—	0.15	0.14	—	0.14
Paving	0.00	—	—	—	—	—	—	—	—	—
Onsite truck	0.01	0.28	0.21	< 0.005	< 0.005	0.37	0.37	< 0.005	0.04	0.04
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.20	0.25	< 0.005	0.01	—	0.01	0.01	—	0.01
Paving	0.00	—	—	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.02	0.01	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	< 0.005
Annual	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.04	0.05	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005
Paving	0.00	—	—	—	—	—	—	—	—	—
Onsite truck	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
Offsite	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.14. Paving (2025) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T
Onsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.44	3.43	4.37	0.01	0.15	—	0.15	0.14	—	0.14
Paving	0.00	—	—	—	—	—	—	—	—	—
Onsite truck	0.01	0.28	0.21	< 0.005	< 0.005	0.37	0.37	< 0.005	0.04	0.04
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.03	0.20	0.25	< 0.005	0.01	—	0.01	0.01	—	0.01
Paving	0.00	—	—	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.02	0.01	< 0.005	< 0.005	0.02	0.02	< 0.005	< 0.005	< 0.005
Annual	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	< 0.005	0.04	0.05	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005
Paving	0.00	—	—	—	—	—	—	—	—	—
Onsite truck	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005	< 0.005
Offsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.15. Architectural Coating (2025) - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T

Onsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	28.5	—	—	—	—	—	—	—	—	—
Onsite truck	0.01	0.28	0.21	< 0.005	< 0.005	0.37	0.37	< 0.005	0.04	0.04
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	5.07	—	—	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.05	0.04	< 0.005	< 0.005	0.06	0.06	< 0.005	0.01	0.01
Annual	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.92	—	—	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.01	0.01	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005
Offsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.16. Architectural Coating (2025) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T
Onsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	28.5	—	—	—	—	—	—	—	—	—
Onsite truck	0.01	0.28	0.21	< 0.005	< 0.005	0.37	0.37	< 0.005	0.04	0.04
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Average Daily	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	5.07	—	—	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.05	0.04	< 0.005	< 0.005	0.06	0.06	< 0.005	0.01	0.01
Annual	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.92	—	—	—	—	—	—	—	—	—
Onsite truck	< 0.005	0.01	0.01	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005
Offsite	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—

Average Daily	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—
Worker	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

4. Operations Emissions Details

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—

—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—

4.10.4. Soil Carbon Accumulation By Vegetation Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—

4.10.5. Above and Belowground Carbon Accumulation by Land Use Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—

4.10.6. Avoided and Sequestered Emissions by Species - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—

Avoided	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Demolition	Demolition	1/1/2024	1/28/2024	5.00	20.0	—
Site Preparation	Site Preparation	1/29/2024	2/10/2024	5.00	10.0	—
Grading	Grading	2/11/2024	5/1/2024	5.00	58.0	—
Foundation/Concrete Pour	Building Construction	5/2/2024	7/31/2024	5.00	65.0	—
Building Construction	Building Construction	8/1/2024	6/30/2025	5.00	238	—
Paving	Paving	6/1/2025	6/30/2025	5.00	21.0	—
Architectural Coating	Architectural Coating	4/1/2025	6/30/2025	5.00	65.0	—

5.2. Off-Road Equipment

5.2.1. Unmitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Other Construction Equipment	Diesel	Average	2.00	8.00	82.0	0.42

Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73
Demolition	Excavators	Diesel	Average	1.00	8.00	158	0.38
Demolition	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Demolition	Rubber Tired Loaders	Diesel	Average	1.00	8.00	150	0.36
Demolition	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Demolition	Welders	Diesel	Average	2.00	8.00	46.0	0.45
Site Preparation	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Site Preparation	Rubber Tired Loaders	Diesel	Average	1.00	8.00	150	0.36
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Site Preparation	Bore/Drill Rigs	Diesel	Average	1.00	8.00	83.0	0.50
Grading	Excavators	Diesel	Average	1.00	8.00	158	0.38
Grading	Graders	Diesel	Average	1.00	8.00	148	0.41
Grading	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Grading	Rubber Tired Loaders	Diesel	Average	1.00	8.00	150	0.36
Grading	Sweepers/Scrubbers	Diesel	Average	1.00	8.00	36.0	0.46
Grading	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Foundation/Concrete Pour	Cement and Mortar Mixers	Diesel	Average	1.00	8.00	10.0	0.56
Foundation/Concrete Pour	Cranes	Diesel	Average	1.00	8.00	367	0.29
Foundation/Concrete Pour	Pumps	Diesel	Average	4.00	8.00	11.0	0.74
Foundation/Concrete Pour	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Foundation/Concrete Pour	Welders	Diesel	Average	2.00	8.00	46.0	0.45
Building Construction	Forklifts	Diesel	Average	2.00	8.00	82.0	0.20

Building Construction	Cranes	Diesel	Average	1.00	8.00	367	0.29
Building Construction	Aerial Lifts	Diesel	Average	1.00	8.00	46.0	0.31
Building Construction	Air Compressors	Diesel	Average	1.00	8.00	37.0	0.48
Building Construction	Cement and Mortar Mixers	Diesel	Average	1.00	8.00	10.0	0.56
Building Construction	Crawler Tractors	Diesel	Average	1.00	8.00	87.0	0.43
Building Construction	Dumpers/Tenders	Diesel	Average	1.00	8.00	16.0	0.38
Building Construction	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74
Building Construction	Pumps	Diesel	Average	1.00	8.00	11.0	0.74
Building Construction	Sweepers/Scrubbers	Diesel	Average	1.00	8.00	36.0	0.46
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Building Construction	Welders	Diesel	Average	3.00	8.00	46.0	0.45
Paving	Paving Equipment	Diesel	Average	1.00	8.00	89.0	0.36
Paving	Rollers	Diesel	Average	1.00	8.00	36.0	0.38
Paving	Trenchers	Diesel	Average	1.00	8.00	40.0	0.50

5.2.2. Mitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Other Construction Equipment	Diesel	Average	2.00	8.00	82.0	0.42
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73
Demolition	Excavators	Diesel	Average	1.00	8.00	158	0.38
Demolition	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Demolition	Rubber Tired Loaders	Diesel	Average	1.00	8.00	150	0.36
Demolition	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Demolition	Welders	Diesel	Average	2.00	8.00	46.0	0.45

Site Preparation	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Site Preparation	Rubber Tired Loaders	Diesel	Average	1.00	8.00	150	0.36
Site Preparation	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Site Preparation	Bore/Drill Rigs	Diesel	Average	1.00	8.00	83.0	0.50
Grading	Excavators	Diesel	Average	1.00	8.00	158	0.38
Grading	Graders	Diesel	Average	1.00	8.00	148	0.41
Grading	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Grading	Rubber Tired Loaders	Diesel	Average	1.00	8.00	150	0.36
Grading	Sweepers/Scrubbers	Diesel	Average	1.00	8.00	36.0	0.46
Grading	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Foundation/Concrete Pour	Cement and Mortar Mixers	Diesel	Average	1.00	8.00	10.0	0.56
Foundation/Concrete Pour	Cranes	Diesel	Average	1.00	8.00	367	0.29
Foundation/Concrete Pour	Pumps	Diesel	Average	4.00	8.00	11.0	0.74
Foundation/Concrete Pour	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Foundation/Concrete Pour	Welders	Diesel	Average	2.00	8.00	46.0	0.45
Building Construction	Forklifts	Diesel	Average	2.00	8.00	82.0	0.20
Building Construction	Cranes	Diesel	Average	1.00	8.00	367	0.29
Building Construction	Aerial Lifts	Diesel	Average	1.00	8.00	46.0	0.31
Building Construction	Air Compressors	Diesel	Average	1.00	8.00	37.0	0.48
Building Construction	Cement and Mortar Mixers	Diesel	Average	1.00	8.00	10.0	0.56
Building Construction	Crawler Tractors	Diesel	Average	1.00	8.00	87.0	0.43
Building Construction	Dumpers/Tenders	Diesel	Average	1.00	8.00	16.0	0.38

Building Construction	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74
Building Construction	Pumps	Diesel	Average	1.00	8.00	11.0	0.74
Building Construction	Sweepers/Scrubbers	Diesel	Average	1.00	8.00	36.0	0.46
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	1.00	8.00	84.0	0.37
Building Construction	Welders	Diesel	Average	3.00	8.00	46.0	0.45
Paving	Paving Equipment	Diesel	Average	1.00	8.00	89.0	0.36
Paving	Rollers	Diesel	Average	1.00	8.00	36.0	0.38
Paving	Trenchers	Diesel	Average	1.00	8.00	40.0	0.50

5.3. Construction Vehicles

5.3.1. Unmitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	0.00	18.5	LDA,LDT1,LDT2
Demolition	Vendor	0.00	10.2	HHDT,MHDT
Demolition	Hauling	0.00	36.8	HHDT
Demolition	Onsite truck	38.0	0.05	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	0.00	18.5	LDA,LDT1,LDT2
Site Preparation	Vendor	0.00	10.2	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	20.0	0.05	HHDT,MHDT
Grading	—	—	—	—
Grading	Worker	0.00	18.5	LDA,LDT1,LDT2
Grading	Vendor	0.00	10.2	HHDT,MHDT
Grading	Hauling	0.00	36.8	HHDT

Grading	Onsite truck	150	0.05	HHDT
Foundation/Concrete Pour	—	—	—	—
Foundation/Concrete Pour	Worker	0.00	18.5	LDA,LDT1,LDT2
Foundation/Concrete Pour	Vendor	0.00	10.2	MHDT
Foundation/Concrete Pour	Hauling	0.00	20.0	HHDT
Foundation/Concrete Pour	Onsite truck	300	0.05	HHDT
Paving	—	—	—	—
Paving	Worker	0.00	18.5	LDA,LDT1,LDT2
Paving	Vendor	0.00	10.2	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	20.0	0.05	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	0.00	18.5	LDA,LDT1,LDT2
Architectural Coating	Vendor	0.00	10.2	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	20.0	0.05	HHDT
Building Construction	—	—	—	—
Building Construction	Worker	0.00	18.5	LDA,LDT1,LDT2
Building Construction	Vendor	0.00	10.2	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	100	0.05	HHDT

5.3.2. Mitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	0.00	18.5	LDA,LDT1,LDT2
Demolition	Vendor	0.00	10.2	HHDT,MHDT

Demolition	Hauling	0.00	36.8	HHDT
Demolition	Onsite truck	38.0	0.05	HHDT
Site Preparation	—	—	—	—
Site Preparation	Worker	0.00	18.5	LDA,LDT1,LDT2
Site Preparation	Vendor	0.00	10.2	HHDT,MHDT
Site Preparation	Hauling	0.00	20.0	HHDT
Site Preparation	Onsite truck	20.0	0.05	HHDT,MHDT
Grading	—	—	—	—
Grading	Worker	0.00	18.5	LDA,LDT1,LDT2
Grading	Vendor	0.00	10.2	HHDT,MHDT
Grading	Hauling	0.00	36.8	HHDT
Grading	Onsite truck	150	0.05	HHDT
Foundation/Concrete Pour	—	—	—	—
Foundation/Concrete Pour	Worker	0.00	18.5	LDA,LDT1,LDT2
Foundation/Concrete Pour	Vendor	0.00	10.2	MHDT
Foundation/Concrete Pour	Hauling	0.00	20.0	HHDT
Foundation/Concrete Pour	Onsite truck	300	0.05	HHDT
Paving	—	—	—	—
Paving	Worker	0.00	18.5	LDA,LDT1,LDT2
Paving	Vendor	0.00	10.2	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	20.0	0.05	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	0.00	18.5	LDA,LDT1,LDT2
Architectural Coating	Vendor	0.00	10.2	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	20.0	0.05	HHDT

Building Construction	—	—	—	—
Building Construction	Worker	0.00	18.5	LDA,LDT1,LDT2
Building Construction	Vendor	0.00	10.2	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	100	0.05	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Control Strategies Applied	PM10 Reduction	PM2.5 Reduction
Water unpaved roads twice daily	55%	55%
Limit vehicle speeds on unpaved roads to 25 mph	44%	44%

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
Architectural Coating	0.00	0.00	299,250	99,750	—

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (Cubic Yards)	Material Exported (Cubic Yards)	Acres Graded (acres)	Material Demolished (Ton of Debris)	Acres Paved (acres)
Demolition	0.00	0.00	0.00	6,662	—
Site Preparation	0.00	0.00	5.00	0.00	—
Grading	0.00	59,000	58.0	0.00	—
Paving	0.00	0.00	0.00	0.00	0.00

5.6.2. Construction Earthmoving Control Strategies

Control Strategies Applied	Frequency (per day)	PM10 Reduction	PM2.5 Reduction
Water Exposed Area	3	74%	74%
Water Demolished Area	2	36%	36%

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
General Office Building	0.00	0%
High Turnover (Sit Down Restaurant)	0.00	0%
Enclosed Parking with Elevator	0.00	100%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O
2024	0.00	521	0.05	0.01
2025	0.00	498	0.05	0.01

8. User Changes to Default Data

Screen	Justification
Characteristics: Utility Information	SB 100
Land Use	Site Specific
Construction: Construction Phases	Site Specific
Construction: Off-Road Equipment	Site Specific
Construction: Trips and VMT	Site Specific
Construction: Electricity	LADWP RPS for 2024 and 2025

Beatrice Street - Operations Custom Report

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8. User Changes to Default Data

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Beatrice Street - Operations
Operational Year	2025
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	2.70
Precipitation (days)	8.20
Location	12553 Beatrice St, Los Angeles, CA 90066, USA
County	Los Angeles-South Coast
City	Los Angeles
Air District	South Coast AQMD
Air Basin	South Coast
TAZ	4429
EDFZ	16
Electric Utility	Los Angeles Department of Water & Power
Gas Utility	Southern California Gas
App Version	2022.1.1.19

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
General Office Building	196	1000sqft	2.37	196,100	31,233	—	—	—

General Office Building	87.9	1000sqft	2.14	87,881	0.00	—	—	—
High Turnover (Sit Down Restaurant)	3.40	1000sqft	0.00	3,400	0.00	—	—	—
Enclosed Parking with Elevator	811	Space	0.00	324,400	0.00	—	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

Sector	#	Measure Title
Water	W-7	Adopt a Water Conservation Strategy
Waste	S-1/S-2	Implement Waste Reduction Plan

2. Emissions Summary

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Mobile	10.8	8.21	93.1	0.21	0.14	19.2	19.4	0.13	4.89	5.02	22,163
Area	11.2	0.22	26.6	< 0.005	0.05	—	0.05	0.04	—	0.04	110
Energy	0.03	0.54	0.45	< 0.005	0.04	—	0.04	0.04	—	0.04	10,432
Water	—	—	—	—	—	—	—	—	—	—	963
Waste	—	—	—	—	—	—	—	—	—	—	574
Refrig.	—	—	—	—	—	—	—	—	—	—	6.01
Stationary	0.98	2.75	2.51	< 0.005	0.14	0.00	0.14	0.14	0.00	0.14	505
Total	23.1	11.7	123	0.22	0.37	19.2	19.6	0.35	4.89	5.24	34,753

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Mobile	10.6	9.00	85.8	0.20	0.14	19.2	19.4	0.13	4.89	5.02	21,184
Area	6.88	—	—	—	—	—	—	—	—	—	—
Energy	0.03	0.54	0.45	< 0.005	0.04	—	0.04	0.04	—	0.04	10,432
Water	—	—	—	—	—	—	—	—	—	—	963
Waste	—	—	—	—	—	—	—	—	—	—	574
Refrig.	—	—	—	—	—	—	—	—	—	—	6.01
Stationary	0.98	2.75	2.51	< 0.005	0.14	0.00	0.14	0.14	0.00	0.14	505
Total	18.5	12.3	88.7	0.21	0.33	19.2	19.6	0.32	4.89	5.20	33,664
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Mobile	10.6	9.09	88.0	0.21	0.14	19.1	19.3	0.13	4.86	4.99	21,464
Area	9.87	0.15	18.2	< 0.005	0.03	—	0.03	0.02	—	0.02	75.2
Energy	0.03	0.54	0.45	< 0.005	0.04	—	0.04	0.04	—	0.04	10,432
Water	—	—	—	—	—	—	—	—	—	—	963
Waste	—	—	—	—	—	—	—	—	—	—	574
Refrig.	—	—	—	—	—	—	—	—	—	—	6.01
Stationary	0.54	1.51	1.38	< 0.005	0.08	0.00	0.08	0.08	0.00	0.08	277
Total	21.0	11.3	108	0.21	0.29	19.1	19.4	0.27	4.86	5.14	33,791
Annual	—	—	—	—	—	—	—	—	—	—	—
Mobile	1.93	1.66	16.1	0.04	0.03	3.49	3.52	0.02	0.89	0.91	3,554
Area	1.80	0.03	3.33	< 0.005	0.01	—	0.01	< 0.005	—	< 0.005	12.5
Energy	0.01	0.10	0.08	< 0.005	0.01	—	0.01	0.01	—	0.01	1,727
Water	—	—	—	—	—	—	—	—	—	—	159
Waste	—	—	—	—	—	—	—	—	—	—	95.1
Refrig.	—	—	—	—	—	—	—	—	—	—	0.99
Stationary	0.10	0.28	0.25	< 0.005	0.01	0.00	0.01	0.01	0.00	0.01	45.8
Total	3.83	2.06	19.7	0.04	0.05	3.49	3.55	0.05	0.89	0.94	5,595

2.6. Operations Emissions by Sector, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Mobile	10.8	8.21	93.1	0.21	0.14	19.2	19.4	0.13	4.89	5.02	22,163
Area	11.2	0.22	26.6	< 0.005	0.05	—	0.05	0.04	—	0.04	110
Energy	0.03	0.54	0.45	< 0.005	0.04	—	0.04	0.04	—	0.04	10,432
Water	—	—	—	—	—	—	—	—	—	—	770
Waste	—	—	—	—	—	—	—	—	—	—	136
Refrig.	—	—	—	—	—	—	—	—	—	—	6.01
Stationary	0.98	2.75	2.51	< 0.005	0.14	0.00	0.14	0.14	0.00	0.14	505
Total	23.1	11.7	123	0.22	0.37	19.2	19.6	0.35	4.89	5.24	34,122
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Mobile	10.6	9.00	85.8	0.20	0.14	19.2	19.4	0.13	4.89	5.02	21,184
Area	6.88	—	—	—	—	—	—	—	—	—	—
Energy	0.03	0.54	0.45	< 0.005	0.04	—	0.04	0.04	—	0.04	10,432
Water	—	—	—	—	—	—	—	—	—	—	770
Waste	—	—	—	—	—	—	—	—	—	—	136
Refrig.	—	—	—	—	—	—	—	—	—	—	6.01
Stationary	0.98	2.75	2.51	< 0.005	0.14	0.00	0.14	0.14	0.00	0.14	505
Total	18.5	12.3	88.7	0.21	0.33	19.2	19.6	0.32	4.89	5.20	33,033
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Mobile	10.6	9.09	88.0	0.21	0.14	19.1	19.3	0.13	4.86	4.99	21,464
Area	9.87	0.15	18.2	< 0.005	0.03	—	0.03	0.02	—	0.02	75.2
Energy	0.03	0.54	0.45	< 0.005	0.04	—	0.04	0.04	—	0.04	10,432
Water	—	—	—	—	—	—	—	—	—	—	770

Waste	—	—	—	—	—	—	—	—	—	—	136
Refrig.	—	—	—	—	—	—	—	—	—	—	6.01
Stationary	0.54	1.51	1.38	< 0.005	0.08	0.00	0.08	0.08	0.00	0.08	277
Total	21.0	11.3	108	0.21	0.29	19.1	19.4	0.27	4.86	5.14	33,160
Annual	—	—	—	—	—	—	—	—	—	—	—
Mobile	1.93	1.66	16.1	0.04	0.03	3.49	3.52	0.02	0.89	0.91	3,554
Area	1.80	0.03	3.33	< 0.005	0.01	—	0.01	< 0.005	—	< 0.005	12.5
Energy	0.01	0.10	0.08	< 0.005	0.01	—	0.01	0.01	—	0.01	1,727
Water	—	—	—	—	—	—	—	—	—	—	128
Waste	—	—	—	—	—	—	—	—	—	—	22.4
Refrig.	—	—	—	—	—	—	—	—	—	—	0.99
Stationary	0.10	0.28	0.25	< 0.005	0.01	0.00	0.01	0.01	0.00	0.01	45.8
Total	3.83	2.06	19.7	0.04	0.05	3.49	3.55	0.05	0.89	0.94	5,490

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Mobile source emissions results are presented in Sections 2.6. No further detailed breakdown of emissions is available.

4.1.2. Mitigated

Mobile source emissions results are presented in Sections 2.5. No further detailed breakdown of emissions is available.

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	7,903
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	240
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	1,645
Total	—	—	—	—	—	—	—	—	—	—	9,788
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	7,903
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	240
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	1,645
Total	—	—	—	—	—	—	—	—	—	—	9,788
Annual	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	1,309
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	39.7
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	272
Total	—	—	—	—	—	—	—	—	—	—	1,620

4.2.2. Electricity Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	7,903
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	240
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	1,645
Total	—	—	—	—	—	—	—	—	—	—	9,788
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	7,903
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	240
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	1,645
Total	—	—	—	—	—	—	—	—	—	—	9,788
Annual	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	1,309
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	39.7

Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	272
Total	—	—	—	—	—	—	—	—	—	—	1,620

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	0.03	0.47	0.40	< 0.005	0.04	—	0.04	0.04	—	0.04	567
High Turnover (Sit Down Restaurant)	< 0.005	0.06	0.05	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	76.7
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Total	0.03	0.54	0.45	< 0.005	0.04	—	0.04	0.04	—	0.04	644
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	0.03	0.47	0.40	< 0.005	0.04	—	0.04	0.04	—	0.04	567
High Turnover (Sit Down Restaurant)	< 0.005	0.06	0.05	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	76.7
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Total	0.03	0.54	0.45	< 0.005	0.04	—	0.04	0.04	—	0.04	644
Annual	—	—	—	—	—	—	—	—	—	—	—
General Office Building	< 0.005	0.09	0.07	< 0.005	0.01	—	0.01	0.01	—	0.01	93.9

High Turnover (Sit Down Restaurant)	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	12.7
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Total	0.01	0.10	0.08	< 0.005	0.01	—	0.01	0.01	—	0.01	107

4.2.4. Natural Gas Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	0.03	0.47	0.40	< 0.005	0.04	—	0.04	0.04	—	0.04	567
High Turnover (Sit Down Restaurant)	< 0.005	0.06	0.05	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	76.7
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Total	0.03	0.54	0.45	< 0.005	0.04	—	0.04	0.04	—	0.04	644
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	0.03	0.47	0.40	< 0.005	0.04	—	0.04	0.04	—	0.04	567
High Turnover (Sit Down Restaurant)	< 0.005	0.06	0.05	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	76.7
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Total	0.03	0.54	0.45	< 0.005	0.04	—	0.04	0.04	—	0.04	644

Annual	—	—	—	—	—	—	—	—	—	—	—
General Office Building	< 0.005	0.09	0.07	< 0.005	0.01	—	0.01	0.01	—	0.01	93.9
High Turnover (Sit Down Restaurant)	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	12.7
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Total	0.01	0.10	0.08	< 0.005	0.01	—	0.01	0.01	—	0.01	107

4.3. Area Emissions by Source

4.3.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	6.15	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.73	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	4.37	0.22	26.6	< 0.005	0.05	—	0.05	0.04	—	0.04	110
Total	11.2	0.22	26.6	< 0.005	0.05	—	0.05	0.04	—	0.04	110
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	6.15	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.73	—	—	—	—	—	—	—	—	—	—
Total	6.88	—	—	—	—	—	—	—	—	—	—

Annual	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	1.12	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.13	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.55	0.03	3.33	< 0.005	0.01	—	0.01	< 0.005	—	< 0.005	12.5
Total	1.80	0.03	3.33	< 0.005	0.01	—	0.01	< 0.005	—	< 0.005	12.5

4.3.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	6.15	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.73	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	4.37	0.22	26.6	< 0.005	0.05	—	0.05	0.04	—	0.04	110
Total	11.2	0.22	26.6	< 0.005	0.05	—	0.05	0.04	—	0.04	110
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	6.15	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.73	—	—	—	—	—	—	—	—	—	—
Total	6.88	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	1.12	—	—	—	—	—	—	—	—	—	—

Architectural Coatings	0.13	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.55	0.03	3.33	< 0.005	0.01	—	0.01	< 0.005	—	< 0.005	12.5
Total	1.80	0.03	3.33	< 0.005	0.01	—	0.01	< 0.005	—	< 0.005	12.5

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	945
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	18.1
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	963
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	945
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	18.1
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	963

Annual	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	156
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	3.00
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	159

4.4.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	756
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	14.5
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	770
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	756
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	14.5

Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	770
Annual	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	125
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	2.40
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	128

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	498
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	76.3
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	574
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—

General Office Building	—	—	—	—	—	—	—	—	—	—	498
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	76.3
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	574
Annual	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	82.4
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	12.6
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	95.1

4.5.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	118
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	18.0
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00

Total	—	—	—	—	—	—	—	—	—	—	136
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	118
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	18.0
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	136
Annual	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	19.5
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	2.98
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	22.4

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	0.69

High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	5.32
Total	—	—	—	—	—	—	—	—	—	—	6.01
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	0.69
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	5.32
Total	—	—	—	—	—	—	—	—	—	—	6.01
Annual	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	0.11
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	0.88
Total	—	—	—	—	—	—	—	—	—	—	0.99

4.6.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	0.69
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	5.32
Total	—	—	—	—	—	—	—	—	—	—	6.01

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	0.69
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	5.32
Total	—	—	—	—	—	—	—	—	—	—	6.01
Annual	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	0.11
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	0.88
Total	—	—	—	—	—	—	—	—	—	—	0.99

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—

4.7.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Fire Pump	0.98	2.75	2.51	< 0.005	0.14	0.00	0.14	0.14	0.00	0.14	505
Total	0.98	2.75	2.51	< 0.005	0.14	0.00	0.14	0.14	0.00	0.14	505
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Fire Pump	0.98	2.75	2.51	< 0.005	0.14	0.00	0.14	0.14	0.00	0.14	505
Total	0.98	2.75	2.51	< 0.005	0.14	0.00	0.14	0.14	0.00	0.14	505
Annual	—	—	—	—	—	—	—	—	—	—	—
Fire Pump	0.10	0.28	0.25	< 0.005	0.01	0.00	0.01	0.01	0.00	0.01	45.8

Total	0.10	0.28	0.25	< 0.005	0.01	0.00	0.01	0.01	0.00	0.01	45.8

4.8.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Fire Pump	0.98	2.75	2.51	< 0.005	0.14	0.00	0.14	0.14	0.00	0.14	505
Total	0.98	2.75	2.51	< 0.005	0.14	0.00	0.14	0.14	0.00	0.14	505
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Fire Pump	0.98	2.75	2.51	< 0.005	0.14	0.00	0.14	0.14	0.00	0.14	505
Total	0.98	2.75	2.51	< 0.005	0.14	0.00	0.14	0.14	0.00	0.14	505
Annual	—	—	—	—	—	—	—	—	—	—	—
Fire Pump	0.10	0.28	0.25	< 0.005	0.01	0.00	0.01	0.01	0.00	0.01	45.8
Total	0.10	0.28	0.25	< 0.005	0.01	0.00	0.01	0.01	0.00	0.01	45.8

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—

Total	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—

—	—	—	—	—	—	—	—	—	—	—	—

4.10.4. Soil Carbon Accumulation By Vegetation Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—

4.10.5. Above and Belowground Carbon Accumulation by Land Use Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—

4.10.6. Avoided and Sequestered Emissions by Species - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Total all Land Uses	3,147	3,147	3,147	1,148,655	27,145	27,145	27,145	9,907,925

5.9.2. Mitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Total all Land Uses	3,147	3,147	3,147	1,148,655	27,145	27,145	27,145	9,907,925

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

5.10.1.2. Mitigated

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
0	0.00	431,072	143,691	—

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00

Summer Days	day/yr	250

5.10.4. Landscape Equipment - Mitigated

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	250

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
General Office Building	4,354,940	498	0.0489	0.0069	0.00
General Office Building	1,399,834	498	0.0489	0.0069	1,765,693
High Turnover (Sit Down Restaurant)	174,515	498	0.0489	0.0069	238,680
Enclosed Parking with Elevator	1,197,500	498	0.0489	0.0069	0.00

5.11.2. Mitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
General Office Building	4,354,940	498	0.0489	0.0069	0.00
General Office Building	1,399,834	498	0.0489	0.0069	1,765,693
High Turnover (Sit Down Restaurant)	174,515	498	0.0489	0.0069	238,680
Enclosed Parking with Elevator	1,197,500	498	0.0489	0.0069	0.00

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
General Office Building	34,853,588	438,030
General Office Building	18,743,304	0.00
High Turnover (Sit Down Restaurant)	1,032,015	0.00
Enclosed Parking with Elevator	0.00	0.00

5.12.2. Mitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
General Office Building	27,882,870	350,424
General Office Building	14,994,643	0.00
High Turnover (Sit Down Restaurant)	825,612	0.00
Enclosed Parking with Elevator	0.00	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
General Office Building	182	—
General Office Building	81.7	—
High Turnover (Sit Down Restaurant)	40.5	—
Enclosed Parking with Elevator	0.00	—

5.13.2. Mitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
General Office Building	43.0	—
General Office Building	19.3	—
High Turnover (Sit Down Restaurant)	9.55	—
Enclosed Parking with Elevator	0.00	—

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
General Office Building	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
General Office Building	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
General Office Building	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
General Office Building	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
High Turnover (Sit Down Restaurant)	Household refrigerators and/or freezers	R-134a	1,430	0.00	0.60	0.00	1.00
High Turnover (Sit Down Restaurant)	Other commercial A/C and heat pumps	R-410A	2,088	1.80	4.00	4.00	18.0
High Turnover (Sit Down Restaurant)	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0

5.14.2. Mitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
General Office Building	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00

General Office Building	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
General Office Building	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
General Office Building	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
High Turnover (Sit Down Restaurant)	Household refrigerators and/or freezers	R-134a	1,430	0.00	0.60	0.00	1.00
High Turnover (Sit Down Restaurant)	Other commercial A/C and heat pumps	R-410A	2,088	1.80	4.00	4.00	18.0
High Turnover (Sit Down Restaurant)	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.15.2. Mitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor
Fire Pump	Diesel	1.00	1.00	200	300	0.73

5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)

8. User Changes to Default Data

Screen	Justification
Characteristics: Utility Information	SB 100 for 2025 LADWP
Land Use	Site Specific
Operations: Energy Use	All Electric New Buildings
Operations: Water and Waste Water	Existing office building (87,881 sf) would not implement water reduction measures as the Project. Thus, water usage was increased by 20% for this use to adjust for the 20% reduction in water usage for the Project in compliance with City Code.

Beatrice Street

CO Hotspots

CO Hotspots Analysis - Maximum Impacted Intersection

	Santa Monica Blvd and Sepulveda Blvd	
	Future with Project	
Direction	AM	PM
Total Intersection Volume	4658	4984
Max Daily Trips[a]	74,647	80,647
Caltrans K Factor (%)[b]	6.24%	6.18%

[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 405 Freeway Monitoring Station, Postmile 28 which is closest to the Project site. Please refer to: https://dot.ca.gov/programs/traffic-operations/census

Beatrice Street West Project

Operational Truck Trips

Truck Trips (Existing)

Land Use	TSF	Truck Trips/TSF	Truck Trips
Office	110.953	0.039	4.3
Retail and Restraurant	0	0.324	0.0
Total			5

Truck Trips (Buildout)

Land Use	TSF	Truck Trips/TSF	Truck Trips
Office	283.981	0.039	11.1
Retail and Restraurant	3.4	0.324	1.1
Total			13

A conservative estimate of the number of daily truck trips is provided below based on the National Cooperative Highway Research Program Truck Trip Generation Data.

Table D-2c of the NCHRP data (Trip Generation Summary—Daily Commercial Vehicle Trips per 1,000 sf of Building Space for Retail (includes restaurants)) provides an average of 0.324 truck trips per 1,000 sf.

Table D-2d of the NCHRP data (Trip Generation Summary—Daily Commercial Vehicle Trips per 1,000 sf of Building Space for Office and Services (includes hotel) provides an provides an average of 0.039 truck trips per 1,000 sf or approximately 5.3 truck trips per day for the Project's office uses.

This assumes that all trucks would be diesel even though many retail/restaurant truck deliveries are from smaller gasoline or alternative energy source trucks (e.g., UPS or FedEx). The NCHRP data did not provide the percentage of trucks that would be equipped with a transportation refrigeration unit (TRU). For the purposes of this analysis, it was estimated that one of the trucks per day would be equipped with a TRU related to restaurant use.

National Cooperative Highway Research Program (NCHRP) Synthesis 298 Truck Trip Generation Data, 2001, http://onlinepubs.trb.org/onlinepubs/nchrp/nchrp_syn_298.pdf.

Beatrice Street

Draft EIR

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

- Appendix C-3: Greenhouse Gas Worksheets and Modeling Output Files
  - Appendix C-3.1: GHG Modeling Parameters and Summary of Emissions
    - GHG Emissions Summary
    - GHG Parameters and Summary
      - VMT Calculations
      - Electric Vehicle Charging Calculations
      - Miscellaneous Electricity
      - SB 100
  - Appendix C-3.2: CalEEMod Outputs
    - Project Operations No MXD

Beatrice Street

Construction Emissions Summary (GHG)

CalEEMod Output Summary	
2024	1608
2025	668
2024 (Electricity)	2
2025 (Electricity)	1
Total	2280
Amortized	76

Operational Emissions Summary (GHG)

CalEEMod Output Summary		
Baseline (Baseline Year)[a]	**CO_2e**	
Area	2	
Energy (Natural Gas)	595	
Mobile	1,420	
Emergency Generators	0	
Solid Waste	8	
Water/Wastewater	63	
Refrig.	0	
Total	2,088	
Baseline (Buildout Year)[a]	**CO_2e**	
Area	2	
Energy (Natural Gas)	517	
Mobile	1,282	
Emergency Generators	0	
Solid Waste	8	
Water/Wastewater	57	
Refrig.	0	
Total	1,866	
Buildout (Buildout Year)[b]		
Area	13	
Energy (Natural Gas and Electricity)[b]	1,727	
Mobile	3,554	
Electric Vehicle Charging Credit	(159)	
Miscellaneous Electricity Usage	2	
Emergency Generators	23	
Solid Waste	22	
Water/Wastewater	128	
Construction	76	
Refrig.	1	
Total	**5,386**	
Project (Buildout less Baseline)		
Area	10	
Energy (Natural Gas and Electricity)	1,210	
Mobile	2,272	(431) MXD Reduction
Electric Vehicle Charging Credit	(159)	
Miscellaneous Electricity Usage	2	
Emergency Generators	23	
Solid Waste	15	
Water/Wastewater	71	
Refrig.	1	
Construction	76	
Total	**3,521**	

[a] Existing Uses

[b] Please refer to CalEEMod outputs for Future uses

Beatrice Street

3/29/2021

LADOT VMT Calculator Data

VMT Summary

	Existing	Proposed Project	With Mitigation	Project Weekday Trips	Weekend Trips	Weekend Vs. Weekday Ratio
Daily Trips	1,098	2,964	2,592	1	1	**1.00**
Daily VMT	9,801	25,972	22,618			

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	9.2	0	0	
Home Based Other Production	0	0.0%	0	6.6	0	0	
Non-Home Based Other Production	440	-2.3%	430	7.8	3,432	3,354	
Home-Based Work Attraction	1,546	-8.5%	1414	10.1	15,615	14,281	
Home-Based Other Attraction	908	-24.0%	690	6.1	5,539	4,209	
Non-Home Based Other Attraction	440	-2.3%	430	9.6	4,224	4,128	**100%**
Subtotal	**3,334**				**28,810**		
Adjustment	131				1651		
Total	3,465				30,461		

Project with TDM (MXD Data)

		Proposed Project		*Project with Mitigation Measures*		
	TDM Adjustment	Project Trips	Project VMT	TDM Adjustment	Mitigated Trips	Mitigated VMT
Home Based Work Production	0.0%	0	0	-12.1%	0	0
Home Based Other Production	0.0%	0	0	-12.1%	0	0
Non-Home Based Other Production	0.0%	430	3,354	-12.1%	378	2,947
Home-Based Work Attraction	0.0%	1,414	14,281	-16.9%	1,175	11,872
Home-Based Other Attraction	0.0%	690	4,209	-12.1%	606	3,699
Non-Home Based Other Attraction	0.0%	430	4,128	-12.1%	378	3,628
Subtotal		**2,964**	**25,972**		**2,537**	**22,146**
Adjustment		183	1173		314	2741
Total		3,147	27,145		2,851	24,887

23%

Source: Linscott Law & Greenspan, Transportation Analysis Addendum for the New Beatrice West Project, September 30, 2022.

Beatrice Street West Project

Operational Truck Trips

Truck Trips (Existing)

Land Use	TSF	Truck Trips/TSF	Truck Trips
Office	110.953	0.039	4.3
Retail and Restraurant	0	0.324	0.0
Total			5

Truck Trips (Buildout)

Land Use	TSF	Truck Trips/TSF	Truck Trips
Office	283.981	0.039	11.1
Retail and Restraurant	3.4	0.324	1.1
Total			13

A conservative estimate of the number of daily truck trips is provided below based on the National Cooperative Highway Research Program Truck Trip Generation Data.

Table D-2c of the NCHRP data (Trip Generation Summary—Daily Commercial Vehicle Trips per 1,000 sf of Building Space for Retail (includes restaurants)) provides an average of 0.324 truck trips per 1,000 sf.

Table D-2d of the NCHRP data (Trip Generation Summary—Daily Commercial Vehicle Trips per 1,000 sf of Building Space for Office and Services (includes hotel) provides an provides an average of 0.039 truck trips per 1,000 sf or approximately 5.3 truck trips per day for the Project's office uses.

This assumes that all trucks would be diesel even though many retail/restaurant truck deliveries are from smaller gasoline or alternative energy source trucks (e.g., UPS or FedEx). The NCHRP data did not provide the percentage of trucks that would be equipped with a transportation refrigeration unit (TRU). For the purposes of this analysis, it was estimated that one of the trucks per day would be equipped with a TRU related to restaurant use.

National Cooperative Highway Research Program (NCHRP) Synthesis 298 Truck Trip Generation Data, 2001, http://onlinepubs.trb.org/onlinepubs/nchrp/nchrp_syn_298.pdf.

Beatrice Street
Electric Vehicle (EV) Modeling Parameters

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

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

LADWP Electricity Emission Factor[1]	0.23	MTCO2E/MWh
Fuel Economy of Electric Vehicle[2]	0.38	kWh/mile
Electric Vehicle GHG Emissions	85.1	grams/mile
GHG Emissions from Employee Miles Traveled (CalEEMod)[3]	311.1	grams/mile
GHG Emissions Reduction from Additional Electric Vehicles, per mile	226.0	grams/mile

Step 2: Estimating Project-Related VMT GHG Emissions

Commercial Average Yearly VMT without TR-PDF-1[4]	7,045,230	miles/year
Percent of Commercial Miles Driven in Electric Vehicles due to this Measure	10.0%	
Commerical VMT that is Displaced by EVs due to this Measure	704,523	miles/year
GHG Emisisons Reduction from Electric Vehicles	**159**	MTCO2E/MWh

Energy Usage	**265,373**

Notes:
1) CO2 intensity factor reflects a 2025 RPS for LADWP (498 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 C-3 of this Draft EIR.
4) See MVT Calculation Sheet.

Beatrice Street

SB100 - Renewable Portfolio Standards

Year	% RPS	RPS Reduction (%)	Carbon Intensity (lbs/MWh)
2020	36.7	-37%	579
2021	35.2	4%	609
2030	60	-41%	357
2036	65	-8%	330
2045	100	-35%	0

Build Out Year	Carbon Intensity (lbs/MWh)
2025	498

Beatrice Street - Operations (No MXD) Custom Report

Table of Contents

1. Basic Project Information

1.1. Basic Project Information

1.2. Land Use Types

1.3. User-Selected Emission Reduction Measures by Emissions Sector

2. Emissions Summary

2.5. Operations Emissions by Sector, Unmitigated

2.6. Operations Emissions by Sector, Mitigated

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

4.1.2. Mitigated

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

4.2.2. Electricity Emissions By Land Use - Mitigated

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

4.2.4. Natural Gas Emissions By Land Use - Mitigated

4.3. Area Emissions by Source

4.3.1. Unmitigated

4.3.2. Mitigated

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

4.4.2. Mitigated

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

4.5.2. Mitigated

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

4.6.2. Mitigated

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

4.7.2. Mitigated

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

4.8.2. Mitigated

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

4.9.2. Mitigated

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

4.10.4. Soil Carbon Accumulation By Vegetation Type - Mitigated

4.10.5. Above and Belowground Carbon Accumulation by Land Use Type - Mitigated

4.10.6. Avoided and Sequestered Emissions by Species - Mitigated

5. Activity Data

5.9. Operational Mobile Sources

5.9.1. Unmitigated

5.9.2. Mitigated

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

5.10.1.2. Mitigated

5.10.2. Architectural Coatings

5.10.3. Landscape Equipment

5.10.4. Landscape Equipment - Mitigated

5.11. Operational Energy Consumption

5.11.1. Unmitigated

5.11.2. Mitigated

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

5.12.2. Mitigated

5.13. Operational Waste Generation

5.13.1. Unmitigated

5.13.2. Mitigated

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

5.14.2. Mitigated

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

5.15.2. Mitigated

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

5.16.2. Process Boilers

8. User Changes to Default Data

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Beatrice Street - Operations (No MXD)
Operational Year	2025
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	2.70
Precipitation (days)	8.20
Location	12553 Beatrice St, Los Angeles, CA 90066, USA
County	Los Angeles-South Coast
City	Los Angeles
Air District	South Coast AQMD
Air Basin	South Coast
TAZ	4429
EDFZ	16
Electric Utility	Los Angeles Department of Water & Power
Gas Utility	Southern California Gas
App Version	2022.1.1.19

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
General Office Building	196	1000sqft	2.37	196,100	31,233	—	—	—

General Office Building	87.9	1000sqft	2.14	87,881	0.00	—	—	—
High Turnover (Sit Down Restaurant)	3.40	1000sqft	0.00	3,400	0.00	—	—	—
Enclosed Parking with Elevator	811	Space	0.00	324,400	0.00	—	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

Sector	#	Measure Title
Water	W-7	Adopt a Water Conservation Strategy
Waste	S-1/S-2	Implement Waste Reduction Plan

2. Emissions Summary

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Mobile	11.9	9.17	104	0.24	0.16	21.6	21.8	0.15	5.49	5.63	24,857
Area	11.2	0.22	26.6	< 0.005	0.05	—	0.05	0.04	—	0.04	110
Energy	0.03	0.54	0.45	< 0.005	0.04	—	0.04	0.04	—	0.04	10,432
Water	—	—	—	—	—	—	—	—	—	—	963
Waste	—	—	—	—	—	—	—	—	—	—	574
Refrig.	—	—	—	—	—	—	—	—	—	—	6.01
Stationary	0.98	2.75	2.51	< 0.005	0.14	0.00	0.14	0.14	0.00	0.14	505
Total	24.2	12.7	134	0.25	0.39	21.6	22.0	0.37	5.49	5.85	37,448

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Mobile	11.8	10.0	95.8	0.23	0.16	21.6	21.8	0.15	5.49	5.63	23,758
Area	6.88	—	—	—	—	—	—	—	—	—	—
Energy	0.03	0.54	0.45	< 0.005	0.04	—	0.04	0.04	—	0.04	10,432
Water	—	—	—	—	—	—	—	—	—	—	963
Waste	—	—	—	—	—	—	—	—	—	—	574
Refrig.	—	—	—	—	—	—	—	—	—	—	6.01
Stationary	0.98	2.75	2.51	< 0.005	0.14	0.00	0.14	0.14	0.00	0.14	505
Total	19.7	13.3	98.7	0.24	0.34	21.6	21.9	0.33	5.49	5.82	36,239
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Mobile	11.7	10.1	98.3	0.23	0.16	21.5	21.6	0.15	5.46	5.60	24,073
Area	9.87	0.15	18.2	< 0.005	0.03	—	0.03	0.02	—	0.02	75.2
Energy	0.03	0.54	0.45	< 0.005	0.04	—	0.04	0.04	—	0.04	10,432
Water	—	—	—	—	—	—	—	—	—	—	963
Waste	—	—	—	—	—	—	—	—	—	—	574
Refrig.	—	—	—	—	—	—	—	—	—	—	6.01
Stationary	0.54	1.51	1.38	< 0.005	0.08	0.00	0.08	0.08	0.00	0.08	277
Total	22.1	12.3	118	0.24	0.31	21.5	21.8	0.29	5.46	5.75	36,400
Annual	—	—	—	—	—	—	—	—	—	—	—
Mobile	2.13	1.85	17.9	0.04	0.03	3.92	3.95	0.03	1.00	1.02	3,985
Area	1.80	0.03	3.33	< 0.005	0.01	—	0.01	< 0.005	—	< 0.005	12.5
Energy	0.01	0.10	0.08	< 0.005	0.01	—	0.01	0.01	—	0.01	1,727
Water	—	—	—	—	—	—	—	—	—	—	159
Waste	—	—	—	—	—	—	—	—	—	—	95.1
Refrig.	—	—	—	—	—	—	—	—	—	—	0.99
Stationary	0.10	0.28	0.25	< 0.005	0.01	0.00	0.01	0.01	0.00	0.01	45.8
Total	4.04	2.25	21.6	0.04	0.06	3.92	3.98	0.05	1.00	1.05	6,026

2.6. Operations Emissions by Sector, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Mobile	11.9	9.17	104	0.24	0.16	21.6	21.8	0.15	5.49	5.63	24,857
Area	11.2	0.22	26.6	< 0.005	0.05	—	0.05	0.04	—	0.04	110
Energy	0.03	0.54	0.45	< 0.005	0.04	—	0.04	0.04	—	0.04	10,432
Water	—	—	—	—	—	—	—	—	—	—	770
Waste	—	—	—	—	—	—	—	—	—	—	136
Refrig.	—	—	—	—	—	—	—	—	—	—	6.01
Stationary	0.98	2.75	2.51	< 0.005	0.14	0.00	0.14	0.14	0.00	0.14	505
Total	24.2	12.7	134	0.25	0.39	21.6	22.0	0.37	5.49	5.85	36,816
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Mobile	11.8	10.0	95.8	0.23	0.16	21.6	21.8	0.15	5.49	5.63	23,758
Area	6.88	—	—	—	—	—	—	—	—	—	—
Energy	0.03	0.54	0.45	< 0.005	0.04	—	0.04	0.04	—	0.04	10,432
Water	—	—	—	—	—	—	—	—	—	—	770
Waste	—	—	—	—	—	—	—	—	—	—	136
Refrig.	—	—	—	—	—	—	—	—	—	—	6.01
Stationary	0.98	2.75	2.51	< 0.005	0.14	0.00	0.14	0.14	0.00	0.14	505
Total	19.7	13.3	98.7	0.24	0.34	21.6	21.9	0.33	5.49	5.82	35,607
Average Daily	—	—	—	—	—	—	—	—	—	—	—
Mobile	11.7	10.1	98.3	0.23	0.16	21.5	21.6	0.15	5.46	5.60	24,073
Area	9.87	0.15	18.2	< 0.005	0.03	—	0.03	0.02	—	0.02	75.2
Energy	0.03	0.54	0.45	< 0.005	0.04	—	0.04	0.04	—	0.04	10,432
Water	—	—	—	—	—	—	—	—	—	—	770

Waste	—	—	—	—	—	—	—	—	—	—	136
Refrig.	—	—	—	—	—	—	—	—	—	—	6.01
Stationary	0.54	1.51	1.38	< 0.005	0.08	0.00	0.08	0.08	0.00	0.08	277
Total	22.1	12.3	118	0.24	0.31	21.5	21.8	0.29	5.46	5.75	35,768
Annual	—	—	—	—	—	—	—	—	—	—	—
Mobile	2.13	1.85	17.9	0.04	0.03	3.92	3.95	0.03	1.00	1.02	3,985
Area	1.80	0.03	3.33	< 0.005	0.01	—	0.01	< 0.005	—	< 0.005	12.5
Energy	0.01	0.10	0.08	< 0.005	0.01	—	0.01	0.01	—	0.01	1,727
Water	—	—	—	—	—	—	—	—	—	—	128
Waste	—	—	—	—	—	—	—	—	—	—	22.4
Refrig.	—	—	—	—	—	—	—	—	—	—	0.99
Stationary	0.10	0.28	0.25	< 0.005	0.01	0.00	0.01	0.01	0.00	0.01	45.8
Total	4.04	2.25	21.6	0.04	0.06	3.92	3.98	0.05	1.00	1.05	5,922

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Mobile source emissions results are presented in Sections 2.6. No further detailed breakdown of emissions is available.

4.1.2. Mitigated

Mobile source emissions results are presented in Sections 2.5. No further detailed breakdown of emissions is available.

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	7,903
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	240
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	1,645
Total	—	—	—	—	—	—	—	—	—	—	9,788
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	7,903
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	240
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	1,645
Total	—	—	—	—	—	—	—	—	—	—	9,788
Annual	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	1,309
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	39.7
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	272
Total	—	—	—	—	—	—	—	—	—	—	1,620

4.2.2. Electricity Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	7,903
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	240
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	1,645
Total	—	—	—	—	—	—	—	—	—	—	9,788
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	7,903
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	240
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	1,645
Total	—	—	—	—	—	—	—	—	—	—	9,788
Annual	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	1,309
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	39.7

Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	272
Total	—	—	—	—	—	—	—	—	—	—	1,620

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	0.03	0.47	0.40	< 0.005	0.04	—	0.04	0.04	—	0.04	567
High Turnover (Sit Down Restaurant)	< 0.005	0.06	0.05	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	76.7
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Total	0.03	0.54	0.45	< 0.005	0.04	—	0.04	0.04	—	0.04	644
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	0.03	0.47	0.40	< 0.005	0.04	—	0.04	0.04	—	0.04	567
High Turnover (Sit Down Restaurant)	< 0.005	0.06	0.05	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	76.7
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Total	0.03	0.54	0.45	< 0.005	0.04	—	0.04	0.04	—	0.04	644
Annual	—	—	—	—	—	—	—	—	—	—	—
General Office Building	< 0.005	0.09	0.07	< 0.005	0.01	—	0.01	0.01	—	0.01	93.9

High Turnover (Sit Down Restaurant)	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	12.7
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Total	0.01	0.10	0.08	< 0.005	0.01	—	0.01	0.01	—	0.01	107

4.2.4. Natural Gas Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	0.03	0.47	0.40	< 0.005	0.04	—	0.04	0.04	—	0.04	567
High Turnover (Sit Down Restaurant)	< 0.005	0.06	0.05	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	76.7
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Total	0.03	0.54	0.45	< 0.005	0.04	—	0.04	0.04	—	0.04	644
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	0.03	0.47	0.40	< 0.005	0.04	—	0.04	0.04	—	0.04	567
High Turnover (Sit Down Restaurant)	< 0.005	0.06	0.05	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	76.7
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Total	0.03	0.54	0.45	< 0.005	0.04	—	0.04	0.04	—	0.04	644

Annual	—	—	—	—	—	—	—	—	—	—	—
General Office Building	< 0.005	0.09	0.07	< 0.005	0.01	—	0.01	0.01	—	0.01	93.9
High Turnover (Sit Down Restaurant)	< 0.005	0.01	0.01	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	12.7
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	0.00
Total	0.01	0.10	0.08	< 0.005	0.01	—	0.01	0.01	—	0.01	107

4.3. Area Emissions by Source

4.3.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	6.15	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.73	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	4.37	0.22	26.6	< 0.005	0.05	—	0.05	0.04	—	0.04	110
Total	11.2	0.22	26.6	< 0.005	0.05	—	0.05	0.04	—	0.04	110
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	6.15	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.73	—	—	—	—	—	—	—	—	—	—
Total	6.88	—	—	—	—	—	—	—	—	—	—

Annual	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	1.12	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.13	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.55	0.03	3.33	< 0.005	0.01	—	0.01	< 0.005	—	< 0.005	12.5
Total	1.80	0.03	3.33	< 0.005	0.01	—	0.01	< 0.005	—	< 0.005	12.5

4.3.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	6.15	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.73	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	4.37	0.22	26.6	< 0.005	0.05	—	0.05	0.04	—	0.04	110
Total	11.2	0.22	26.6	< 0.005	0.05	—	0.05	0.04	—	0.04	110
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	6.15	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	0.73	—	—	—	—	—	—	—	—	—	—
Total	6.88	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	1.12	—	—	—	—	—	—	—	—	—	—

Architectural Coatings	0.13	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.55	0.03	3.33	< 0.005	0.01	—	0.01	< 0.005	—	< 0.005	12.5
Total	1.80	0.03	3.33	< 0.005	0.01	—	0.01	< 0.005	—	< 0.005	12.5

4.4. Water Emissions by Land Use

4.4.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	945
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	18.1
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	963
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	945
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	18.1
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	963

Annual	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	156
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	3.00
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	159

4.4.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	756
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	14.5
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	770
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	756
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	14.5

Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	770
Annual	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	125
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	2.40
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	128

4.5. Waste Emissions by Land Use

4.5.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	498
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	76.3
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	574
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—

General Office Building	—	—	—	—	—	—	—	—	—	—	498
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	76.3
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	574
Annual	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	82.4
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	12.6
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	95.1

4.5.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	118
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	18.0
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00

Total	—	—	—	—	—	—	—	—	—	—	136
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	118
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	18.0
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	136
Annual	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	19.5
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	2.98
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	22.4

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	0.69

High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	5.32
Total	—	—	—	—	—	—	—	—	—	—	6.01
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	0.69
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	5.32
Total	—	—	—	—	—	—	—	—	—	—	6.01
Annual	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	0.11
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	0.88
Total	—	—	—	—	—	—	—	—	—	—	0.99

4.6.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	0.69
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	5.32
Total	—	—	—	—	—	—	—	—	—	—	6.01

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	0.69
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	5.32
Total	—	—	—	—	—	—	—	—	—	—	6.01
Annual	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	0.11
High Turnover (Sit Down Restaurant)	—	—	—	—	—	—	—	—	—	—	0.88
Total	—	—	—	—	—	—	—	—	—	—	0.99

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—

4.7.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Fire Pump	0.98	2.75	2.51	< 0.005	0.14	0.00	0.14	0.14	0.00	0.14	505
Total	0.98	2.75	2.51	< 0.005	0.14	0.00	0.14	0.14	0.00	0.14	505
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Fire Pump	0.98	2.75	2.51	< 0.005	0.14	0.00	0.14	0.14	0.00	0.14	505
Total	0.98	2.75	2.51	< 0.005	0.14	0.00	0.14	0.14	0.00	0.14	505
Annual	—	—	—	—	—	—	—	—	—	—	—
Fire Pump	0.10	0.28	0.25	< 0.005	0.01	0.00	0.01	0.01	0.00	0.01	45.8

Total	0.10	0.28	0.25	< 0.005	0.01	0.00	0.01	0.01	0.00	0.01	45.8

4.8.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Fire Pump	0.98	2.75	2.51	< 0.005	0.14	0.00	0.14	0.14	0.00	0.14	505
Total	0.98	2.75	2.51	< 0.005	0.14	0.00	0.14	0.14	0.00	0.14	505
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Fire Pump	0.98	2.75	2.51	< 0.005	0.14	0.00	0.14	0.14	0.00	0.14	505
Total	0.98	2.75	2.51	< 0.005	0.14	0.00	0.14	0.14	0.00	0.14	505
Annual	—	—	—	—	—	—	—	—	—	—	—
Fire Pump	0.10	0.28	0.25	< 0.005	0.01	0.00	0.01	0.01	0.00	0.01	45.8
Total	0.10	0.28	0.25	< 0.005	0.01	0.00	0.01	0.01	0.00	0.01	45.8

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—

Total	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—

4.9.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—

Total	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—

Avoided	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—

4.10.4. Soil Carbon Accumulation By Vegetation Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—

4.10.5. Above and Belowground Carbon Accumulation by Land Use Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—

4.10.6. Avoided and Sequestered Emissions by Species - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—

Sequestered	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Total all Land Uses	3,465	3,465	3,465	1,264,725	30,461	30,461	30,461	11,118,265

5.9.2. Mitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Total all Land Uses	3,465	3,465	3,465	1,264,725	30,461	30,461	30,461	11,118,265

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

5.10.1.2. Mitigated

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
0	0.00	431,072	143,691	—

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	250

5.10.4. Landscape Equipment - Mitigated

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	250

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)

General Office Building	4,354,940	498	0.0489	0.0069	0.00
General Office Building	1,399,834	498	0.0489	0.0069	1,765,693
High Turnover (Sit Down Restaurant)	174,515	498	0.0489	0.0069	238,680
Enclosed Parking with Elevator	1,197,500	498	0.0489	0.0069	0.00

5.11.2. Mitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
General Office Building	4,354,940	498	0.0489	0.0069	0.00
General Office Building	1,399,834	498	0.0489	0.0069	1,765,693
High Turnover (Sit Down Restaurant)	174,515	498	0.0489	0.0069	238,680
Enclosed Parking with Elevator	1,197,500	498	0.0489	0.0069	0.00

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
General Office Building	34,853,588	438,030
General Office Building	18,743,304	0.00
High Turnover (Sit Down Restaurant)	1,032,015	0.00
Enclosed Parking with Elevator	0.00	0.00

5.12.2. Mitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
General Office Building	27,882,870	350,424

General Office Building	14,994,643	0.00
High Turnover (Sit Down Restaurant)	825,612	0.00
Enclosed Parking with Elevator	0.00	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
General Office Building	182	—
General Office Building	81.7	—
High Turnover (Sit Down Restaurant)	40.5	—
Enclosed Parking with Elevator	0.00	—

5.13.2. Mitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
General Office Building	43.0	—
General Office Building	19.3	—
High Turnover (Sit Down Restaurant)	9.55	—
Enclosed Parking with Elevator	0.00	—

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
General Office Building	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
General Office Building	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0

General Office Building	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
General Office Building	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
High Turnover (Sit Down Restaurant)	Household refrigerators and/or freezers	R-134a	1,430	0.00	0.60	0.00	1.00
High Turnover (Sit Down Restaurant)	Other commercial A/C and heat pumps	R-410A	2,088	1.80	4.00	4.00	18.0
High Turnover (Sit Down Restaurant)	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0

5.14.2. Mitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
General Office Building	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
General Office Building	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
General Office Building	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
General Office Building	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
High Turnover (Sit Down Restaurant)	Household refrigerators and/or freezers	R-134a	1,430	0.00	0.60	0.00	1.00
High Turnover (Sit Down Restaurant)	Other commercial A/C and heat pumps	R-410A	2,088	1.80	4.00	4.00	18.0
High Turnover (Sit Down Restaurant)	Walk-in refrigerators and freezers	R-404A	3,922	< 0.005	7.50	7.50	20.0

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.15.2. Mitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor
Fire Pump	Diesel	1.00	1.00	200	300	0.73

5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)

8. User Changes to Default Data

Screen	Justification
Characteristics: Utility Information	SB 100 for 2025 LADWP
Land Use	Site Specific
Operations: Energy Use	All Electric New Buildings
Operations: Water and Waste Water	Existing office building (87,881 sf) would not implement water reduction measures as the Project. Thus, water usage was increased by 20% for this use to adjust for the 20% reduction in water usage for the Project in compliance with City Code.