

Appendix FEIR-3

CalEEMod Summer Output Files

AQ SUMMARY OF EMISSIONS (Winter) Construction Emissions (Unmitigated)							AQ SUMMARY OF EMISSIONS (Summer) Construction Emissions (With Mitigation Measures)						
Regional (Daily) Unmitigated	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}	Regional (Daily) Unmitigated	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
2022	3	80	25	0	9	3	2022	3	77	25	<1	9	3
2023	4	63	37	0	9	3	2023	4	61	37	<1	9	3
2024	17	30	42	0	7	3	2024	17	29	43	<1	7	3
MAX	17	80	42	<1	9	3	MAX	17	77	43	<1	9	3
Threshold	75	100	550	150	150	55	Threshold	75	100	550	150	150	55
Difference	(58)	(20)	(508)	(150)	(141)	(52)	Difference	(58)	(23)	(507)	(150)	(141)	(52)
Impact	No	No	No	No	No	No	Impact	No	No	No	No	No	No
							Percent Reduction: -1% -3% 3% 0% 4% 1%						
Localized (Daily) Unmitigated	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}	Localized (Daily) Unmitigated	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
2022	17	11			1	1	Total 2022:	17	11			<1	<1
2023	25	28			1	1	2023	25	28			1	1
2024	17	25			<1	<1	2024	17	25			<1	<1
MAX	25	28			1	1	MAX	25	28			1	1
Threshold	74	680			5	3	Threshold	74	680			5	3
Difference	(49)	(652)			(4)	(2)	Difference	(49)	(652)			(4)	(2)
Impact	No	No			No	No	Impact	No	No			No	No
							Percent Reduction: 0% 0% 0% 0% 0%						
AQ SUMMARY OF EMISSIONS (Winter) Operation Emissions (Unmitigated)							AQ SUMMARY OF EMISSIONS (Summer) Operation Emissions (Unmitigated)						
Regional Baseline (Existing Year)	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}	Regional Baseline (Existing Year)	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Area	<1	<1	<1	<1	<1	<1	Area	<1	<1	<1	<1	<1	<1
Energy	<1	<1	<1	<1	<1	<1	Energy	<1	<1	<1	<1	<1	<1
Mobile	<1	<1	7	<1	1	<1	Mobile	<1	<1	7	<1	1	<1
Emergency Generator	<1	<1	<1	<1	<1	<1	Emergency Generator	<1	<1	<1	<1	<1	<1
Total	<1	1	7	<1	1	<1	Total	<1	1	7	<1	1	<1
Regional Baseline (Buildout Year)	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}	Regional Baseline (Buildout Year)	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Area	<1	<1	<1	<1	<1	<1	Area	<1	<1	<1	<1	<1	<1
Energy	<1	<1	<1	<1	<1	<1	Energy	<1	<1	<1	<1	<1	<1
Mobile	<1	<1	5	<1	1	<1	Mobile	<1	<1	5	<1	1	<1
Emergency Generator	<1	<1	<1	<1	<1	<1	Emergency Generator	<1	<1	<1	<1	<1	<1
Total	<1	<1	6	<1	1	<1	Total	<1	<1	6	<1	1	<1
Regional Buildout (Buildout Year)	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}	Regional Buildout (Buildout Year)	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Area	3	<1	<1	<1	<1	<1	Area	3	<1	<1	<1	<1	<1
Energy	<1	1	<1	<1	<1	<1	Energy	<1	1	1	<1	<1	<1
Mobile	4	4	38	<1	9	2	Mobile	4	4	39	<1	9	2
Emergency Generator	<1	2	1	<1	<1	<1	Emergency Generator	<1	2	1	<1	<1	<1
Total	8	8	40	<1	9	3	Total	8	8	41	<1	9	3
Project Regional (Buildout Less Baseline (Buildout Year))							Project Regional (Buildout Less Baseline (Buildout Year))						
	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}		ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Area	3	<1	<1	<1	<1	<1	Area	3	<1	<1	<1	<1	<1
Energy	<1	<1	<1	<1	<1	<1	Energy	<1	1	<1	<1	<1	<1
Mobile	3	4	33	<1	8	2	Mobile	3	3	33	<1	8	2
Emergency Generator	<1	2	1	<1	<1	<1	Emergency Generator	<1	2	1	<1	<1	<1
Total	7	7	35	<1	8	2	Total	7	7	35	<1	8	2
Threshold	55	55	550	150	150	55	Threshold	55	55	550	150	150	55
Difference	(48)	(48)	(515)	(150)	(142)	(53)	Difference	(48)	(48)	(515)	(150)	(142)	(53)
Impact	No	No	No	No	No	No	Impact	No	No	No	No	No	No
							Percent Reduction: 1% -3% 2% 5% 0% 0%						
Project Localized (Buildout Less Baseline (Buildout Year))							Project Localized (Buildout Less Baseline (Buildout Year))						
Onsite Total	3	2.3			0.15	0.15	Onsite Total	4	2			0	0.2
Threshold	74	680			1	1.0	Threshold	74	680			1	1.0
Difference	(71)	(678)			(1)	(1)	Difference	(70)	(678)			(1)	(1)
Impact	No	No			No	No	Impact	No	No			No	No

1000 Seward Project (Existing Conditions) - Los Angeles-South Coast County, Summer

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

1000 Seward Project (Existing Conditions)

Los Angeles-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	8.44	1000sqft	0.19	8,442.00	0
User Defined Commercial	1.00	User Defined Unit	0.00	0.00	0
High Turnover (Sit Down Restaurant)	2.55	1000sqft	0.06	2,551.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	12	Operational Year		2020	
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MW hr)	770	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Consistency with SB100 RPS for LADWP.

Land Use - Rest = 2,551 sf

Construction Phase - Site Specific Schedule

Off-road Equipment - Site Specific

Off-road Equipment - Site Specific

Trips and VMT - Site Specific

Energy Use - Consistency with Section 120.6(c) CBC

Mobile Commute Mitigation -

Energy Mitigation -

Water Mitigation -

Waste Mitigation -

Fleet Mix -

Table Name	Column Name	Default Value	New Value
tblLandUse	LandUseSquareFeet	8,440.00	8,442.00
tblLandUse	LandUseSquareFeet	2,550.00	2,551.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.029
tblProjectCharacteristics	CO2IntensityFactor	691.98	770
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.006
tblVehicleTrips	CC_TL	8.40	7.35
tblVehicleTrips	CC_TTP	0.00	100.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	2.21	0.00
tblVehicleTrips	ST_TR	122.40	0.00
tblVehicleTrips	ST_TR	0.00	227.00
tblVehicleTrips	SU_TR	0.70	0.00
tblVehicleTrips	SU_TR	142.64	0.00
tblVehicleTrips	SU_TR	0.00	183.00
tblVehicleTrips	WD_TR	9.74	0.00
tblVehicleTrips	WD_TR	112.18	0.00
tblVehicleTrips	WD_TR	0.00	223.00

2.0 Emissions Summary

1000 Seward Project (Existing Conditions) - Los Angeles-South Coast County, Summer

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.2457	1.0000e-005	1.2300e-003	0.0000		0.0000	0.0000		0.0000	0.0000						2.8000e-003
Energy	0.0199	0.1812	0.1522	1.0900e-003		0.0138	0.0138		0.0138	0.0138						218.7325
Mobile	0.7260	0.8701	7.1479	0.0139	1.2786	0.0149	1.2935	0.3406	0.0139	0.3545						1,434.1746
Total	0.9917	1.0513	7.3014	0.0150	1.2786	0.0287	1.3072	0.3406	0.0277	0.3683						1,652.9100

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.2457	1.0000e-005	1.2300e-003	0.0000		0.0000	0.0000		0.0000	0.0000						2.8000e-003
Energy	0.0199	0.1812	0.1522	1.0900e-003		0.0138	0.0138		0.0138	0.0138						218.7325
Mobile	0.7260	0.8701	7.1479	0.0139	1.2786	0.0149	1.2935	0.3406	0.0139	0.3545						1,434.1746
Total	0.9917	1.0513	7.3014	0.0150	1.2786	0.0287	1.3072	0.3406	0.0277	0.3683						1,652.9100

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.7260	0.8701	7.1479	0.0139	1.2786	0.0149	1.2935	0.3406	0.0139	0.3545						1,434.1746
Unmitigated	0.7260	0.8701	7.1479	0.0139	1.2786	0.0149	1.2935	0.3406	0.0139	0.3545						1,434.1746

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated Annual VMT	Mitigated Annual VMT
	Weekday	Saturday	Sunday		
General Office Building	0.00	0.00	0.00		
High Turnover (Sit Down Restaurant)	0.00	0.00	0.00		
User Defined Commercial	223.00	227.00	183.00	582,855	582,855

1000 Seward Project (Existing Conditions) - Los Angeles-South Coast County, Summer

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

Total	223.00	227.00	183.00	582.855	582.855
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4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down Restaurant)	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
User Defined Commercial	0.00	7.35	0.00	0.00	100.00	0.00	100	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Office Building	0.551001	0.059862	0.185577	0.128146	0.022541	0.005543	0.010825	0.007967	0.000967	0.000632	0.022803	0.000681	0.003455
High Turnover (Sit Down Restaurant)	0.551001	0.059862	0.185577	0.128146	0.022541	0.005543	0.010825	0.007967	0.000967	0.000632	0.022803	0.000681	0.003455
User Defined Commercial	0.551001	0.059862	0.185577	0.128146	0.022541	0.005543	0.010825	0.007967	0.000967	0.000632	0.022803	0.000681	0.003455

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day										lb/day					
NaturalGas Mitigated	0.0199	0.1812	0.1522	1.0900e-003		0.0138	0.0138		0.0138	0.0138						218.7325
NaturalGas Unmitigated	0.0199	0.1812	0.1522	1.0900e-003		0.0138	0.0138		0.0138	0.0138						218.7325

5.2 Energy by Land Use - NaturalGas

Unmitigated

Land Use	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	kBTU/yr	lb/day										lb/day					
General Office Building	238.458	2.5700e-003	0.0234	0.0196	1.4000e-004		1.7800e-003	1.7800e-003		1.7800e-003	1.7800e-003						28.2205
High Turnover (Sit Down Restaurant)	1609.79	0.0174	0.1578	0.1326	9.5000e-004		0.0120	0.0120		0.0120	0.0120						190.5120
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						0.0000
Total		0.0199	0.1812	0.1522	1.0900e-003		0.0138	0.0138		0.0138	0.0138						218.7325

Mitigated

Land Use	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	kBTU/yr	lb/day										lb/day					
General Office Building	0.238458	2.5700e-003	0.0234	0.0196	1.4000e-004		1.7800e-003	1.7800e-003		1.7800e-003	1.7800e-003						28.2205

1000 Seward Project (Existing Conditions) - Los Angeles-South Coast County, Summer

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

High Turnover (Sit Down Restaurant)	1.60979	0.0174	0.1578	0.1326	9.5000e-004		0.0120	0.0120		0.0120	0.0120						190.5120
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						0.0000
Total		0.0199	0.1812	0.1522	1.0900e-003		0.0138	0.0138		0.0138	0.0138						218.7325

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.2457	1.0000e-005	1.2300e-003	0.0000		0.0000	0.0000		0.0000	0.0000						2.8000e-003
Unmitigated	0.2457	1.0000e-005	1.2300e-003	0.0000		0.0000	0.0000		0.0000	0.0000						2.8000e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0279					0.0000	0.0000		0.0000	0.0000						0.0000
Consumer Products	0.2177					0.0000	0.0000		0.0000	0.0000						0.0000
Landscaping	1.2000e-004	1.0000e-005	1.2300e-003	0.0000		0.0000	0.0000		0.0000	0.0000						2.8000e-003
Total	0.2457	1.0000e-005	1.2300e-003	0.0000		0.0000	0.0000		0.0000	0.0000						2.8000e-003

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0279					0.0000	0.0000		0.0000	0.0000						0.0000
Consumer Products	0.2177					0.0000	0.0000		0.0000	0.0000						0.0000
Landscaping	1.2000e-004	1.0000e-005	1.2300e-003	0.0000		0.0000	0.0000		0.0000	0.0000						2.8000e-003
Total	0.2457	1.0000e-005	1.2300e-003	0.0000		0.0000	0.0000		0.0000	0.0000						2.8000e-003

7.0 Water Detail

1000 Seward Project (Existing Conditions) - Los Angeles-South Coast County, Summer

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

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

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

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

Equipment Type	Number
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11.0 Vegetation

1000 Seward Project (Existing Conditions) - Los Angeles-South Coast County, Summer

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

1000 Seward Project (Existing Conditions)

Los Angeles-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	8.44	1000sqft	0.19	8,442.00	0
User Defined Commercial	1.00	User Defined Unit	0.00	0.00	0
High Turnover (Sit Down Restaurant)	2.55	1000sqft	0.06	2,551.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	12	Operational Year	2025		
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MW hr)	616	CH4 Intensity (lb/MW hr)	0.033	N2O Intensity (lb/MW hr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Consistency with SB100 RPS for LADWP.

Land Use - Rest = 2,551 sf

Vehicle Trips - Site Specific

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Energy Use - Consistency with Section 120.6(c) CBC

Mobile Commute Mitigation -

Energy Mitigation -

Water Mitigation -

Waste Mitigation -

Fleet Mix -

Table Name	Column Name	Default Value	New Value
tblLandUse	LandUseSquareFeet	8,440.00	8,442.00
tblLandUse	LandUseSquareFeet	2,550.00	2,551.00
tblProjectCharacteristics	CO2IntensityFactor	691.98	616
tblVehicleTrips	CC_TL	8.40	7.35
tblVehicleTrips	CC_TTP	0.00	100.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	2.21	0.00
tblVehicleTrips	ST_TR	122.40	0.00
tblVehicleTrips	ST_TR	0.00	227.00
tblVehicleTrips	SU_TR	0.70	0.00
tblVehicleTrips	SU_TR	142.64	0.00
tblVehicleTrips	SU_TR	0.00	183.00
tblVehicleTrips	WD_TR	9.74	0.00
tblVehicleTrips	WD_TR	112.18	0.00
tblVehicleTrips	WD_TR	0.00	223.00

2.0 Emissions Summary

2.2 Overall Operational

1000 Seward Project (Existing Conditions) - Los Angeles-South Coast County, Summer

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

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.2457	1.0000e-005	1.2200e-003	0.0000		0.0000	0.0000		0.0000	0.0000						2.7900e-003
Energy	0.0199	0.1812	0.1522	1.0900e-003		0.0138	0.0138		0.0138	0.0138						218.7325
Mobile	0.5857	0.5457	5.4625	0.0119	1.2787	8.5500e-003	1.2873	0.3406	7.9400e-003	0.3486						1,232.0407
Total	0.8513	0.7269	5.6160	0.0130	1.2787	0.0223	1.3010	0.3406	0.0217	0.3623						1,450.7760

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.2457	1.0000e-005	1.2200e-003	0.0000		0.0000	0.0000		0.0000	0.0000						2.7900e-003
Energy	0.0199	0.1812	0.1522	1.0900e-003		0.0138	0.0138		0.0138	0.0138						218.7325
Mobile	0.5857	0.5457	5.4625	0.0119	1.2787	8.5500e-003	1.2873	0.3406	7.9400e-003	0.3486						1,232.0407
Total	0.8513	0.7269	5.6160	0.0130	1.2787	0.0223	1.3010	0.3406	0.0217	0.3623						1,450.7760

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.5857	0.5457	5.4625	0.0119	1.2787	8.5500e-003	1.2873	0.3406	7.9400e-003	0.3486						1,232.0407
Unmitigated	0.5857	0.5457	5.4625	0.0119	1.2787	8.5500e-003	1.2873	0.3406	7.9400e-003	0.3486						1,232.0407

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated Annual VMT	Mitigated Annual VMT
	Weekday	Saturday	Sunday		
General Office Building	0.00	0.00	0.00		
High Turnover (Sit Down Restaurant)	0.00	0.00	0.00		
User Defined Commercial	223.00	227.00	183.00	582,855	582,855
Total	223.00	227.00	183.00	582,855	582,855

4.3 Trip Type Information

1000 Seward Project (Existing Conditions) - Los Angeles-South Coast County, Summer

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

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down Restaurant)	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
User Defined Commercial	0.00	7.35	0.00	0.00	100.00	0.00	100	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Office Building	0.540171	0.064547	0.189075	0.126673	0.023412	0.006384	0.010926	0.008089	0.000929	0.000597	0.025155	0.000706	0.003335
High Turnover (Sit Down Restaurant)	0.540171	0.064547	0.189075	0.126673	0.023412	0.006384	0.010926	0.008089	0.000929	0.000597	0.025155	0.000706	0.003335
User Defined Commercial	0.540171	0.064547	0.189075	0.126673	0.023412	0.006384	0.010926	0.008089	0.000929	0.000597	0.025155	0.000706	0.003335

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day										lb/day					
NaturalGas Mitigated	0.0199	0.1812	0.1522	1.0900e-003		0.0138	0.0138		0.0138	0.0138						218.7325
NaturalGas Unmitigated	0.0199	0.1812	0.1522	1.0900e-003		0.0138	0.0138		0.0138	0.0138						218.7325

5.2 Energy by Land Use - NaturalGas

Unmitigated

Land Use	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	kBTU/yr	lb/day										lb/day					
General Office Building	238.458	2.5700e-003	0.0234	0.0196	1.4000e-004		1.7800e-003	1.7800e-003		1.7800e-003	1.7800e-003						28.2205
High Turnover (Sit Down Restaurant)	1609.79	0.0174	0.1578	0.1326	9.5000e-004		0.0120	0.0120		0.0120	0.0120						190.5120
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						0.0000
Total		0.0199	0.1812	0.1522	1.0900e-003		0.0138	0.0138		0.0138	0.0138						218.7325

Mitigated

Land Use	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	kBTU/yr	lb/day										lb/day					
General Office Building	0.238458	2.5700e-003	0.0234	0.0196	1.4000e-004		1.7800e-003	1.7800e-003		1.7800e-003	1.7800e-003						28.2205
High Turnover (Sit Down Restaurant)	1.60979	0.0174	0.1578	0.1326	9.5000e-004		0.0120	0.0120		0.0120	0.0120						190.5120
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						0.0000

1000 Seward Project (Existing Conditions) - Los Angeles-South Coast County, Summer

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

Total		0.0199	0.1812	0.1522	1.0900e-003		0.0138	0.0138		0.0138	0.0138						218.7325
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6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.2457	1.0000e-005	1.2200e-003	0.0000		0.0000	0.0000		0.0000	0.0000						2.7900e-003
Unmitigated	0.2457	1.0000e-005	1.2200e-003	0.0000		0.0000	0.0000		0.0000	0.0000						2.7900e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0279					0.0000	0.0000		0.0000	0.0000						0.0000
Consumer Products	0.2177					0.0000	0.0000		0.0000	0.0000						0.0000
Landscaping	1.1000e-004	1.0000e-005	1.2200e-003	0.0000		0.0000	0.0000		0.0000	0.0000						2.7900e-003
Total	0.2457	1.0000e-005	1.2200e-003	0.0000		0.0000	0.0000		0.0000	0.0000						2.7900e-003

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0279					0.0000	0.0000		0.0000	0.0000						0.0000
Consumer Products	0.2177					0.0000	0.0000		0.0000	0.0000						0.0000
Landscaping	1.1000e-004	1.0000e-005	1.2200e-003	0.0000		0.0000	0.0000		0.0000	0.0000						2.7900e-003
Total	0.2457	1.0000e-005	1.2200e-003	0.0000		0.0000	0.0000		0.0000	0.0000						2.7900e-003

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

1000 Seward Project (Existing Conditions) - Los Angeles-South Coast County, Summer

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

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

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

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

Equipment Type	Number
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11.0 Vegetation

1000 Seward Project - Los Angeles-South Coast County, Summer

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

1000 Seward Project
Los Angeles-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	136.20	1000sqft	3.13	136,200.00	0
User Defined Commercial	1.00	User Defined Unit	0.00	0.00	0
Enclosed Parking Structure	310.00	Space	2.79	124,000.00	0
High Turnover (Sit Down Restaurant)	12.20	1000sqft	0.28	12,200.00	0
Strip Mall	2.20	1000sqft	0.05	2,200.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	12			Operational Year	2025
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	616	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Consistency with SB100 RPS for LADWP.

Land Use -

Construction Phase - Site Specific Schedule

Off-road Equipment - Site Specific

Off-road Equipment - Site Specific

Off-road Equipment - Site Specific

Off-road Equipment - Site Specific

Off-road Equipment - Site Specific

Off-road Equipment - Site Specific

Trips and VMT - Site Specific

Demolition -

Grading -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	108.00
tblConstructionPhase	NumDays	230.00	363.00
tblConstructionPhase	NumDays	20.00	16.00
tblConstructionPhase	NumDays	20.00	127.00
tblConstructionPhase	NumDays	20.00	108.00
tblConstructionPhase	NumDays	10.00	2.00
tblGrading	MaterialExported	0.00	55,000.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00

1000 Seward Project - Los Angeles-South Coast County, Summer

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

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblProjectCharacteristics	CO2IntensityFactor	691.98	616
tblTripsAndVMT	HaulingTripNumber	50.00	0.00
tblTripsAndVMT	HaulingTripNumber	6,875.00	0.00
tblTripsAndVMT	VendorTripLength	6.90	68.00
tblTripsAndVMT	VendorTripLength	6.90	68.00
tblTripsAndVMT	VendorTripLength	6.90	13.80
tblTripsAndVMT	VendorTripLength	6.90	13.80
tblTripsAndVMT	VendorTripLength	6.90	13.80
tblTripsAndVMT	VendorTripLength	6.90	13.80
tblTripsAndVMT	VendorTripNumber	45.00	0.00
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tblTripsAndVMT	WorkerTripNumber	10.00	0.00
tblTripsAndVMT	WorkerTripNumber	15.00	0.00
tblTripsAndVMT	WorkerTripNumber	18.00	0.00
tblTripsAndVMT	WorkerTripNumber	101.00	0.00
tblTripsAndVMT	WorkerTripNumber	10.00	0.00
tblTripsAndVMT	WorkerTripNumber	20.00	0.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	1.5460	16.7615	10.6521	0.0337	0.6767	0.6108	1.1901	0.1025	0.5628	0.6274						
2023	3.0028	25.0815	28.4592	0.0532	0.5792	1.1583	1.1583	0.0647	1.1392	1.1392						
2024	15.3606	17.1434	24.6178	0.0387	0.0000	0.7567	0.7567	0.0000	0.7281	0.7281						
Maximum	15.3606	25.0815	28.4592	0.0532	0.6767	1.1583	1.1901	0.1025	1.1392	1.1392						

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	1.5460	16.7615	10.6521	0.0337	0.2639	0.6108	0.8367	0.0400	0.5628	0.5880						
2023	3.0028	25.0815	28.4592	0.0532	0.2259	1.1583	1.1583	0.0252	1.1392	1.1392						
2024	15.3606	17.1434	24.6178	0.0387	0.0000	0.7567	0.7567	0.0000	0.7281	0.7281						

1000 Seward Project - Los Angeles-South Coast County, Summer

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

Maximum	15.3606	25.0815	28.4592	0.0532	0.2639	1.1583	1.1583	0.0400	1.1392	1.1392						
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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	61.00	0.00	11.38	61.00	0.00	1.58	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	9/1/2022	9/22/2022	5	16	
2	Grading	Grading	9/23/2022	3/20/2023	5	127	
3	Mat Foundation	Site Preparation	4/1/2023	4/4/2023	5	2	
4	Building Construction	Building Construction	4/11/2023	8/29/2024	5	363	
5	Paving	Paving	4/1/2024	8/28/2024	5	108	
6	Architectural Coating	Architectural Coating	4/1/2024	8/28/2024	5	108	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 63.5

Acres of Paving: 2.79

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 225,900; Non-Residential Outdoor: 75,300; Striped Parking Area: 7,440

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Excavators	1	8.00	158	0.38
Demolition	Rubber Tired Dozers	0	8.00	247	0.40
Demolition	Rubber Tired Loaders	2	8.00	203	0.36
Demolition	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Bore/Drill Rigs	1	8.00	221	0.50
Grading	Cranes	1	8.00	231	0.29
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Plate Compactors	1	8.00	8	0.43
Grading	Rubber Tired Dozers	0	8.00	247	0.40
Grading	Rubber Tired Loaders	1	8.00	203	0.36
Grading	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Mat Foundation	Cranes	1	12.00	231	0.29
Mat Foundation	Pumps	4	12.00	84	0.74
Mat Foundation	Rubber Tired Dozers	0	8.00	247	0.40
Mat Foundation	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Mat Foundation	Welders	2	8.00	46	0.45
Building Construction	Aerial Lifts	2	8.00	63	0.31
Building Construction	Air Compressors	2	8.00	78	0.48
Building Construction	Cranes	0	7.00	231	0.29
Building Construction	Forklifts	2	8.00	89	0.20
Building Construction	Generator Sets	0	8.00	84	0.74
Building Construction	Plate Compactors	1	8.00	8	0.43
Building Construction	Pumps	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	7.00	97	0.37

1000 Seward Project - Los Angeles-South Coast County, Summer

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

Building Construction	Welders	2	8.00	46	0.45
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Paving	Pavers	0	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	1	8.00	80	0.38
Paving	Skid Steer Loaders	1	8.00	65	0.37
Architectural Coating	Air Compressors	0	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	0.00	0.00	0.00	14.70	68.00	20.00	LD_Mix	HHDT	HHDT
Grading	6	0.00	0.00	0.00	14.70	68.00	20.00	LD_Mix	HHDT	HHDT
Mat Foundation	7	0.00	0.00	0.00	14.70	13.80	20.00	LD_Mix	HHDT	HHDT
Building Construction	11	0.00	0.00	0.00	14.70	13.80	20.00	LD_Mix	HHDT	HHDT
Paving	4	0.00	0.00	0.00	14.70	13.80	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	0	0.00	0.00	0.00	14.70	13.80	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Demolition - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.6767	0.0000	0.6767	0.1025	0.0000	0.1025						
Off-Road	0.9499	9.5026	8.5555	0.0208		0.3790	0.3790		0.3487	0.3487						
Total	0.9499	9.5026	8.5555	0.0208	0.6767	0.3790	1.0557	0.1025	0.3487	0.4511						

Unmitigated Construction Off-Site

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

Mitigated Construction On-Site

1000 Seward Project - Los Angeles-South Coast County, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.2639	0.0000	0.2639	0.0400	0.0000	0.0400						
Off-Road	0.9499	9.5026	8.5555	0.0208		0.3790	0.3790		0.3487	0.3487						
Total	0.9499	9.5026	8.5555	0.0208	0.2639	0.3790	0.6429	0.0400	0.3487	0.3886						

Mitigated Construction Off-Site

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

3.3 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.5792	0.0000	0.5792	0.0647	0.0000	0.0647						
Off-Road	1.5460	16.7615	10.6521	0.0337		0.6108	0.6108		0.5628	0.5628						
Total	1.5460	16.7615	10.6521	0.0337	0.5792	0.6108	1.1901	0.0647	0.5628	0.6274						

Unmitigated Construction Off-Site

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

1000 Seward Project - Los Angeles-South Coast County, Summer

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.2259	0.0000	0.2259	0.0252	0.0000	0.0252						
Off-Road	1.5460	16.7615	10.6521	0.0337		0.6108	0.6108		0.5628	0.5628						
Total	1.5460	16.7615	10.6521	0.0337	0.2259	0.6108	0.8367	0.0252	0.5628	0.5880						

Mitigated Construction Off-Site

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

3.3 Grading - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.5792	0.0000	0.5792	0.0647	0.0000	0.0647						
Off-Road	1.4493	14.9627	10.5379	0.0338		0.5506	0.5506		0.5073	0.5073						
Total	1.4493	14.9627	10.5379	0.0338	0.5792	0.5506	1.1298	0.0647	0.5073	0.5720						

Unmitigated Construction Off-Site

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

1000 Seward Project - Los Angeles-South Coast County, Summer

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.2259	0.0000	0.2259	0.0252	0.0000	0.0252						
Off-Road	1.4493	14.9627	10.5379	0.0338		0.5506	0.5506		0.5073	0.5073						
Total	1.4493	14.9627	10.5379	0.0338	0.2259	0.5506	0.7765	0.0252	0.5073	0.5326						

Mitigated Construction Off-Site

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

3.4 Mat Foundation - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Off-Road	3.0028	25.0815	28.4592	0.0532		1.1583	1.1583		1.1392	1.1392						
Total	3.0028	25.0815	28.4592	0.0532	0.0000	1.1583	1.1583	0.0000	1.1392	1.1392						

Unmitigated Construction Off-Site

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

1000 Seward Project - Los Angeles-South Coast County, Summer

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

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Off-Road	3.0028	25.0815	28.4592	0.0532		1.1583	1.1583		1.1392	1.1392						
Total	3.0028	25.0815	28.4592	0.0532	0.0000	1.1583	1.1583	0.0000	1.1392	1.1392						

Mitigated Construction Off-Site

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

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7947	13.6495	18.5473	0.0292		0.6471	0.6471		0.6308	0.6308						
Total	1.7947	13.6495	18.5473	0.0292		0.6471	0.6471		0.6308	0.6308						

Unmitigated Construction Off-Site

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

1000 Seward Project - Los Angeles-South Coast County, Summer

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

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

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7947	13.6495	18.5473	0.0292		0.6471	0.6471		0.6308	0.6308						
Total	1.7947	13.6495	18.5473	0.0292		0.6471	0.6471		0.6308	0.6308						

Mitigated Construction Off-Site

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

3.5 Building Construction - 2024

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6833	12.9283	18.5050	0.0292		0.5629	0.5629		0.5486	0.5486						
Total	1.6833	12.9283	18.5050	0.0292		0.5629	0.5629		0.5486	0.5486						

Unmitigated Construction Off-Site

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

1000 Seward Project - Los Angeles-South Coast County, Summer

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

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6833	12.9283	18.5050	0.0292		0.5629	0.5629		0.5486	0.5486						
Total	1.6833	12.9283	18.5050	0.0292		0.5629	0.5629		0.5486	0.5486						

Mitigated Construction Off-Site

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

3.6 Paving - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.4315	4.2151	6.1128	9.4800e-003		0.1938	0.1938		0.1794	0.1794						
Paving	0.0000					0.0000	0.0000		0.0000	0.0000						
Total	0.4315	4.2151	6.1128	9.4800e-003		0.1938	0.1938		0.1794	0.1794						

Unmitigated Construction Off-Site

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

1000 Seward Project - Los Angeles-South Coast County, Summer

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

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.4315	4.2151	6.1128	9.4800e-003		0.1938	0.1938		0.1794	0.1794						
Paving	0.0000					0.0000	0.0000		0.0000	0.0000						
Total	0.4315	4.2151	6.1128	9.4800e-003		0.1938	0.1938		0.1794	0.1794						

Mitigated Construction Off-Site

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

3.7 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	13.2458					0.0000	0.0000		0.0000	0.0000						
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
Total	13.2458	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						

Unmitigated Construction Off-Site

1000 Seward Project - Los Angeles-South Coast County, Summer

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

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	13.2458					0.0000	0.0000		0.0000	0.0000						
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
Total	13.2458	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						

Mitigated Construction Off-Site

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

1000 Seward Project - Los Angeles-South Coast County, Summer

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

1000 Seward Project
Los Angeles-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	136.20	1000sqft	3.13	136,200.00	0
User Defined Commercial	1.00	User Defined Unit	0.00	0.00	0
Enclosed Parking Structure	310.00	Space	2.79	124,000.00	0
High Turnover (Sit Down Restaurant)	12.20	1000sqft	0.28	12,200.00	0
Strip Mall	2.20	1000sqft	0.05	2,200.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	12			Operational Year	2025
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	616	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Consistency with SB100 RPS for LADWP.

Land Use -

Construction Phase - Site Specific Schedule

Off-road Equipment - Site Specific

Off-road Equipment - Site Specific

Off-road Equipment - Site Specific

Off-road Equipment - Site Specific

Off-road Equipment - Site Specific

Off-road Equipment - Site Specific

Trips and VMT - Site Specific

Demolition -

Grading -

Vehicle Trips - Site Specific

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Energy Use - Consistency with Section 120.6(c) CBC

Water And Wastewater -

Solid Waste -

Construction Off-road Equipment Mitigation -

Mobile Commute Mitigation -

Energy Mitigation -

Water Mitigation -

Waste Mitigation -

Fleet Mix -

Stationary Sources - Emergency Generators and Fire Pumps -

Stationary Sources - Emergency Generators and Fire Pumps EF - SCAQMD Rule 1470

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	108.00
tblConstructionPhase	NumDays	230.00	363.00
tblConstructionPhase	NumDays	20.00	16.00

1000 Seward Project - Los Angeles-South Coast County, Summer

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

tblConstructionPhase	NumDays	20.00	127.00
tblConstructionPhase	NumDays	20.00	108.00
tblConstructionPhase	NumDays	10.00	2.00
tblGrading	MaterialExported	0.00	55,000.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblProjectCharacteristics	CO2IntensityFactor	691.98	616
tblStationaryGeneratorsPumpsEF	CH4_EF	0.07	0.07
tblStationaryGeneratorsPumpsEF	ROG_EF	2.2480e-003	2.2477e-003
tblStationaryGeneratorsPumpsUse	HorsePowerValue	0.00	1,360.00
tblStationaryGeneratorsPumpsUse	HoursPerDay	0.00	0.25
tblStationaryGeneratorsPumpsUse	HoursPerYear	0.00	200.00
tblStationaryGeneratorsPumpsUse	NumberOfEquipment	0.00	1.00
tblTripsAndVMT	HaulingTripNumber	50.00	0.00
tblTripsAndVMT	HaulingTripNumber	6,875.00	0.00
tblTripsAndVMT	VendorTripLength	6.90	68.00
tblTripsAndVMT	VendorTripLength	6.90	68.00
tblTripsAndVMT	VendorTripLength	6.90	13.80
tblTripsAndVMT	VendorTripLength	6.90	13.80
tblTripsAndVMT	VendorTripLength	6.90	13.80
tblTripsAndVMT	VendorTripLength	6.90	13.80
tblTripsAndVMT	VendorTripNumber	0.00	25.00
tblTripsAndVMT	VendorTripNumber	0.00	115.00
tblTripsAndVMT	VendorTripNumber	0.00	180.00
tblTripsAndVMT	VendorTripNumber	45.00	95.00
tblTripsAndVMT	VendorTripNumber	0.00	15.00
tblTripsAndVMT	VendorTripNumber	0.00	15.00
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tblTripsAndVMT	WorkerTripNumber	10.00	25.00
tblTripsAndVMT	WorkerTripNumber	15.00	75.00
tblTripsAndVMT	WorkerTripNumber	18.00	100.00
tblTripsAndVMT	WorkerTripNumber	101.00	350.00
tblTripsAndVMT	WorkerTripNumber	10.00	75.00
tblVehicleTrips	CC_TL	8.40	7.70
tblVehicleTrips	CC_TTP	0.00	100.00
tblVehicleTrips	CNW_TL	6.90	0.00

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

tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	2.21	0.00
tblVehicleTrips	ST_TR	122.40	0.00
tblVehicleTrips	ST_TR	42.04	0.00
tblVehicleTrips	ST_TR	0.00	1,148.00
tblVehicleTrips	SU_TR	0.70	0.00
tblVehicleTrips	SU_TR	142.64	0.00
tblVehicleTrips	SU_TR	20.43	0.00
tblVehicleTrips	SU_TR	0.00	876.00
tblVehicleTrips	WD_TR	9.74	0.00
tblVehicleTrips	WD_TR	112.18	0.00
tblVehicleTrips	WD_TR	44.32	0.00
tblVehicleTrips	WD_TR	0.00	1,542.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	3.3290	77.3884	25.1128	0.2769	8.2556	1.1003	9.3559		1.0308	3.1921						
2023	3.6524	61.1837	37.2304	0.2627	8.2558	1.2679	9.1305		1.2438	2.9785						
2024	16.9076	29.1043	42.9224	0.1306	6.5057	0.8515	7.3571		0.8177	2.5620						
Maximum	16.9076	77.3884	42.9224	0.2769	8.2558	1.2679	9.3559		1.2438	3.1921						

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	3.3290	77.3884	25.1128	0.2769	7.9023	1.1003	9.0026		1.0308	3.1526						
2023	3.6524	61.1837	37.2304	0.2627	7.9025	1.2679	8.7771		1.2438	2.9391						
2024	16.9076	29.1043	42.9224	0.1306	6.5057	0.8515	7.3571		0.8177	2.5620						
Maximum	16.9076	77.3884	42.9224	0.2769	7.9025	1.2679	9.0026		1.2438	3.1526						

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	3.07	0.00	2.73	0.00	0.00	0.90	0.00	0.00	0.00	0.00	0.00	0.00

2.2 Overall Operational

Unmitigated Operational

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.4221	4.3000e-004	0.0470	0.0000		1.7000e-004	1.7000e-004		1.7000e-004	1.7000e-004						
Energy	0.1246	1.1329	0.9517	6.8000e-003		0.0861	0.0861		0.0861	0.0861						
Mobile	4.0704	3.8414	38.5589	0.0847	9.0999	0.0606	9.1605		0.0563	2.4803						
Stationary	0.5579	2.4952	1.4227	2.6800e-003		0.0821	0.0821		0.0821	0.0821						
Total	8.1749	7.4699	40.9803	0.0942	9.0999	0.2289	9.3288		0.2246	2.6487						

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.4221	4.3000e-004	0.0470	0.0000		1.7000e-004	1.7000e-004		1.7000e-004	1.7000e-004						
Energy	0.1246	1.1329	0.9517	6.8000e-003		0.0861	0.0861		0.0861	0.0861						
Mobile	4.0704	3.8414	38.5589	0.0847	9.0999	0.0606	9.1605		0.0563	2.4803						
Stationary	0.5579	2.4952	1.4227	2.6800e-003		0.0821	0.0821		0.0821	0.0821						
Total	8.1749	7.4699	40.9803	0.0942	9.0999	0.2289	9.3288		0.2246	2.6487						

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

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	9/1/2022	9/22/2022	5	16	
2	Grading	Grading	9/23/2022	3/20/2023	5	127	
3	Mat Foundation	Site Preparation	4/1/2023	4/4/2023	5	2	
4	Building Construction	Building Construction	4/11/2023	8/29/2024	5	363	
5	Paving	Paving	4/1/2024	8/28/2024	5	108	
6	Architectural Coating	Architectural Coating	4/1/2024	8/28/2024	5	108	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 63.5

Acres of Paving: 2.79

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 225,900; Non-Residential Outdoor: 75,300; Striped Parking Area: 7,440

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73

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

Demolition	Excavators	1	8.00	158	0.38
Demolition	Rubber Tired Dozers	0	8.00	247	0.40
Demolition	Rubber Tired Loaders	2	8.00	203	0.36
Demolition	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Bore/Drill Rigs	1	8.00	221	0.50
Grading	Cranes	1	8.00	231	0.29
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Plate Compactors	1	8.00	8	0.43
Grading	Rubber Tired Dozers	0	8.00	247	0.40
Grading	Rubber Tired Loaders	1	8.00	203	0.36
Grading	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Mat Foundation	Cranes	1	12.00	231	0.29
Mat Foundation	Pumps	4	12.00	84	0.74
Mat Foundation	Rubber Tired Dozers	0	8.00	247	0.40
Mat Foundation	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Mat Foundation	Welders	2	8.00	46	0.45
Building Construction	Aerial Lifts	2	8.00	63	0.31
Building Construction	Air Compressors	2	8.00	78	0.48
Building Construction	Cranes	0	7.00	231	0.29
Building Construction	Forklifts	2	8.00	89	0.20
Building Construction	Generator Sets	0	8.00	84	0.74
Building Construction	Plate Compactors	1	8.00	8	0.43
Building Construction	Pumps	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Building Construction	Welders	2	8.00	46	0.45
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Paving	Pavers	0	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	1	8.00	80	0.38
Paving	Skid Steer Loaders	1	8.00	65	0.37
Architectural Coating	Air Compressors	0	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	25.00	25.00	0.00	14.70	68.00	20.00	LD_Mix	HHDT	HHDT
Grading	6	75.00	115.00	0.00	14.70	68.00	20.00	LD_Mix	HHDT	HHDT
Mat Foundation	7	100.00	180.00	0.00	14.70	13.80	20.00	LD_Mix	HHDT	HHDT
Building Construction	11	350.00	95.00	0.00	14.70	13.80	20.00	LD_Mix	HHDT	HHDT
Paving	4	75.00	15.00	0.00	14.70	13.80	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	0	20.00	15.00	0.00	14.70	13.80	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Demolition - 2022

Unmitigated Construction On-Site

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

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

Fugitive Dust					0.6767	0.0000	0.6767		0.0000	0.1025						
Off-Road	0.9499	9.5026	8.5555	0.0208		0.3790	0.3790		0.3487	0.3487						
Total	0.9499	9.5026	8.5555	0.0208	0.6767	0.3790	1.0557		0.3487	0.4511						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000						
Vendor	0.3312	13.1386	2.5019	0.0512	1.4865	0.1052	1.5918		0.1007	0.5081						
Worker	0.0865	0.0631	0.9840	2.5600e-003	0.2794	1.7900e-003	0.2812		1.6500e-003	0.0758						
Total	0.4177	13.2017	3.4859	0.0538	1.7660	0.1070	1.8730		0.1023	0.5839						

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.2639	0.0000	0.2639		0.0000	0.0400						
Off-Road	0.9499	9.5026	8.5555	0.0208		0.3790	0.3790		0.3487	0.3487						
Total	0.9499	9.5026	8.5555	0.0208	0.2639	0.3790	0.6429		0.3487	0.3886						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000						
Vendor	0.3312	13.1386	2.5019	0.0512	1.4865	0.1052	1.5918		0.1007	0.5081						
Worker	0.0865	0.0631	0.9840	2.5600e-003	0.2794	1.7900e-003	0.2812		1.6500e-003	0.0758						
Total	0.4177	13.2017	3.4859	0.0538	1.7660	0.1070	1.8730		0.1023	0.5839						

3.3 Grading - 2022

Unmitigated Construction On-Site

1000 Seward Project - Los Angeles-South Coast County, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.5792	0.0000	0.5792		0.0000	0.0647						
Off-Road	1.5460	16.7615	10.6521	0.0337		0.6108	0.6108		0.5628	0.5628						
Total	1.5460	16.7615	10.6521	0.0337	0.5792	0.6108	1.1901		0.5628	0.6274						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000						
Vendor	1.5236	60.4375	11.5089	0.2355	6.8381	0.4841	7.3221		0.4631	2.3374						
Worker	0.2595	0.1894	2.9519	7.6700e-003	0.8383	5.3600e-003	0.8437		4.9400e-003	0.2273						
Total	1.7830	60.6269	14.4608	0.2431	7.6764	0.4894	8.1658		0.4681	2.5647						

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.2259	0.0000	0.2259		0.0000	0.0252						
Off-Road	1.5460	16.7615	10.6521	0.0337		0.6108	0.6108		0.5628	0.5628						
Total	1.5460	16.7615	10.6521	0.0337	0.2259	0.6108	0.8367		0.5628	0.5880						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000						
Vendor	1.5236	60.4375	11.5089	0.2355	6.8381	0.4841	7.3221		0.4631	2.3374						
Worker	0.2595	0.1894	2.9519	7.6700e-003	0.8383	5.3600e-003	0.8437		4.9400e-003	0.2273						
Total	1.7830	60.6269	14.4608	0.2431	7.6764	0.4894	8.1658		0.4681	2.5647						

3.3 Grading - 2023

1000 Seward Project - Los Angeles-South Coast County, Summer

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

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.5792	0.0000	0.5792		0.0000	0.0647						
Off-Road	1.4493	14.9627	10.5379	0.0338		0.5506	0.5506		0.5073	0.5073						
Total	1.4493	14.9627	10.5379	0.0338	0.5792	0.5506	1.1298		0.5073	0.5720						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000						
Vendor	0.5504	46.0537	9.5049	0.2215	6.8383	0.3190	7.1573		0.3052	2.1796						
Worker	0.2400	0.1673	2.7105	7.4200e-003	0.8383	5.0400e-003	0.8434		4.6400e-003	0.2270						
Total	0.7904	46.2210	12.2154	0.2289	7.6766	0.3241	8.0007		0.3099	2.4065						

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.2259	0.0000	0.2259		0.0000	0.0252						
Off-Road	1.4493	14.9627	10.5379	0.0338		0.5506	0.5506		0.5073	0.5073						
Total	1.4493	14.9627	10.5379	0.0338	0.2259	0.5506	0.7765		0.5073	0.5326						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000						
Vendor	0.5504	46.0537	9.5049	0.2215	6.8383	0.3190	7.1573		0.3052	2.1796						
Worker	0.2400	0.1673	2.7105	7.4200e-003	0.8383	5.0400e-003	0.8434		4.6400e-003	0.2270						
Total	0.7904	46.2210	12.2154	0.2289	7.6766	0.3241	8.0007		0.3099	2.4065						

1000 Seward Project - Los Angeles-South Coast County, Summer

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

3.4 Mat Foundation - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0000	0.0000	0.0000		0.0000	0.0000						
Off-Road	3.0028	25.0815	28.4592	0.0532		1.1583	1.1583		1.1392	1.1392						
Total	3.0028	25.0815	28.4592	0.0532	0.0000	1.1583	1.1583		1.1392	1.1392						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000						
Vendor	0.3295	17.2112	5.1573	0.0741	2.1752	0.1028	2.2780		0.0984	0.6948						
Worker	0.3200	0.2231	3.6140	9.8900e-003	1.1178	6.7200e-003	1.1245		6.1900e-003	0.3026						
Total	0.6495	17.4343	8.7713	0.0840	3.2930	0.1095	3.4025		0.1045	0.9975						

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0000	0.0000	0.0000		0.0000	0.0000						
Off-Road	3.0028	25.0815	28.4592	0.0532		1.1583	1.1583		1.1392	1.1392						
Total	3.0028	25.0815	28.4592	0.0532	0.0000	1.1583	1.1583		1.1392	1.1392						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000						
Vendor	0.3295	17.2112	5.1573	0.0741	2.1752	0.1028	2.2780		0.0984	0.6948						

1000 Seward Project - Los Angeles-South Coast County, Summer

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

Worker	0.3200	0.2231	3.6140	9.8900e-003	1.1178	6.7200e-003	1.1245		6.1900e-003	0.3026						
Total	0.6495	17.4343	8.7713	0.0840	3.2930	0.1095	3.4025		0.1045	0.9975						

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7947	13.6495	18.5473	0.0292		0.6471	0.6471		0.6308	0.6308						
Total	1.7947	13.6495	18.5473	0.0292		0.6471	0.6471		0.6308	0.6308						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000						
Vendor	0.1739	9.0837	2.7219	0.0391	1.1480	0.0543	1.2023		0.0519	0.3667						
Worker	1.1201	0.7808	12.6490	0.0346	3.9122	0.0235	3.9357		0.0217	1.0592						
Total	1.2940	9.8645	15.3709	0.0737	5.0602	0.0778	5.1380		0.0736	1.4259						

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7947	13.6495	18.5473	0.0292		0.6471	0.6471		0.6308	0.6308						
Total	1.7947	13.6495	18.5473	0.0292		0.6471	0.6471		0.6308	0.6308						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000						
Vendor	0.1739	9.0837	2.7219	0.0391	1.1480	0.0543	1.2023		0.0519	0.3667						

1000 Seward Project - Los Angeles-South Coast County, Summer

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

Worker	1.1201	0.7808	12.6490	0.0346	3.9122	0.0235	3.9357		0.0217	1.0592						
Total	1.2940	9.8645	15.3709	0.0737	5.0602	0.0778	5.1380		0.0736	1.4259						

3.5 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6833	12.9283	18.5050	0.0292		0.5629	0.5629		0.5486	0.5486						
Total	1.6833	12.9283	18.5050	0.0292		0.5629	0.5629		0.5486	0.5486						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000						
Vendor	0.1729	9.1028	2.7621	0.0385	1.1481	0.0547	1.2027		0.0523	0.3671						
Worker	1.0435	0.6970	11.7539	0.0337	3.9122	0.0225	3.9347		0.0207	1.0583						
Total	1.2165	9.7998	14.5159	0.0721	5.0602	0.0772	5.1374		0.0731	1.4254						

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6833	12.9283	18.5050	0.0292		0.5629	0.5629		0.5486	0.5486						
Total	1.6833	12.9283	18.5050	0.0292		0.5629	0.5629		0.5486	0.5486						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000						
Vendor	0.1729	9.1028	2.7621	0.0385	1.1481	0.0547	1.2027		0.0523	0.3671						

1000 Seward Project - Los Angeles-South Coast County, Summer

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

Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0237	0.9860	0.2992	5.2800e-003	0.1918	5.7400e-003	0.1975	5.4900e-003	0.0607							
Worker	0.2236	0.1494	2.5187	7.2100e-003	0.8383	4.8300e-003	0.8432	4.4400e-003	0.2268							
Total	0.2473	1.1353	2.8179	0.0125	1.0301	0.0106	1.0407	9.9300e-003	0.2874							

3.7 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	13.2458					0.0000	0.0000		0.0000	0.0000						
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
Total	13.2458	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000						
Vendor	0.0237	0.9860	0.2992	5.2800e-003	0.1918	5.7400e-003	0.1975		5.4900e-003	0.0607						
Worker	0.0596	0.0398	0.6717	1.9200e-003	0.2236	1.2900e-003	0.2248		1.1900e-003	0.0605						
Total	0.0833	1.0258	0.9709	7.2000e-003	0.4153	7.0300e-003	0.4224		6.6800e-003	0.1211						

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	13.2458					0.0000	0.0000		0.0000	0.0000						
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
Total	13.2458	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						

Mitigated Construction Off-Site

1000 Seward Project - Los Angeles-South Coast County, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000						
Vendor	0.0237	0.9860	0.2992	5.2900e-003	0.1918	5.7400e-003	0.1975		5.4900e-003	0.0607						
Worker	0.0596	0.0398	0.6717	1.9200e-003	0.2236	1.2900e-003	0.2248		1.1900e-003	0.0605						
Total	0.0833	1.0258	0.9709	7.2000e-003	0.4153	7.0300e-003	0.4224		6.6800e-003	0.1211						

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	4.0704	3.8414	38.5589	0.0847	9.0999	0.0606	9.1605		0.0563	2.4803						
Unmitigated	4.0704	3.8414	38.5589	0.0847	9.0999	0.0606	9.1605		0.0563	2.4803						

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated Annual VMT	Mitigated Annual VMT
	Weekday	Saturday	Sunday		
Enclosed Parking Structure	0.00	0.00	0.00		
General Office Building	0.00	0.00	0.00		
High Turnover (Sit Down Restaurant)	0.00	0.00	0.00		
Strip Mall	0.00	0.00	0.00		
User Defined Commercial	1,542.00	1,148.00	876.00	3,897,494	3,897,494
Total	1,542.00	1,148.00	876.00	3,897,494	3,897,494

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Enclosed Parking Structure	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down Restaurant)	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15
User Defined Commercial	0.00	7.70	0.00	0.00	100.00	0.00	100	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Enclosed Parking Structure	0.540171	0.064547	0.189075	0.126673	0.023412	0.006384	0.010926	0.008089	0.000929	0.000597	0.025155	0.000706	0.003335
General Office Building	0.540171	0.064547	0.189075	0.126673	0.023412	0.006384	0.010926	0.008089	0.000929	0.000597	0.025155	0.000706	0.003335
High Turnover (Sit Down Restaurant)	0.540171	0.064547	0.189075	0.126673	0.023412	0.006384	0.010926	0.008089	0.000929	0.000597	0.025155	0.000706	0.003335
Strip Mall	0.540171	0.064547	0.189075	0.126673	0.023412	0.006384	0.010926	0.008089	0.000929	0.000597	0.025155	0.000706	0.003335
User Defined Commercial	0.540171	0.064547	0.189075	0.126673	0.023412	0.006384	0.010926	0.008089	0.000929	0.000597	0.025155	0.000706	0.003335

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

1000 Seward Project - Los Angeles-South Coast County, Summer

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

Install High Efficiency Lighting

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.1246	1.1329	0.9517	6.8000e-003		0.0861	0.0861		0.0861	0.0861						
NaturalGas Unmitigated	0.1246	1.1329	0.9517	6.8000e-003		0.0861	0.0861		0.0861	0.0861						

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
General Office Building	3847.18	0.0415	0.3772	0.3168	2.2600e-003		0.0287	0.0287		0.0287	0.0287						
High Turnover (Sit Down Restaurant)	7698.7	0.0830	0.7548	0.6340	4.5300e-003		0.0574	0.0574		0.0574	0.0574						
Strip Mail	8.82466	1.1000e-004	9.6000e-004	8.1000e-004	1.0000e-005		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005						
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
Total		0.1246	1.1329	0.9517	6.8000e-003		0.0861	0.0861		0.0861	0.0861						

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
General Office Building	3.84718	0.0415	0.3772	0.3168	2.2600e-003		0.0287	0.0287		0.0287	0.0287						
High Turnover (Sit Down Restaurant)	7.6987	0.0830	0.7548	0.6340	4.5300e-003		0.0574	0.0574		0.0574	0.0574						
Strip Mail	0.00982466	1.1000e-004	9.6000e-004	8.1000e-004	1.0000e-005		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005						
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
Total		0.1246	1.1329	0.9517	6.8000e-003		0.0861	0.0861		0.0861	0.0861						

6.0 Area Detail

6.1 Mitigation Measures Area

1000 Seward Project - Los Angeles-South Coast County, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.4221	4.3000e-004	0.0470	0.0000		1.7000e-004	1.7000e-004		1.7000e-004	1.7000e-004						
Unmitigated	3.4221	4.3000e-004	0.0470	0.0000		1.7000e-004	1.7000e-004		1.7000e-004	1.7000e-004						

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.3919					0.0000	0.0000		0.0000	0.0000						
Consumer Products	3.0258					0.0000	0.0000		0.0000	0.0000						
Landscaping	4.3300e-003	4.3000e-004	0.0470	0.0000		1.7000e-004	1.7000e-004		1.7000e-004	1.7000e-004						
Total	3.4221	4.3000e-004	0.0470	0.0000		1.7000e-004	1.7000e-004		1.7000e-004	1.7000e-004						

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.3919					0.0000	0.0000		0.0000	0.0000						
Consumer Products	3.0258					0.0000	0.0000		0.0000	0.0000						
Landscaping	4.3300e-003	4.3000e-004	0.0470	0.0000		1.7000e-004	1.7000e-004		1.7000e-004	1.7000e-004						
Total	3.4221	4.3000e-004	0.0470	0.0000		1.7000e-004	1.7000e-004		1.7000e-004	1.7000e-004						

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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1000 Seward Project - Los Angeles-South Coast County, Summer

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
Emergency Generator	1	0.25	200	1360	0.73	Diesel

Boilers

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

Equipment Type	Number
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10.1 Stationary Sources

Unmitigated/Mitigated

Equipment Type	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day										lb/day					
Emergency	0.5579	2.4952	1.4227	2.6800e-003		0.0821	0.0821		0.0821	0.0821						
Total	0.5579	2.4952	1.4227	2.6800e-003		0.0821	0.0821		0.0821	0.0821						

11.0 Vegetation

1000 Seward Project - Los Angeles-South Coast County, Winter

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

1000 Seward Project
Los Angeles-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	136.20	1000sqft	3.13	136,200.00	0
User Defined Commercial	1.00	User Defined Unit	0.00	0.00	0
Enclosed Parking Structure	310.00	Space	2.79	124,000.00	0
High Turnover (Sit Down Restaurant)	12.20	1000sqft	0.28	12,200.00	0
Strip Mall	2.20	1000sqft	0.05	2,200.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	12			Operational Year	2025
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	616	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

- Project Characteristics - Consistency with SB100 RPS for LADWP.
- Land Use -
- Construction Phase - Site Specific Schedule
- Off-road Equipment - Site Specific
- Off-road Equipment - Site Specific
- Off-road Equipment - Site Specific
- Off-road Equipment - Site Specific
- Off-road Equipment - Site Specific
- Off-road Equipment - Site Specific
- Trips and VMT - Site Specific
- Demolition -
- Grading -
- Vehicle Trips - Site Specific
- Vehicle Emission Factors -
- Vehicle Emission Factors -
- Vehicle Emission Factors -
- Energy Use - Consistency with Section 120.6(c) CBC
- Water And Wastewater -
- Solid Waste -
- Construction Off-road Equipment Mitigation -
- Mobile Commute Mitigation -
- Energy Mitigation -
- Water Mitigation -
- Waste Mitigation -
- Fleet Mix -
- Stationary Sources - Emergency Generators and Fire Pumps -
- Stationary Sources - Emergency Generators and Fire Pumps EF - SCAQMD Rule 1470

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	108.00
tblConstructionPhase	NumDays	230.00	363.00
tblConstructionPhase	NumDays	20.00	16.00

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

tblConstructionPhase	NumDays	20.00	127.00
tblConstructionPhase	NumDays	20.00	108.00
tblConstructionPhase	NumDays	10.00	2.00
tblGrading	MaterialExported	0.00	55,000.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblProjectCharacteristics	CO2IntensityFactor	691.98	616
tblStationaryGeneratorsPumpsEF	CH4_EF	0.07	0.07
tblStationaryGeneratorsPumpsEF	ROG_EF	2.2480e-003	2.2477e-003
tblStationaryGeneratorsPumpsUse	HorsePowerValue	0.00	1,360.00
tblStationaryGeneratorsPumpsUse	HoursPerDay	0.00	0.25
tblStationaryGeneratorsPumpsUse	HoursPerYear	0.00	200.00
tblStationaryGeneratorsPumpsUse	NumberOfEquipment	0.00	1.00
tblTripsAndVMT	HaulingTripNumber	50.00	0.00
tblTripsAndVMT	HaulingTripNumber	6,875.00	0.00
tblTripsAndVMT	VendorTripLength	6.90	68.00
tblTripsAndVMT	VendorTripLength	6.90	68.00
tblTripsAndVMT	VendorTripLength	6.90	13.80
tblTripsAndVMT	VendorTripLength	6.90	13.80
tblTripsAndVMT	VendorTripLength	6.90	13.80
tblTripsAndVMT	VendorTripLength	6.90	13.80
tblTripsAndVMT	VendorTripNumber	0.00	25.00
tblTripsAndVMT	VendorTripNumber	0.00	115.00
tblTripsAndVMT	VendorTripNumber	0.00	180.00
tblTripsAndVMT	VendorTripNumber	45.00	95.00
tblTripsAndVMT	VendorTripNumber	0.00	15.00
tblTripsAndVMT	VendorTripNumber	0.00	15.00
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tblTripsAndVMT	WorkerTripNumber	10.00	25.00
tblTripsAndVMT	WorkerTripNumber	15.00	75.00
tblTripsAndVMT	WorkerTripNumber	18.00	100.00
tblTripsAndVMT	WorkerTripNumber	101.00	350.00
tblTripsAndVMT	WorkerTripNumber	10.00	75.00
tblVehicleTrips	CC_TL	8.40	7.70
tblVehicleTrips	CC_TTP	0.00	100.00
tblVehicleTrips	CNW_TL	6.90	0.00

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

tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	2.21	0.00
tblVehicleTrips	ST_TR	122.40	0.00
tblVehicleTrips	ST_TR	42.04	0.00
tblVehicleTrips	ST_TR	0.00	1,148.00
tblVehicleTrips	SU_TR	0.70	0.00
tblVehicleTrips	SU_TR	142.64	0.00
tblVehicleTrips	SU_TR	20.43	0.00
tblVehicleTrips	SU_TR	0.00	876.00
tblVehicleTrips	WD_TR	9.74	0.00
tblVehicleTrips	WD_TR	112.18	0.00
tblVehicleTrips	WD_TR	44.32	0.00
tblVehicleTrips	WD_TR	0.00	1,542.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	3.3344	79.7904	24.9401	0.2765	8.2556	1.1006	9.3562		1.0311	3.1924						
2023	3.6511	63.0749	37.0264	0.2624	8.2558	1.2683	9.1307		1.2441	2.9788						
2024	16.9973	29.7024	41.7851	0.1284	6.5057	0.8517	7.3574		0.8179	2.5623						
Maximum	16.9973	79.7904	41.7851	0.2765	8.2558	1.2683	9.3562		1.2441	3.1924						

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	3.3344	79.7904	24.9401	0.2765	7.9023	1.1006	9.0029		1.0311	3.1529						
2023	3.6511	63.0749	37.0264	0.2624	7.9025	1.2683	8.7774		1.2441	2.9393						
2024	16.9973	29.7024	41.7851	0.1284	6.5057	0.8517	7.3574		0.8179	2.5623						
Maximum	16.9973	79.7904	41.7851	0.2765	7.9025	1.2683	9.0029		1.2441	3.1529						

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	3.07	0.00	2.73	0.00	0.00	0.90	0.00	0.00	0.00	0.00	0.00	0.00

2.2 Overall Operational

Unmitigated Operational

1000 Seward Project - Los Angeles-South Coast County, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.4221	4.3000e-004	0.0470	0.0000		1.7000e-004	1.7000e-004		1.7000e-004	1.7000e-004						
Energy	0.1246	1.1329	0.9517	6.8000e-003		0.0861	0.0861		0.0861	0.0861						
Mobile	3.9861	4.1463	38.0289	0.0811	9.0999	0.0606	9.1605		0.0563	2.4803						
Stationary	0.5579	2.4952	1.4227	2.6800e-003		0.0821	0.0821		0.0821	0.0821						
Total	8.0907	7.7748	40.4502	0.0906	9.0999	0.2290	9.3289		0.2246	2.6487						

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.4221	4.3000e-004	0.0470	0.0000		1.7000e-004	1.7000e-004		1.7000e-004	1.7000e-004						
Energy	0.1246	1.1329	0.9517	6.8000e-003		0.0861	0.0861		0.0861	0.0861						
Mobile	3.9861	4.1463	38.0289	0.0811	9.0999	0.0606	9.1605		0.0563	2.4803						
Stationary	0.5579	2.4952	1.4227	2.6800e-003		0.0821	0.0821		0.0821	0.0821						
Total	8.0907	7.7748	40.4502	0.0906	9.0999	0.2290	9.3289		0.2246	2.6487						

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

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	9/1/2022	9/22/2022	5	16	
2	Grading	Grading	9/23/2022	3/20/2023	5	127	
3	Mat Foundation	Site Preparation	4/1/2023	4/4/2023	5	2	
4	Building Construction	Building Construction	4/11/2023	8/29/2024	5	363	
5	Paving	Paving	4/1/2024	8/28/2024	5	108	
6	Architectural Coating	Architectural Coating	4/1/2024	8/28/2024	5	108	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 63.5

Acres of Paving: 2.79

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 225,900; Non-Residential Outdoor: 75,300; Striped Parking Area: 7,440

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73

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

Demolition	Excavators	1	8.00	158	0.38
Demolition	Rubber Tired Dozers	0	8.00	247	0.40
Demolition	Rubber Tired Loaders	2	8.00	203	0.36
Demolition	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Bore/Drill Rigs	1	8.00	221	0.50
Grading	Cranes	1	8.00	231	0.29
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Plate Compactors	1	8.00	8	0.43
Grading	Rubber Tired Dozers	0	8.00	247	0.40
Grading	Rubber Tired Loaders	1	8.00	203	0.36
Grading	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Mat Foundation	Cranes	1	12.00	231	0.29
Mat Foundation	Pumps	4	12.00	84	0.74
Mat Foundation	Rubber Tired Dozers	0	8.00	247	0.40
Mat Foundation	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Mat Foundation	Welders	2	8.00	46	0.45
Building Construction	Aerial Lifts	2	8.00	63	0.31
Building Construction	Air Compressors	2	8.00	78	0.48
Building Construction	Cranes	0	7.00	231	0.29
Building Construction	Forklifts	2	8.00	89	0.20
Building Construction	Generator Sets	0	8.00	84	0.74
Building Construction	Plate Compactors	1	8.00	8	0.43
Building Construction	Pumps	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Building Construction	Welders	2	8.00	46	0.45
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Paving	Pavers	0	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	1	8.00	80	0.38
Paving	Skid Steer Loaders	1	8.00	65	0.37
Architectural Coating	Air Compressors	0	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	25.00	25.00	0.00	14.70	68.00	20.00	LD_Mix	HHDT	HHDT
Grading	6	75.00	115.00	0.00	14.70	68.00	20.00	LD_Mix	HHDT	HHDT
Mat Foundation	7	100.00	180.00	0.00	14.70	13.80	20.00	LD_Mix	HHDT	HHDT
Building Construction	11	350.00	95.00	0.00	14.70	13.80	20.00	LD_Mix	HHDT	HHDT
Paving	4	75.00	15.00	0.00	14.70	13.80	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	0	20.00	15.00	0.00	14.70	13.80	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Demolition - 2022

Unmitigated Construction On-Site

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

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

Fugitive Dust					0.6767	0.0000	0.6767		0.0000	0.1025						
Off-Road	0.9499	9.5026	8.5555	0.0208		0.3790	0.3790		0.3487	0.3487						
Total	0.9499	9.5026	8.5555	0.0208	0.6767	0.3790	1.0557		0.3487	0.4511						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000						
Vendor	0.3284	13.6564	2.5169	0.0512	1.4865	0.1053	1.5918		0.1007	0.5082						
Worker	0.0926	0.0698	0.9034	2.4200e-003	0.2794	1.7900e-003	0.2812		1.6500e-003	0.0758						
Total	0.4210	13.7262	3.4203	0.0536	1.7660	0.1071	1.8731		0.1024	0.5840						

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.2639	0.0000	0.2639		0.0000	0.0400						
Off-Road	0.9499	9.5026	8.5555	0.0208		0.3790	0.3790		0.3487	0.3487						
Total	0.9499	9.5026	8.5555	0.0208	0.2639	0.3790	0.6429		0.3487	0.3886						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000						
Vendor	0.3284	13.6564	2.5169	0.0512	1.4865	0.1053	1.5918		0.1007	0.5082						
Worker	0.0926	0.0698	0.9034	2.4200e-003	0.2794	1.7900e-003	0.2812		1.6500e-003	0.0758						
Total	0.4210	13.7262	3.4203	0.0536	1.7660	0.1071	1.8731		0.1024	0.5840						

3.3 Grading - 2022

Unmitigated Construction On-Site

1000 Seward Project - Los Angeles-South Coast County, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.5792	0.0000	0.5792		0.0000	0.0647						
Off-Road	1.5460	16.7615	10.6521	0.0337		0.6108	0.6108		0.5628	0.5628						
Total	1.5460	16.7615	10.6521	0.0337	0.5792	0.6108	1.1901		0.5628	0.6274						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000						
Vendor	1.5106	62.8195	11.5778	0.2355	6.8381	0.4844	7.3224		0.4634	2.3377						
Worker	0.2778	0.2093	2.7103	7.2600e-003	0.8383	5.3600e-003	0.8437		4.9400e-003	0.2273						
Total	1.7884	63.0288	14.2881	0.2428	7.6764	0.4897	8.1661		0.4684	2.5650						

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.2259	0.0000	0.2259		0.0000	0.0252						
Off-Road	1.5460	16.7615	10.6521	0.0337		0.6108	0.6108		0.5628	0.5628						
Total	1.5460	16.7615	10.6521	0.0337	0.2259	0.6108	0.8367		0.5628	0.5880						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000						
Vendor	1.5106	62.8195	11.5778	0.2355	6.8381	0.4844	7.3224		0.4634	2.3377						
Worker	0.2778	0.2093	2.7103	7.2600e-003	0.8383	5.3600e-003	0.8437		4.9400e-003	0.2273						
Total	1.7884	63.0288	14.2881	0.2428	7.6764	0.4897	8.1661		0.4684	2.5650						

1000 Seward Project - Los Angeles-South Coast County, Winter

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

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.5792	0.0000	0.5792		0.0000	0.0647						
Off-Road	1.4493	14.9627	10.5379	0.0338		0.5506	0.5506		0.5073	0.5073						
Total	1.4493	14.9627	10.5379	0.0338	0.5792	0.5506	1.1298		0.5073	0.5720						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000						
Vendor	0.5343	47.9273	9.5504	0.2216	6.8383	0.3193	7.1575		0.3055	2.1798						
Worker	0.2579	0.1848	2.4914	7.0300e-003	0.8383	5.0400e-003	0.8434		4.6400e-003	0.2270						
Total	0.7922	48.1121	12.0418	0.2286	7.6766	0.3243	8.0009		0.3101	2.4068						

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.2259	0.0000	0.2259		0.0000	0.0252						
Off-Road	1.4493	14.9627	10.5379	0.0338		0.5506	0.5506		0.5073	0.5073						
Total	1.4493	14.9627	10.5379	0.0338	0.2259	0.5506	0.7765		0.5073	0.5326						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000						
Vendor	0.5343	47.9273	9.5504	0.2216	6.8383	0.3193	7.1575		0.3055	2.1798						
Worker	0.2579	0.1848	2.4914	7.0300e-003	0.8383	5.0400e-003	0.8434		4.6400e-003	0.2270						
Total	0.7922	48.1121	12.0418	0.2286	7.6766	0.3243	8.0009		0.3101	2.4068						

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

3.4 Mat Foundation - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0000	0.0000	0.0000		0.0000	0.0000						
Off-Road	3.0028	25.0815	28.4592	0.0532		1.1583	1.1583		1.1392	1.1392						
Total	3.0028	25.0815	28.4592	0.0532	0.0000	1.1583	1.1583		1.1392	1.1392						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000						
Vendor	0.3044	18.0016	5.2454	0.0742	2.1752	0.1032	2.2784		0.0987	0.6952						
Worker	0.3438	0.2464	3.3219	9.3700e-003	1.1178	6.7200e-003	1.1245		6.1900e-003	0.3026						
Total	0.6482	18.2481	8.5672	0.0836	3.2930	0.1099	3.4029		0.1049	0.9978						

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0000	0.0000	0.0000		0.0000	0.0000						
Off-Road	3.0028	25.0815	28.4592	0.0532		1.1583	1.1583		1.1392	1.1392						
Total	3.0028	25.0815	28.4592	0.0532	0.0000	1.1583	1.1583		1.1392	1.1392						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000						
Vendor	0.3044	18.0016	5.2454	0.0742	2.1752	0.1032	2.2784		0.0987	0.6952						

1000 Seward Project - Los Angeles-South Coast County, Winter

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

Worker	0.3438	0.2464	3.3219	9.3700e-003	1.1178	6.7200e-003	1.1245		6.1900e-003	0.3026						
Total	0.6482	18.2481	8.5672	0.0836	3.2930	0.1099	3.4029		0.1049	0.9978						

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7947	13.6495	18.5473	0.0292		0.6471	0.6471		0.6308	0.6308						
Total	1.7947	13.6495	18.5473	0.0292		0.6471	0.6471		0.6308	0.6308						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000						
Vendor	0.1606	9.5009	2.7684	0.0392	1.1480	0.0545	1.2025		0.0521	0.3669						
Worker	1.2034	0.8625	11.6265	0.0328	3.9122	0.0235	3.9357		0.0217	1.0592						
Total	1.3641	10.3634	14.3949	0.0720	5.0602	0.0780	5.1382		0.0738	1.4261						

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7947	13.6495	18.5473	0.0292		0.6471	0.6471		0.6308	0.6308						
Total	1.7947	13.6495	18.5473	0.0292		0.6471	0.6471		0.6308	0.6308						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000						
Vendor	0.1606	9.5009	2.7684	0.0392	1.1480	0.0545	1.2025		0.0521	0.3669						

1000 Seward Project - Los Angeles-South Coast County, Winter

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

Worker	1.2034	0.8625	11.6265	0.0328	3.9122	0.0235	3.9357		0.0217	1.0592						
Total	1.3641	10.3634	14.3949	0.0720	5.0602	0.0780	5.1382		0.0738	1.4261						

3.5 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6833	12.9283	18.5050	0.0292		0.5629	0.5629		0.5486	0.5486						
Total	1.6833	12.9283	18.5050	0.0292		0.5629	0.5629		0.5486	0.5486						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000						
Vendor	0.1596	9.5216	2.8081	0.0386	1.1481	0.0549	1.2029		0.0525	0.3673						
Worker	1.1249	0.7697	10.8133	0.0319	3.9122	0.0225	3.9347		0.0207	1.0583						
Total	1.2846	10.2913	13.6213	0.0704	5.0602	0.0774	5.1376		0.0732	1.4256						

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6833	12.9283	18.5050	0.0292		0.5629	0.5629		0.5486	0.5486						
Total	1.6833	12.9283	18.5050	0.0292		0.5629	0.5629		0.5486	0.5486						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000						
Vendor	0.1596	9.5216	2.8081	0.0386	1.1481	0.0549	1.2029		0.0525	0.3673						

1000 Seward Project - Los Angeles-South Coast County, Winter

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

Worker	1.1249	0.7697	10.8133	0.0319	3.9122	0.0225	3.9347		0.0207	1.0583						
Total	1.2846	10.2913	13.6213	0.0704	5.0602	0.0774	5.1376		0.0732	1.4256						

3.6 Paving - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.4315	4.2151	6.1128	9.4800e-003		0.1938	0.1938		0.1794	0.1794						
Paving	0.0000					0.0000	0.0000		0.0000	0.0000						
Total	0.4315	4.2151	6.1128	9.4800e-003		0.1938	0.1938		0.1794	0.1794						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000						
Vendor	0.0234	1.0295	0.3055	5.2800e-003	0.1918	5.7500e-003	0.1975		5.5000e-003	0.0607						
Worker	0.2411	0.1649	2.3171	6.8300e-003	0.8383	4.8300e-003	0.8432		4.4400e-003	0.2268						
Total	0.2644	1.1944	2.6226	0.0121	1.0301	0.0106	1.0407		9.9400e-003	0.2875						

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.4315	4.2151	6.1128	9.4800e-003		0.1938	0.1938		0.1794	0.1794						
Paving	0.0000					0.0000	0.0000		0.0000	0.0000						
Total	0.4315	4.2151	6.1128	9.4800e-003		0.1938	0.1938		0.1794	0.1794						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.4315	4.2151	6.1128	9.4800e-003		0.1938	0.1938		0.1794	0.1794						
Paving	0.0000					0.0000	0.0000		0.0000	0.0000						
Total	0.4315	4.2151	6.1128	9.4800e-003		0.1938	0.1938		0.1794	0.1794						

1000 Seward Project - Los Angeles-South Coast County, Winter

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

Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0234	1.0295	0.3055	5.2800e-003	0.1918	5.7500e-003	0.1975		5.5000e-003	0.0607						
Worker	0.2411	0.1649	2.3171	6.8300e-003	0.8383	4.8300e-003	0.8432		4.4400e-003	0.2268						
Total	0.2644	1.1944	2.6226	0.0121	1.0301	0.0106	1.0407		9.9400e-003	0.2875						

3.7 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	13.2458					0.0000	0.0000		0.0000	0.0000						
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
Total	13.2458	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000						
Vendor	0.0234	1.0295	0.3055	5.2800e-003	0.1918	5.7500e-003	0.1975		5.5000e-003	0.0607						
Worker	0.0643	0.0440	0.6179	1.8200e-003	0.2236	1.2900e-003	0.2248		1.1900e-003	0.0605						
Total	0.0877	1.0734	0.9234	7.1000e-003	0.4153	7.0400e-003	0.4224		6.6900e-003	0.1212						

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	13.2458					0.0000	0.0000		0.0000	0.0000						
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
Total	13.2458	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						

Mitigated Construction Off-Site

1000 Seward Project - Los Angeles-South Coast County, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000						
Vendor	0.0234	1.0295	0.3055	5.2900e-003	0.1918	5.7500e-003	0.1975		5.5000e-003	0.0607						
Worker	0.0643	0.0440	0.6179	1.8200e-003	0.2236	1.2900e-003	0.2248		1.1900e-003	0.0605						
Total	0.0877	1.0734	0.9234	7.1000e-003	0.4153	7.0400e-003	0.4224		6.6900e-003	0.1212						

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.9861	4.1463	38.0289	0.0811	9.0999	0.0606	9.1605		0.0563	2.4803						
Unmitigated	3.9861	4.1463	38.0289	0.0811	9.0999	0.0606	9.1605		0.0563	2.4803						

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated Annual VMT	Mitigated Annual VMT
	Weekday	Saturday	Sunday		
Enclosed Parking Structure	0.00	0.00	0.00		
General Office Building	0.00	0.00	0.00		
High Turnover (Sit Down Restaurant)	0.00	0.00	0.00		
Strip Mall	0.00	0.00	0.00		
User Defined Commercial	1,542.00	1,148.00	876.00	3,897,494	3,897,494
Total	1,542.00	1,148.00	876.00	3,897,494	3,897,494

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Enclosed Parking Structure	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down Restaurant)	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15
User Defined Commercial	0.00	7.70	0.00	0.00	100.00	0.00	100	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Enclosed Parking Structure	0.540171	0.064547	0.189075	0.126673	0.023412	0.006384	0.010926	0.008089	0.000929	0.000597	0.025155	0.000706	0.003335
General Office Building	0.540171	0.064547	0.189075	0.126673	0.023412	0.006384	0.010926	0.008089	0.000929	0.000597	0.025155	0.000706	0.003335
High Turnover (Sit Down Restaurant)	0.540171	0.064547	0.189075	0.126673	0.023412	0.006384	0.010926	0.008089	0.000929	0.000597	0.025155	0.000706	0.003335
Strip Mall	0.540171	0.064547	0.189075	0.126673	0.023412	0.006384	0.010926	0.008089	0.000929	0.000597	0.025155	0.000706	0.003335
User Defined Commercial	0.540171	0.064547	0.189075	0.126673	0.023412	0.006384	0.010926	0.008089	0.000929	0.000597	0.025155	0.000706	0.003335

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

1000 Seward Project - Los Angeles-South Coast County, Winter

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

Install High Efficiency Lighting

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.1246	1.1329	0.9517	6.8000e-003		0.0861	0.0861		0.0861	0.0861						
NaturalGas Unmitigated	0.1246	1.1329	0.9517	6.8000e-003		0.0861	0.0861		0.0861	0.0861						

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
General Office Building	3847.18	0.0415	0.3772	0.3168	2.2600e-003		0.0287	0.0287		0.0287	0.0287						
High Turnover (Sit Down Restaurant)	7698.7	0.0830	0.7548	0.6340	4.5300e-003		0.0574	0.0574		0.0574	0.0574						
Strip Mail	8.82466	1.1000e-004	9.6000e-004	8.1000e-004	1.0000e-005		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005						
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
Total		0.1246	1.1329	0.9517	6.8000e-003		0.0861	0.0861		0.0861	0.0861						

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
General Office Building	3.84718	0.0415	0.3772	0.3168	2.2600e-003		0.0287	0.0287		0.0287	0.0287						
High Turnover (Sit Down Restaurant)	7.6987	0.0830	0.7548	0.6340	4.5300e-003		0.0574	0.0574		0.0574	0.0574						
Strip Mail	0.00982466	1.1000e-004	9.6000e-004	8.1000e-004	1.0000e-005		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005						
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
Total		0.1246	1.1329	0.9517	6.8000e-003		0.0861	0.0861		0.0861	0.0861						

6.0 Area Detail

6.1 Mitigation Measures Area

1000 Seward Project - Los Angeles-South Coast County, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.4221	4.3000e-004	0.0470	0.0000		1.7000e-004	1.7000e-004		1.7000e-004	1.7000e-004						
Unmitigated	3.4221	4.3000e-004	0.0470	0.0000		1.7000e-004	1.7000e-004		1.7000e-004	1.7000e-004						

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.3919					0.0000	0.0000		0.0000	0.0000						
Consumer Products	3.0258					0.0000	0.0000		0.0000	0.0000						
Landscaping	4.3300e-003	4.3000e-004	0.0470	0.0000		1.7000e-004	1.7000e-004		1.7000e-004	1.7000e-004						
Total	3.4221	4.3000e-004	0.0470	0.0000		1.7000e-004	1.7000e-004		1.7000e-004	1.7000e-004						

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.3919					0.0000	0.0000		0.0000	0.0000						
Consumer Products	3.0258					0.0000	0.0000		0.0000	0.0000						
Landscaping	4.3300e-003	4.3000e-004	0.0470	0.0000		1.7000e-004	1.7000e-004		1.7000e-004	1.7000e-004						
Total	3.4221	4.3000e-004	0.0470	0.0000		1.7000e-004	1.7000e-004		1.7000e-004	1.7000e-004						

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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1000 Seward Project - Los Angeles-South Coast County, Winter

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
Emergency Generator	1	0.25	200	1360	0.73	Diesel

Boilers

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

Equipment Type	Number
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10.1 Stationary Sources

Unmitigated/Mitigated

Equipment Type	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day										lb/day					
Emergency	0.5579	2.4952	1.4227	2.6800e-003		0.0821	0.0821		0.0821	0.0821						
Total	0.5579	2.4952	1.4227	2.6800e-003		0.0821	0.0821		0.0821	0.0821						

11.0 Vegetation

CalEEMod Outputs

Construction Emissions - Annual

CalEEMod Output - Annual Construction

Year	CO2e	
2022	1,061	
2023	1,674	
2024	972	
30-year Amortized	124	3707

Operational Emissions - Annual

Category	Baseline (Existing Year) CO2e	Baseline (Buildout Year) - No MXD CO2e	Project (Buildout Year) No MXD/PDFs CO2e	Project (Buildout Year) - With MXD/PDFs/MMs CO2e	Project (Buildout Year) - No MXD less Baseline Increment	Project (Buildout Year) - With MMs less Baseline Increment
Area	0	0	0	0	0	0
Energy	112	97	1042	983	945	887
Mobile	220	189	2122	1264	1933	1075
EV			(32)	(32)	(32)	(32)
Stationary			103	103	103	103
Waste	5	5	33	33	28	28
Water	17	14	188	150	174	136
Operations Total	354	305	3456	2501	3151	2197
Construction Amortized			124	124	124	124
			3579	2625	3275	2320

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

1000 Seward Project
Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	136.20	1000sqft	3.13	136,200.00	0
User Defined Commercial	1.00	User Defined Unit	0.00	0.00	0
Enclosed Parking Structure	310.00	Space	2.79	124,000.00	0
High Turnover (Sit Down Restaurant)	12.20	1000sqft	0.28	12,200.00	0
Strip Mall	2.20	1000sqft	0.05	2,200.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	12			Operational Year	2025
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	616	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

- Project Characteristics - Consistency with SB100 RPS for LADWP.
- Land Use -
- Construction Phase - Site Specific Schedule
- Off-road Equipment - Site Specific
- Off-road Equipment - Site Specific
- Off-road Equipment - Site Specific
- Off-road Equipment - Site Specific
- Off-road Equipment - Site Specific
- Off-road Equipment - Site Specific
- Trips and VMT - Site Specific
- Demolition -
- Grading -
- Vehicle Trips - Site Specific
- Vehicle Emission Factors -
- Vehicle Emission Factors -
- Vehicle Emission Factors -
- Energy Use - Consistency with Section 120.6(c) CBC
- Water And Wastewater -
- Solid Waste -
- Construction Off-road Equipment Mitigation -
- Mobile Commute Mitigation -
- Energy Mitigation -
- Water Mitigation -
- Waste Mitigation -
- Fleet Mix -
- Stationary Sources - Emergency Generators and Fire Pumps -
- Stationary Sources - Emergency Generators and Fire Pumps EF - SCAQMD BACT

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	108.00
tblConstructionPhase	NumDays	230.00	363.00
tblConstructionPhase	NumDays	20.00	16.00

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

tblConstructionPhase	NumDays	20.00	127.00
tblConstructionPhase	NumDays	20.00	108.00
tblConstructionPhase	NumDays	10.00	2.00
tblGrading	MaterialExported	0.00	55,000.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblProjectCharacteristics	CO2IntensityFactor	691.98	616
tblTripsAndVMT	HaulingTripNumber	50.00	0.00
tblTripsAndVMT	HaulingTripNumber	6,875.00	0.00
tblTripsAndVMT	VendorTripLength	6.90	68.00
tblTripsAndVMT	VendorTripLength	6.90	68.00
tblTripsAndVMT	VendorTripLength	6.90	13.80
tblTripsAndVMT	VendorTripLength	6.90	13.80
tblTripsAndVMT	VendorTripLength	6.90	13.80
tblTripsAndVMT	VendorTripLength	6.90	13.80
tblTripsAndVMT	VendorTripNumber	0.00	25.00
tblTripsAndVMT	VendorTripNumber	0.00	115.00
tblTripsAndVMT	VendorTripNumber	0.00	180.00
tblTripsAndVMT	VendorTripNumber	45.00	95.00
tblTripsAndVMT	VendorTripNumber	0.00	15.00
tblTripsAndVMT	VendorTripNumber	0.00	15.00
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tblTripsAndVMT	WorkerTripNumber	10.00	25.00
tblTripsAndVMT	WorkerTripNumber	15.00	75.00
tblTripsAndVMT	WorkerTripNumber	18.00	100.00
tblTripsAndVMT	WorkerTripNumber	101.00	350.00
tblTripsAndVMT	WorkerTripNumber	10.00	75.00
tblVehicleTrips	CC_TL	8.40	7.70
tblVehicleTrips	CC_TTP	0.00	100.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	2.21	0.00
tblVehicleTrips	ST_TR	122.40	0.00
tblVehicleTrips	ST_TR	42.04	0.00
tblVehicleTrips	ST_TR	0.00	1,148.00

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

tblVehicleTrips	SU_TR	0.70	0.00
tblVehicleTrips	SU_TR	142.64	0.00
tblVehicleTrips	SU_TR	20.43	0.00
tblVehicleTrips	SU_TR	0.00	876.00
tblVehicleTrips	WD_TR	9.74	0.00
tblVehicleTrips	WD_TR	112.18	0.00
tblVehicleTrips	WD_TR	44.32	0.00
tblVehicleTrips	WD_TR	0.00	1,542.00

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.1288	3.0553	0.9822	0.0104	0.3239	0.0430	0.3668		0.0402	0.1222						1,060.7085
2023	0.3566	4.1062	3.8088	0.0171	0.7203	0.0943	0.8146		0.0907	0.2790						1,674.2614
2024	1.0074	2.3782	3.3418	0.0103	0.5084	0.0671	0.5756		0.0647	0.2011						971.7644
Maximum	1.0074	4.1062	3.8088	0.0171	0.7203	0.0943	0.8146		0.0907	0.2790						1,674.2614

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.1288	3.0553	0.9822	0.0104	0.2981	0.0430	0.3411		0.0402	0.1192						1,060.7083
2023	0.3566	4.1062	3.8088	0.0171	0.6979	0.0943	0.7921		0.0907	0.2765						1,674.2610
2024	1.0074	2.3782	3.3418	0.0103	0.5084	0.0671	0.5756		0.0647	0.2011						971.7641
Maximum	1.0074	4.1062	3.8088	0.0171	0.6979	0.0943	0.7921		0.0907	0.2765						1,674.2610

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	3.10	0.00	2.74	0.00	0.00	0.91	0.00	0.00	0.00	0.00	0.00	0.00

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
8	7-13-2022	10-12-2022	0.7760	0.7760
9	10-13-2022	1-12-2023	2.6549	2.6549
10	1-13-2023	4-12-2023	1.6479	1.6479
11	4-13-2023	7-12-2023	0.8646	0.8646
12	7-13-2023	10-12-2023	0.8765	0.8765
13	10-13-2023	1-12-2024	0.8886	0.8886
14	1-13-2024	4-12-2024	0.9361	0.9361
15	4-13-2024	7-12-2024	1.4954	1.4954
16	7-13-2024	9-30-2024	0.7815	0.7815

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

	Highest	2.6549	2.6549
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2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.6243	5.0000e-005	5.8800e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005						0.0122
Energy	0.0227	0.2068	0.1737	1.2400e-003		0.0157	0.0157		0.0157	0.0157						1,042.2126
Mobile	0.6425	0.6891	6.2860	0.0135	1.4644	9.9300e-003	1.4744		9.2200e-003	0.3999						1,263.7917
Stationary	0.2215	0.9907	0.5649	1.0600e-003		0.0326	0.0326		0.0326	0.0326						103.1756
Waste						0.0000	0.0000		0.0000	0.0000						137.8755
Water						0.0000	0.0000		0.0000	0.0000						187.9400
Total	1.5110	1.8866	7.0304	0.0158	1.4644	0.0583	1.5227		0.0575	0.4483						2,735.0076

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.6243	5.0000e-005	5.8800e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005						0.0122
Energy	0.0227	0.2068	0.1737	1.2400e-003		0.0157	0.0157		0.0157	0.0157						983.3255
Mobile	0.6425	0.6891	6.2860	0.0135	1.4644	9.9300e-003	1.4744		9.2200e-003	0.3999						1,263.7917
Stationary	0.2215	0.9907	0.5649	1.0600e-003		0.0326	0.0326		0.0326	0.0326						103.1756
Waste						0.0000	0.0000		0.0000	0.0000						32.5386
Water						0.0000	0.0000		0.0000	0.0000						150.3520
Total	1.5110	1.8866	7.0304	0.0158	1.4644	0.0583	1.5227		0.0575	0.4483						2,533.1957

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.38

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	9/1/2022	9/22/2022	5	16	
2	Grading	Grading	9/23/2022	3/20/2023	5	127	
3	Mat Foundation	Site Preparation	4/1/2023	4/4/2023	5	2	
4	Building Construction	Building Construction	4/11/2023	8/29/2024	5	363	
5	Paving	Paving	4/1/2024	8/28/2024	5	108	
6	Architectural Coating	Architectural Coating	4/1/2024	8/28/2024	5	108	

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

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 63.5

Acres of Paving: 2.79

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 225,900; Non-Residential Outdoor: 75,300; Striped Parking Area: 7,440

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Excavators	1	8.00	158	0.38
Demolition	Rubber Tired Dozers	0	8.00	247	0.40
Demolition	Rubber Tired Loaders	2	8.00	203	0.36
Demolition	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Bore/Drill Rigs	1	8.00	221	0.50
Grading	Cranes	1	8.00	231	0.29
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Plate Compactors	1	8.00	8	0.43
Grading	Rubber Tired Dozers	0	8.00	247	0.40
Grading	Rubber Tired Loaders	1	8.00	203	0.36
Grading	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Mat Foundation	Cranes	1	12.00	231	0.29
Mat Foundation	Pumps	4	12.00	84	0.74
Mat Foundation	Rubber Tired Dozers	0	8.00	247	0.40
Mat Foundation	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Mat Foundation	Welders	2	8.00	46	0.45
Building Construction	Aerial Lifts	2	8.00	63	0.31
Building Construction	Air Compressors	2	8.00	78	0.48
Building Construction	Cranes	0	7.00	231	0.29
Building Construction	Forklifts	2	8.00	89	0.20
Building Construction	Generator Sets	0	8.00	84	0.74
Building Construction	Plate Compactors	1	8.00	8	0.43
Building Construction	Pumps	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Building Construction	Welders	2	8.00	46	0.45
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Paving	Pavers	0	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	1	8.00	80	0.38
Paving	Skid Steer Loaders	1	8.00	65	0.37
Architectural Coating	Air Compressors	0	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	25.00	25.00	0.00	14.70	68.00	20.00	LD_Mix	HHDT	HHDT
Grading	6	75.00	115.00	0.00	14.70	68.00	20.00	LD_Mix	HHDT	HHDT
Mat Foundation	7	100.00	180.00	0.00	14.70	13.80	20.00	LD_Mix	HHDT	HHDT
Building Construction	11	350.00	95.00	0.00	14.70	13.80	20.00	LD_Mix	HHDT	HHDT
Paving	4	75.00	15.00	0.00	14.70	13.80	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	0	20.00	15.00	0.00	14.70	13.80	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

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

Water Exposed Area

3.2 Demolition - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					5.4100e-003	0.0000	5.4100e-003		0.0000	8.2000e-004						0.0000
Off-Road	7.6000e-003	0.0760	0.0684	1.7000e-004		3.0300e-003	3.0300e-003		2.7900e-003	2.7900e-003						14.7244
Total	7.6000e-003	0.0760	0.0684	1.7000e-004	5.4100e-003	3.0300e-003	8.4400e-003		2.7900e-003	3.6100e-003						14.7244

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000						0.0000
Vendor	2.6400e-003	0.1110	0.0201	4.1000e-004	0.0117	8.4000e-004	0.0125		8.1000e-004	4.0200e-003						42.7006
Worker	6.9000e-004	5.7000e-004	7.4100e-003	2.0000e-005	2.1900e-003	1.0000e-005	2.2100e-003		1.0000e-005	6.0000e-004						1.8185
Total	3.3300e-003	0.1115	0.0275	4.3000e-004	0.0139	8.5000e-004	0.0147		8.2000e-004	4.6200e-003						44.5191

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.1100e-003	0.0000	2.1100e-003		0.0000	3.2000e-004						0.0000
Off-Road	7.6000e-003	0.0760	0.0684	1.7000e-004		3.0300e-003	3.0300e-003		2.7900e-003	2.7900e-003						14.7244
Total	7.6000e-003	0.0760	0.0684	1.7000e-004	2.1100e-003	3.0300e-003	5.1400e-003		2.7900e-003	3.1100e-003						14.7244

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000						0.0000
Vendor	2.6400e-003	0.1110	0.0201	4.1000e-004	0.0117	8.4000e-004	0.0125		8.1000e-004	4.0200e-003						42.7006

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

Worker	6.9000e-004	5.7000e-004	7.4100e-003	2.0000e-005	2.1900e-003	1.0000e-005	2.2100e-003		1.0000e-005	6.0000e-004							1.8185
Total	3.3300e-003	0.1115	0.0275	4.3000e-004	0.0139	8.5000e-004	0.0147		8.2000e-004	4.6200e-003							44.5191

3.3 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr										MT/yr						
Fugitive Dust					0.0368	0.0000	0.0368		0.0000	4.1100e-003							0.0000
Off-Road	0.0549	0.5950	0.3782	1.2000e-003		0.0217	0.0217		0.0200	0.0200							105.6309
Total	0.0549	0.5950	0.3782	1.2000e-003	0.0368	0.0217	0.0585		0.0200	0.0241							105.6309

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr										MT/yr						
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000							0.0000
Vendor	0.0539	2.2651	0.4094	8.3600e-003	0.2386	0.0172	0.2558		0.0165	0.0820							871.6259
Worker	9.1200e-003	7.6000e-003	0.0987	2.6000e-004	0.0292	1.9000e-004	0.0294		1.8000e-004	7.9200e-003							24.2082
Total	0.0630	2.2727	0.5081	8.6200e-003	0.2678	0.0174	0.2852		0.0166	0.0899							895.8341

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr										MT/yr						
Fugitive Dust					0.0143	0.0000	0.0143		0.0000	1.6000e-003							0.0000
Off-Road	0.0549	0.5950	0.3782	1.2000e-003		0.0217	0.0217		0.0200	0.0200							105.6308
Total	0.0549	0.5950	0.3782	1.2000e-003	0.0143	0.0217	0.0360		0.0200	0.0216							105.6308

Mitigated Construction Off-Site

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

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Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000							0.0000
Vendor	0.0539	2.2651	0.4094	8.3600e-003	0.2386	0.0172	0.2558		0.0165	0.0820							871.6259
Worker	9.1200e-003	7.6000e-003	0.0987	2.6000e-004	0.0292	1.9000e-004	0.0294		1.8000e-004	7.9200e-003							24.2082
Total	0.0630	2.2727	0.5081	8.6200e-003	0.2678	0.0174	0.2852		0.0166	0.0899							895.8341

3.3 Grading - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr										MT/yr						
Fugitive Dust					0.0368	0.0000	0.0368		0.0000	4.1100e-003							0.0000
Off-Road	0.0406	0.4190	0.2951	9.5000e-004		0.0154	0.0154		0.0142	0.0142							83.3503
Total	0.0406	0.4190	0.2951	9.5000e-004	0.0368	0.0154	0.0522		0.0142	0.0183							83.3503

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr										MT/yr						
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000							0.0000
Vendor	0.0152	1.3617	0.2665	6.2000e-003	0.1882	8.9400e-003	0.1971		8.5500e-003	0.0602							648.9443
Worker	6.6600e-003	5.2900e-003	0.0716	2.0000e-004	0.0230	1.4000e-004	0.0232		1.3000e-004	6.2400e-003							18.4714
Total	0.0219	1.3670	0.3381	6.4000e-003	0.2112	9.0800e-003	0.2203		8.6800e-003	0.0665							667.4157

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	tons/yr										MT/yr						
Fugitive Dust					0.0143	0.0000	0.0143		0.0000	1.6000e-003							0.0000
Off-Road	0.0406	0.4190	0.2951	9.5000e-004		0.0154	0.0154		0.0142	0.0142							83.3502
Total	0.0406	0.4190	0.2951	9.5000e-004	0.0143	0.0154	0.0298		0.0142	0.0158							83.3502

Mitigated Construction Off-Site

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Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000						0.0000
Vendor	1.2600e-003	0.0561	0.0163	2.9000e-004	0.0102	3.1000e-004	0.0105		3.0000e-004	3.2400e-003						29.0628
Worker	0.0120	9.1000e-003	0.1283	3.7000e-004	0.0444	2.6000e-004	0.0446		2.4000e-004	0.0120						34.6030
Total	0.0133	0.0652	0.1446	6.6000e-004	0.0546	5.7000e-004	0.0551		5.4000e-004	0.0153						63.6658

3.7 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.7153					0.0000	0.0000		0.0000	0.0000						0.0000
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						0.0000
Total	0.7153	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						0.0000

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000						0.0000
Vendor	1.2600e-003	0.0561	0.0163	2.9000e-004	0.0102	3.1000e-004	0.0105		3.0000e-004	3.2400e-003						29.0628
Worker	3.2000e-003	2.4300e-003	0.0342	1.0000e-004	0.0118	7.0000e-005	0.0119		6.0000e-005	3.2100e-003						9.2275
Total	4.4600e-003	0.0585	0.0505	3.9000e-004	0.0220	3.8000e-004	0.0224		3.6000e-004	6.4500e-003						38.2903

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.7153					0.0000	0.0000		0.0000	0.0000						0.0000

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

Off-Road	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.7153	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						0.0000
Vendor	1.2600e-003	0.0561	0.0163	2.9000e-004	0.0102	3.1000e-004	0.0105		3.0000e-004	3.2400e-003						29.0628
Worker	3.2000e-003	2.4300e-003	0.0342	1.0000e-004	0.0118	7.0000e-005	0.0119		6.0000e-005	3.2100e-003						9.2275
Total	4.4600e-003	0.0585	0.0505	3.9000e-004	0.0220	3.8000e-004	0.0224		3.6000e-004	6.4500e-003						38.2903

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.6425	0.6891	6.2860	0.0135	1.4644	9.9300e-003	1.4744		9.2200e-003	0.3999						1,263.7917
Unmitigated	0.6425	0.6891	6.2860	0.0135	1.4644	9.9300e-003	1.4744		9.2200e-003	0.3999						1,263.7917

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated Annual VMT	Mitigated Annual VMT
	Weekday	Saturday	Sunday		
Enclosed Parking Structure	0.00	0.00	0.00		
General Office Building	0.00	0.00	0.00		
High Turnover (Sit Down Restaurant)	0.00	0.00	0.00		
Strip Mall	0.00	0.00	0.00		
User Defined Commercial	1,542.00	1,148.00	876.00	3,897,494	3,897,494
Total	1,542.00	1,148.00	876.00	3,897,494	3,897,494

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Enclosed Parking Structure	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down)	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15
User Defined Commercial	0.00	7.70	0.00	0.00	100.00	0.00	100	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Enclosed Parking Structure	0.540171	0.064547	0.189075	0.126673	0.023412	0.006384	0.010926	0.008089	0.000929	0.000597	0.025155	0.000706	0.003335
General Office Building	0.540171	0.064547	0.189075	0.126673	0.023412	0.006384	0.010926	0.008089	0.000929	0.000597	0.025155	0.000706	0.003335
High Turnover (Sit Down Restaurant)	0.540171	0.064547	0.189075	0.126673	0.023412	0.006384	0.010926	0.008089	0.000929	0.000597	0.025155	0.000706	0.003335
Strip Mall	0.540171	0.064547	0.189075	0.126673	0.023412	0.006384	0.010926	0.008089	0.000929	0.000597	0.025155	0.000706	0.003335
User Defined Commercial	0.540171	0.064547	0.189075	0.126673	0.023412	0.006384	0.010926	0.008089	0.000929	0.000597	0.025155	0.000706	0.003335

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Install High Efficiency Lighting

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000						756.9083
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000						815.7954
Natural Gas Mitigated	0.0227	0.2068	0.1737	1.2400e-003		0.0157	0.0157		0.0157	0.0157						226.4172
Natural Gas Unmitigated	0.0227	0.2068	0.1737	1.2400e-003		0.0157	0.0157		0.0157	0.0157						226.4172

5.2 Energy by Land Use - Natural Gas

Unmitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						0.0000
General Office Building	1.40422e+006	7.5700e-003	0.0688	0.0578	4.1000e-004		5.2300e-003	5.2300e-003		5.2300e-003	5.2300e-003						75.3799
High Turnover (Sit Down Restaurant)	2.81003e+006	0.0152	0.1378	0.1157	8.3000e-004		0.0105	0.0105		0.0105	0.0105						150.8448
Strip Mall	3586	2.0000e-005	1.8000e-004	1.5000e-004	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005						0.1925
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						0.0000
Total		0.0227	0.2068	0.1737	1.2400e-003		0.0157	0.0157		0.0157	0.0157						226.4172

Mitigated

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

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

General Office Building	1.40422e+006	7.5700e-003	0.0688	0.0578	4.1000e-004	5.2300e-003	5.2300e-003	5.2300e-003	5.2300e-003									75.3799
High Turnover (Sit Down Restaurant)	2.81003e+006	0.0152	0.1378	0.1157	8.3000e-004	0.0105	0.0105	0.0105	0.0105									150.8448
Strip Mall	3586	2.0000e-005	1.8000e-004	1.5000e-004	0.0000	1.0000e-005	1.0000e-005	1.0000e-005	1.0000e-005									0.1925
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000									0.0000
Total		0.0227	0.2068	0.1737	1.2400e-003	0.0157	0.0157	0.0157	0.0157									226.4172

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Enclosed Parking Structure	651000				182.4934
General Office Building	1.7025e+006				477.2581
High Turnover (Sit Down Restaurant)	527894				147.9834
Strip Mall	28754				8.0606
User Defined Commercial	0				0.0000
Total					815.7954

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Enclosed Parking Structure	596750				167.2856
General Office Building	1.57413e+006				441.2728
High Turnover (Sit Down Restaurant)	503890				141.2545
Strip Mall	25311				7.0954
User Defined Commercial	0				0.0000
Total					756.9083

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Category	tons/yr								MT/yr							
Mitigated	0.6243	5.0000e-005	5.8800e-003	0.0000		2.0000e-005	2.0000e-005	2.0000e-005	2.0000e-005							0.0122
Unmitigated	0.6243	5.0000e-005	5.8800e-003	0.0000		2.0000e-005	2.0000e-005	2.0000e-005	2.0000e-005							0.0122

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0715					0.0000	0.0000		0.0000	0.0000						0.0000
Consumer Products	0.5522					0.0000	0.0000		0.0000	0.0000						0.0000
Landscaping	5.4000e-004	5.0000e-005	5.8800e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005						0.0122
Total	0.6243	5.0000e-005	5.8800e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005						0.0122

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0715					0.0000	0.0000		0.0000	0.0000						0.0000
Consumer Products	0.5522					0.0000	0.0000		0.0000	0.0000						0.0000
Landscaping	5.4000e-004	5.0000e-005	5.8800e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005						0.0122
Total	0.6243	5.0000e-005	5.8800e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005						0.0122

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated				150.3520
Unmitigated				187.9400

7.2 Water by Land Use

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

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Enclosed Parking Structure	0 / 0				0.0000
General Office Building	24.2073 / 14.8368				167.5187
High Turnover (Sit Down Restaurant)	3.70311 / 0.236369				19.2936
Strip Mall	0.16296 / 0.0998784				1.1277
User Defined Commercial	0 / 0				0.0000
Total					187.9400

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Enclosed Parking Structure	0 / 0				0.0000
General Office Building	19.3659 / 11.8694				134.0149
High Turnover (Sit Down Restaurant)	2.96249 / 0.189095				15.4349
Strip Mall	0.130368 / 0.0799027				0.9022
User Defined Commercial	0 / 0				0.0000
Total					150.3520

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated				32.5386
Unmitigated				137.8755

8.2 Waste by Land Use

Unmitigated

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	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Enclosed Parking Structure	0				0.0000
General Office Building	126.67				63.7025
High Turnover (Sit Down Restaurant)	145.18				73.0112
Strip Mall	2.31				1.1617
User Defined Commercial	0				0.0000
Total					137.8755

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Enclosed Parking Structure	0				0.0000
General Office Building	29.8941				15.0338
High Turnover (Sit Down Restaurant)	34.2625				17.2307
Strip Mall	0.54516				0.2742
User Defined Commercial	0				0.0000
Total					32.5386

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
Emergency Generator	1	1	200	1350	0.73	Diesel

Boilers

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

Equipment Type	Number
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10.1 Stationary Sources

Unmitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not Applied

Equipment Type	tons/yr										MT/yr				
Emergency Generator - Diesel (750 - 9999 HP)	0.2215	0.9907	0.5649	1.0600e-003		0.0326	0.0326		0.0326	0.0326					103.1756
Total	0.2215	0.9907	0.5649	1.0600e-003		0.0326	0.0326		0.0326	0.0326					103.1756

11.0 Vegetation
