
Appendix C-1

California Emissions Estimator Model (CalEEMod) Outputs

Alexan Arcadia
CalEEMod Files
Proposed Project
No Mitigation

Alexan Arcadia EIR no Mitigation - Los Angeles-South Coast County, Annual

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

**Alexan Arcadia EIR no Mitigation
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	26.54	1000sqft	0.61	26,539.00	0
Enclosed Parking with Elevator	551.00	Space	1.24	220,400.00	0
Other Non-Asphalt Surfaces	41.35	1000sqft	0.95	41,350.00	0
Fast Food Restaurant w/o Drive Thru	0.75	1000sqft	0.02	750.00	0
Health Club	5.83	1000sqft	0.00	5,830.00	0
Recreational Swimming Pool	6.67	1000sqft	0.00	6,670.00	0
Apartments Mid Rise	311.00	Dwelling Unit	0.00	311,000.00	889

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	9			Operational Year	2026
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	390.98	CH4 Intensity (lb/MW hr)	0.033	N2O Intensity (lb/MW hr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Lot acre = ground lvl land use = 2.95 gross site area. SF Based on prelim design study. GOB = commercial, 8 live-work / common rooms. Health Club = Fitness and Game Room. Fast food = cafe.

Construction Phase - Building construction schedule provided by applicant.

Off-road Equipment - Default values

Off-road Equipment - Default values

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Off-road Equipment - Default values

Off-road Equipment - Default values + 1 excavator added for excavation of subterranean parking, applicant confirmed.

Off-road Equipment - Default values

Off-road Equipment - Default values

Trips and VMT - Rounded trips to even values. Grading haul trips provided by applicant includes excavation.

Demolition - Removal of 94,815 sqft of paved surface and demolition of 17,324 sqft of existing buildings

Grading - Per applicant provided information for materials, graded area default values.

Architectural Coating - Default Values

Vehicle Trips - Based on TIA. General Office Building based on TIA traffic data for Live-Work spaces.

Woodstoves - No woodstoves or wood fireplaces.

Area Coating - default

Energy Use - Default values

Water And Wastewater - Default values.

Solid Waste - Default values.

Construction Off-road Equipment Mitigation -

Mobile Land Use Mitigation - Increased density is based on the project definition including 319 units in 2.96 acres.

Area Mitigation - Default valutes

Energy Mitigation - Applicant provided information for onsite solar energy.

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Fleet Mix -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	24.00
tblConstructionPhase	NumDays	6.00	26.00
tblConstructionPhase	NumDays	220.00	520.00
tblConstructionPhase	NumDays	10.00	12.00
tblConstructionPhase	NumDays	10.00	100.00

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tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberWood	15.55	0.00
tblGrading	MaterialExported	0.00	57,000.00
tblGrading	MaterialImported	0.00	520.00
tblLandUse	LandUseSquareFeet	26,540.00	26,539.00
tblLandUse	LotAcreage	4.96	1.24
tblLandUse	LotAcreage	0.13	0.00
tblLandUse	LotAcreage	0.15	0.00
tblLandUse	LotAcreage	8.18	0.00
tblTripsAndVMT	HaulingTripNumber	485.00	486.00
tblTripsAndVMT	HaulingTripNumber	65.00	66.00
tblTripsAndVMT	HaulingTripNumber	0.00	2,100.00
tblTripsAndVMT	VendorTripNumber	83.00	84.00
tblTripsAndVMT	WorkerTripNumber	13.00	14.00
tblTripsAndVMT	WorkerTripNumber	13.00	10.00
tblTripsAndVMT	WorkerTripNumber	15.00	16.00
tblVehicleTrips	ST_TR	696.00	203.31
tblVehicleTrips	ST_TR	2.21	0.92
tblVehicleTrips	ST_TR	20.87	0.00
tblVehicleTrips	ST_TR	9.10	0.00
tblVehicleTrips	SU_TR	500.00	146.06
tblVehicleTrips	SU_TR	0.70	0.29
tblVehicleTrips	SU_TR	26.73	0.00

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tblVehicleTrips	SU_TR	13.60	0.00
tblVehicleTrips	WD_TR	346.23	101.14
tblVehicleTrips	WD_TR	9.74	4.05
tblVehicleTrips	WD_TR	32.93	0.00
tblVehicleTrips	WD_TR	28.82	0.00
tblWoodstoves	NumberCatalytic	15.55	0.00
tblWoodstoves	NumberNoncatalytic	15.55	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

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

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2023	0.2165	1.9904	2.0567	7.3100e-003	0.4734	0.0587	0.5321	0.1404	0.0557	0.1960	0.0000	679.8895	679.8895	0.0603	0.0550	697.7739
2024	0.4336	2.8049	4.2353	0.0119	0.6938	0.0935	0.7873	0.1863	0.0893	0.2756	0.0000	1,071.9654	1,071.9654	0.0853	0.0514	1,089.4048
2025	1.3007	0.8221	1.3599	3.8100e-003	0.2391	0.0260	0.2652	0.0641	0.0250	0.0891	0.0000	343.1848	343.1848	0.0247	0.0152	348.3151
Maximum	1.3007	2.8049	4.2353	0.0119	0.6938	0.0935	0.7873	0.1863	0.0893	0.2756	0.0000	1,071.9654	1,071.9654	0.0853	0.0550	1,089.4048

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2023	0.2165	1.9904	2.0567	7.3100e-003	0.3907	0.0587	0.4495	0.1111	0.0557	0.1668	0.0000	679.8893	679.8893	0.0603	0.0550	697.7737
2024	0.4336	2.8049	4.2353	0.0119	0.6938	0.0935	0.7873	0.1863	0.0893	0.2756	0.0000	1,071.9650	1,071.9650	0.0853	0.0514	1,089.4044
2025	1.3007	0.8221	1.3599	3.8100e-003	0.2391	0.0260	0.2652	0.0641	0.0250	0.0891	0.0000	343.1847	343.1847	0.0247	0.0152	348.3150
Maximum	1.3007	2.8049	4.2353	0.0119	0.6938	0.0935	0.7873	0.1863	0.0893	0.2756	0.0000	1,071.9650	1,071.9650	0.0853	0.0550	1,089.4044

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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	5.88	0.00	5.21	7.49	0.00	5.22	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)
1	6-22-2023	9-21-2023	1.2552	1.2552
2	9-22-2023	12-21-2023	0.8341	0.8341
3	12-22-2023	3-21-2024	0.7978	0.7978
4	3-22-2024	6-21-2024	0.8446	0.8446
5	6-22-2024	9-21-2024	0.7891	0.7891
6	9-22-2024	12-21-2024	0.7919	0.7919
7	12-22-2024	3-21-2025	0.7475	0.7475
8	3-22-2025	6-21-2025	0.9186	0.9186
9	6-22-2025	9-21-2025	0.5456	0.5456
		Highest	1.2552	1.2552

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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	1.4831	0.0918	3.2356	5.2000e-004		0.0222	0.0222		0.0222	0.0222	0.0000	68.7349	68.7349	6.2700e-003	1.1600e-003	69.2386
Energy	0.0249	0.2143	0.1024	1.3600e-003		0.0172	0.0172		0.0172	0.0172	0.0000	747.0201	747.0201	0.0470	9.6400e-003	751.0668
Mobile	0.8789	0.9650	8.9407	0.0198	2.2260	0.0143	2.2403	0.5939	0.0133	0.6072	0.0000	1,831.4060	1,831.4060	0.1267	0.0795	1,858.2504
Waste						0.0000	0.0000		0.0000	0.0000	50.2667	0.0000	50.2667	2.9707	0.0000	124.5335
Water						0.0000	0.0000		0.0000	0.0000	8.2318	91.7043	99.9361	0.8532	0.0209	127.4953
Total	2.3868	1.2711	12.2787	0.0217	2.2260	0.0537	2.2797	0.5939	0.0527	0.6466	58.4984	2,738.8653	2,797.3637	4.0038	0.1112	2,930.5846

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2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.4831	0.0918	3.2356	5.2000e-004		0.0222	0.0222		0.0222	0.0222	0.0000	68.7349	68.7349	6.2700e-003	1.1600e-003	69.2386
Energy	0.0249	0.2143	0.1024	1.3600e-003		0.0172	0.0172		0.0172	0.0172	0.0000	718.4394	718.4394	0.0446	9.3500e-003	722.3387
Mobile	0.8285	0.8872	8.2018	0.0179	2.0034	0.0130	2.0164	0.5345	0.0121	0.5466	0.0000	1,652.2214	1,652.2214	0.1170	0.0730	1,676.9135
Waste						0.0000	0.0000		0.0000	0.0000	50.2667	0.0000	50.2667	2.9707	0.0000	124.5335
Water						0.0000	0.0000		0.0000	0.0000	8.2318	91.7043	99.9361	0.8532	0.0209	127.4953
Total	2.3364	1.1933	11.5398	0.0197	2.0034	0.0524	2.0558	0.5345	0.0515	0.5860	58.4984	2,531.1000	2,589.5984	3.9917	0.1045	2,720.5196

	ROG	NOx	CO	SO2	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	2.11	6.12	6.02	8.95	10.00	2.44	9.82	10.00	2.31	9.37	0.00	7.59	7.43	0.30	6.03	7.17

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	6/22/2023	7/19/2023	6	24	
2	Site Preparation	Site Preparation	7/20/2023	7/23/2023	6	3	
3	Grading	Grading	7/20/2023	8/18/2023	6	26	

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4	Building Construction	Building Construction	8/19/2023	4/16/2025	6	520
5	Paving	Paving	4/1/2024	4/14/2024	6	12
6	Architectural Coating	Architectural Coating	4/17/2025	8/11/2025	6	100

Acres of Grading (Site Preparation Phase): 4.5

Acres of Grading (Grading Phase): 26

Acres of Paving: 2.19

Residential Indoor: 629,775; Residential Outdoor: 209,925; Non-Residential Indoor: 50,786; Non-Residential Outdoor: 16,929; Striped Parking Area: 15,705 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Scrapers	1	8.00	367	0.48
Site Preparation	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	2	7.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Paving	Pavers	1	8.00	130	0.42

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Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Architectural Coating	Air Compressors	1	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	5	14.00	0.00	486.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	66.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	5	10.00	0.00	7,125.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	348.00	84.00	2,100.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	16.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	70.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

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3.2 Demolition - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0525	0.0000	0.0525	7.9500e-003	0.0000	7.9500e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0177	0.1718	0.1615	2.9000e-004		8.1200e-003	8.1200e-003		7.5900e-003	7.5900e-003	0.0000	25.3039	25.3039	6.4100e-003	0.0000	25.4643
Total	0.0177	0.1718	0.1615	2.9000e-004	0.0525	8.1200e-003	0.0606	7.9500e-003	7.5900e-003	0.0155	0.0000	25.3039	25.3039	6.4100e-003	0.0000	25.4643

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	5.1000e-004	0.0334	8.5100e-003	1.4000e-004	4.1800e-003	2.0000e-004	4.3800e-003	1.1500e-003	1.9000e-004	1.3400e-003	0.0000	14.1735	14.1735	7.8000e-004	2.2500e-003	14.8637
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.3000e-004	4.2000e-004	5.7200e-003	2.0000e-005	1.8400e-003	1.0000e-005	1.8500e-003	4.9000e-004	1.0000e-005	5.0000e-004	0.0000	1.4654	1.4654	4.0000e-005	4.0000e-005	1.4777
Total	1.0400e-003	0.0338	0.0142	1.6000e-004	6.0200e-003	2.1000e-004	6.2300e-003	1.6400e-003	2.0000e-004	1.8400e-003	0.0000	15.6388	15.6388	8.2000e-004	2.2900e-003	16.3414

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3.2 Demolition - 2023

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					0.0236	0.0000	0.0236	3.5800e-003	0.0000	3.5800e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0177	0.1718	0.1615	2.9000e-004		8.1200e-003	8.1200e-003		7.5900e-003	7.5900e-003	0.0000	25.3039	25.3039	6.4100e-003	0.0000	25.4642
Total	0.0177	0.1718	0.1615	2.9000e-004	0.0236	8.1200e-003	0.0317	3.5800e-003	7.5900e-003	0.0112	0.0000	25.3039	25.3039	6.4100e-003	0.0000	25.4642

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	5.1000e-004	0.0334	8.5100e-003	1.4000e-004	4.1800e-003	2.0000e-004	4.3800e-003	1.1500e-003	1.9000e-004	1.3400e-003	0.0000	14.1735	14.1735	7.8000e-004	2.2500e-003	14.8637
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.3000e-004	4.2000e-004	5.7200e-003	2.0000e-005	1.8400e-003	1.0000e-005	1.8500e-003	4.9000e-004	1.0000e-005	5.0000e-004	0.0000	1.4654	1.4654	4.0000e-005	4.0000e-005	1.4777
Total	1.0400e-003	0.0338	0.0142	1.6000e-004	6.0200e-003	2.1000e-004	6.2300e-003	1.6400e-003	2.0000e-004	1.8400e-003	0.0000	15.6388	15.6388	8.2000e-004	2.2900e-003	16.3414

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3.3 Site Preparation - 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					2.4200e-003	0.0000	2.4200e-003	2.6000e-004	0.0000	2.6000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.9500e-003	0.0214	0.0147	4.0000e-005		8.1000e-004	8.1000e-004		7.5000e-004	7.5000e-004	0.0000	3.2317	3.2317	1.0500e-003	0.0000	3.2578
Total	1.9500e-003	0.0214	0.0147	4.0000e-005	2.4200e-003	8.1000e-004	3.2300e-003	2.6000e-004	7.5000e-004	1.0100e-003	0.0000	3.2317	3.2317	1.0500e-003	0.0000	3.2578

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	7.0000e-005	4.5400e-003	1.1600e-003	2.0000e-005	5.7000e-004	3.0000e-005	5.9000e-004	1.6000e-004	3.0000e-005	1.8000e-004	0.0000	1.9248	1.9248	1.1000e-004	3.1000e-004	2.0185
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.0000e-005	3.0000e-005	4.1000e-004	0.0000	1.3000e-004	0.0000	1.3000e-004	3.0000e-005	0.0000	4.0000e-005	0.0000	0.1047	0.1047	0.0000	0.0000	0.1056
Total	1.1000e-004	4.5700e-003	1.5700e-003	2.0000e-005	7.0000e-004	3.0000e-005	7.2000e-004	1.9000e-004	3.0000e-005	2.2000e-004	0.0000	2.0295	2.0295	1.1000e-004	3.1000e-004	2.1241

Alexan Arcadia EIR no Mitigation - Los Angeles-South Coast County, Annual

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

3.3 Site Preparation - 2023

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					1.0900e-003	0.0000	1.0900e-003	1.2000e-004	0.0000	1.2000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.9500e-003	0.0214	0.0147	4.0000e-005		8.1000e-004	8.1000e-004		7.5000e-004	7.5000e-004	0.0000	3.2317	3.2317	1.0500e-003	0.0000	3.2578
Total	1.9500e-003	0.0214	0.0147	4.0000e-005	1.0900e-003	8.1000e-004	1.9000e-003	1.2000e-004	7.5000e-004	8.7000e-004	0.0000	3.2317	3.2317	1.0500e-003	0.0000	3.2578

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	7.0000e-005	4.5400e-003	1.1600e-003	2.0000e-005	5.7000e-004	3.0000e-005	5.9000e-004	1.6000e-004	3.0000e-005	1.8000e-004	0.0000	1.9248	1.9248	1.1000e-004	3.1000e-004	2.0185
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.0000e-005	3.0000e-005	4.1000e-004	0.0000	1.3000e-004	0.0000	1.3000e-004	3.0000e-005	0.0000	4.0000e-005	0.0000	0.1047	0.1047	0.0000	0.0000	0.1056
Total	1.1000e-004	4.5700e-003	1.5700e-003	2.0000e-005	7.0000e-004	3.0000e-005	7.2000e-004	1.9000e-004	3.0000e-005	2.2000e-004	0.0000	2.0295	2.0295	1.1000e-004	3.1000e-004	2.1241

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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 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					0.0953	0.0000	0.0953	0.0450	0.0000	0.0450	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0198	0.2082	0.1555	3.4000e-004		8.8400e-003	8.8400e-003		8.1300e-003	8.1300e-003	0.0000	29.4330	29.4330	9.5200e-003	0.0000	29.6710
Total	0.0198	0.2082	0.1555	3.4000e-004	0.0953	8.8400e-003	0.1041	0.0450	8.1300e-003	0.0531	0.0000	29.4330	29.4330	9.5200e-003	0.0000	29.6710

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	7.5200e-003	0.4899	0.1248	2.0800e-003	0.0613	2.9400e-003	0.0642	0.0168	2.8100e-003	0.0196	0.0000	207.7897	207.7897	0.0114	0.0330	217.9090
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.1000e-004	3.3000e-004	4.4300e-003	1.0000e-005	1.4200e-003	1.0000e-005	1.4300e-003	3.8000e-004	1.0000e-005	3.9000e-004	0.0000	1.1339	1.1339	3.0000e-005	3.0000e-005	1.1435
Total	7.9300e-003	0.4902	0.1292	2.0900e-003	0.0627	2.9500e-003	0.0657	0.0172	2.8200e-003	0.0200	0.0000	208.9236	208.9236	0.0115	0.0330	219.0525

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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 Grading - 2023

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					0.0429	0.0000	0.0429	0.0203	0.0000	0.0203	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0198	0.2082	0.1555	3.4000e-004		8.8400e-003	8.8400e-003		8.1300e-003	8.1300e-003	0.0000	29.4330	29.4330	9.5200e-003	0.0000	29.6710
Total	0.0198	0.2082	0.1555	3.4000e-004	0.0429	8.8400e-003	0.0517	0.0203	8.1300e-003	0.0284	0.0000	29.4330	29.4330	9.5200e-003	0.0000	29.6710

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	7.5200e-003	0.4899	0.1248	2.0800e-003	0.0613	2.9400e-003	0.0642	0.0168	2.8100e-003	0.0196	0.0000	207.7897	207.7897	0.0114	0.0330	217.9090
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.1000e-004	3.3000e-004	4.4300e-003	1.0000e-005	1.4200e-003	1.0000e-005	1.4300e-003	3.8000e-004	1.0000e-005	3.9000e-004	0.0000	1.1339	1.1339	3.0000e-005	3.0000e-005	1.1435
Total	7.9300e-003	0.4902	0.1292	2.0900e-003	0.0627	2.9500e-003	0.0657	0.0172	2.8200e-003	0.0200	0.0000	208.9236	208.9236	0.0115	0.0330	219.0525

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

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	tons/yr										MT/yr					
Off-Road	0.0985	0.7834	0.8173	1.4400e-003		0.0353	0.0353		0.0338	0.0338	0.0000	119.4287	119.4287	0.0226	0.0000	119.9933
Total	0.0985	0.7834	0.8173	1.4400e-003		0.0353	0.0353		0.0338	0.0338	0.0000	119.4287	119.4287	0.0226	0.0000	119.9933

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	4.9000e-004	0.0319	8.1300e-003	1.4000e-004	4.0000e-003	1.9000e-004	4.1900e-003	1.1000e-003	1.8000e-004	1.2800e-003	0.0000	13.5442	13.5442	7.5000e-004	2.1500e-003	14.2038
Vendor	5.4600e-003	0.1947	0.0729	9.0000e-004	0.0304	9.3000e-004	0.0314	8.7900e-003	8.9000e-004	9.6800e-003	0.0000	87.8201	87.8201	2.9400e-003	0.0126	91.6598
Worker	0.0635	0.0504	0.6818	1.9000e-003	0.2193	1.3500e-003	0.2206	0.0582	1.2400e-003	0.0595	0.0000	174.5360	174.5360	4.6400e-003	4.5400e-003	176.0059
Total	0.0694	0.2770	0.7628	2.9400e-003	0.2537	2.4700e-003	0.2562	0.0681	2.3100e-003	0.0704	0.0000	275.9003	275.9003	8.3300e-003	0.0193	281.8695

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

3.5 Building Construction - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0985	0.7834	0.8173	1.4400e-003		0.0353	0.0353		0.0338	0.0338	0.0000	119.4285	119.4285	0.0226	0.0000	119.9932
Total	0.0985	0.7834	0.8173	1.4400e-003		0.0353	0.0353		0.0338	0.0338	0.0000	119.4285	119.4285	0.0226	0.0000	119.9932

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	4.9000e-004	0.0319	8.1300e-003	1.4000e-004	4.0000e-003	1.9000e-004	4.1900e-003	1.1000e-003	1.8000e-004	1.2800e-003	0.0000	13.5442	13.5442	7.5000e-004	2.1500e-003	14.2038
Vendor	5.4600e-003	0.1947	0.0729	9.0000e-004	0.0304	9.3000e-004	0.0314	8.7900e-003	8.9000e-004	9.6800e-003	0.0000	87.8201	87.8201	2.9400e-003	0.0126	91.6598
Worker	0.0635	0.0504	0.6818	1.9000e-003	0.2193	1.3500e-003	0.2206	0.0582	1.2400e-003	0.0595	0.0000	174.5360	174.5360	4.6400e-003	4.5400e-003	176.0059
Total	0.0694	0.2770	0.7628	2.9400e-003	0.2537	2.4700e-003	0.2562	0.0681	2.3100e-003	0.0704	0.0000	275.9003	275.9003	8.3300e-003	0.0193	281.8695

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

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	tons/yr										MT/yr					
Off-Road	0.2508	2.0133	2.2137	3.9300e-003		0.0845	0.0845		0.0809	0.0809	0.0000	326.1109	326.1109	0.0607	0.0000	327.6293
Total	0.2508	2.0133	2.2137	3.9300e-003		0.0845	0.0845		0.0809	0.0809	0.0000	326.1109	326.1109	0.0607	0.0000	327.6293

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.3300e-003	0.0874	0.0226	3.7000e-004	0.0109	5.3000e-004	0.0114	3.0000e-003	5.0000e-004	3.5000e-003	0.0000	36.4581	36.4581	2.0500e-003	5.7900e-003	38.2354
Vendor	0.0144	0.5326	0.1947	2.4200e-003	0.0831	2.5700e-003	0.0857	0.0240	2.4600e-003	0.0265	0.0000	236.1895	236.1895	8.0500e-003	0.0340	246.5298
Worker	0.1617	0.1228	1.7310	5.0500e-003	0.5987	3.5200e-003	0.6022	0.1590	3.2400e-003	0.1623	0.0000	463.0845	463.0845	0.0115	0.0115	466.8075
Total	0.1775	0.7428	1.9483	7.8400e-003	0.6927	6.6200e-003	0.6993	0.1860	6.2000e-003	0.1922	0.0000	735.7321	735.7321	0.0216	0.0513	751.5727

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3.5 Building Construction - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2508	2.0133	2.2137	3.9300e-003		0.0845	0.0845		0.0809	0.0809	0.0000	326.1105	326.1105	0.0607	0.0000	327.6289
Total	0.2508	2.0133	2.2137	3.9300e-003		0.0845	0.0845		0.0809	0.0809	0.0000	326.1105	326.1105	0.0607	0.0000	327.6289

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.3300e-003	0.0874	0.0226	3.7000e-004	0.0109	5.3000e-004	0.0114	3.0000e-003	5.0000e-004	3.5000e-003	0.0000	36.4581	36.4581	2.0500e-003	5.7900e-003	38.2354
Vendor	0.0144	0.5326	0.1947	2.4200e-003	0.0831	2.5700e-003	0.0857	0.0240	2.4600e-003	0.0265	0.0000	236.1895	236.1895	8.0500e-003	0.0340	246.5298
Worker	0.1617	0.1228	1.7310	5.0500e-003	0.5987	3.5200e-003	0.6022	0.1590	3.2400e-003	0.1623	0.0000	463.0845	463.0845	0.0115	0.0115	466.8075
Total	0.1775	0.7428	1.9483	7.8400e-003	0.6927	6.6200e-003	0.6993	0.1860	6.2000e-003	0.1922	0.0000	735.7321	735.7321	0.0216	0.0513	751.5727

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3.5 Building Construction - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0678	0.5471	0.6373	1.1400e-003		0.0214	0.0214		0.0205	0.0205	0.0000	94.5196	94.5196	0.0173	0.0000	94.9529
Total	0.0678	0.5471	0.6373	1.1400e-003		0.0214	0.0214		0.0205	0.0205	0.0000	94.5196	94.5196	0.0173	0.0000	94.9529

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	3.8000e-004	0.0252	6.6300e-003	1.0000e-004	3.1600e-003	1.5000e-004	3.3100e-003	8.7000e-004	1.5000e-004	1.0100e-003	0.0000	10.3777	10.3777	6.0000e-004	1.6500e-003	10.8843
Vendor	4.0600e-003	0.1536	0.0554	6.9000e-004	0.0241	7.5000e-004	0.0248	6.9500e-003	7.1000e-004	7.6700e-003	0.0000	67.2183	67.2183	2.3500e-003	9.6900e-003	70.1645
Worker	0.0439	0.0319	0.4668	1.4100e-003	0.1735	9.7000e-004	0.1745	0.0461	8.9000e-004	0.0470	0.0000	129.6456	129.6456	3.0000e-003	3.1200e-003	130.6504
Total	0.0483	0.2107	0.5289	2.2000e-003	0.2008	1.8700e-003	0.2026	0.0539	1.7500e-003	0.0557	0.0000	207.2417	207.2417	5.9500e-003	0.0145	211.6991

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3.5 Building Construction - 2025

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0678	0.5471	0.6373	1.1400e-003		0.0214	0.0214		0.0205	0.0205	0.0000	94.5195	94.5195	0.0173	0.0000	94.9528
Total	0.0678	0.5471	0.6373	1.1400e-003		0.0214	0.0214		0.0205	0.0205	0.0000	94.5195	94.5195	0.0173	0.0000	94.9528

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	3.8000e-004	0.0252	6.6300e-003	1.0000e-004	3.1600e-003	1.5000e-004	3.3100e-003	8.7000e-004	1.5000e-004	1.0100e-003	0.0000	10.3777	10.3777	6.0000e-004	1.6500e-003	10.8843
Vendor	4.0600e-003	0.1536	0.0554	6.9000e-004	0.0241	7.5000e-004	0.0248	6.9500e-003	7.1000e-004	7.6700e-003	0.0000	67.2183	67.2183	2.3500e-003	9.6900e-003	70.1645
Worker	0.0439	0.0319	0.4668	1.4100e-003	0.1735	9.7000e-004	0.1745	0.0461	8.9000e-004	0.0470	0.0000	129.6456	129.6456	3.0000e-003	3.1200e-003	130.6504
Total	0.0483	0.2107	0.5289	2.2000e-003	0.2008	1.8700e-003	0.2026	0.0539	1.7500e-003	0.0557	0.0000	207.2417	207.2417	5.9500e-003	0.0145	211.6991

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

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	tons/yr										MT/yr					
Off-Road	5.0500e-003	0.0486	0.0702	1.1000e-004		2.3700e-003	2.3700e-003		2.1900e-003	2.1900e-003	0.0000	9.3088	9.3088	2.9500e-003	0.0000	9.3826
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	5.0500e-003	0.0486	0.0702	1.1000e-004		2.3700e-003	2.3700e-003		2.1900e-003	2.1900e-003	0.0000	9.3088	9.3088	2.9500e-003	0.0000	9.3826

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.8000e-004	2.2000e-004	3.0400e-003	1.0000e-005	1.0500e-003	1.0000e-005	1.0600e-003	2.8000e-004	1.0000e-005	2.9000e-004	0.0000	0.8137	0.8137	2.0000e-005	2.0000e-005	0.8202
Total	2.8000e-004	2.2000e-004	3.0400e-003	1.0000e-005	1.0500e-003	1.0000e-005	1.0600e-003	2.8000e-004	1.0000e-005	2.9000e-004	0.0000	0.8137	0.8137	2.0000e-005	2.0000e-005	0.8202

Alexan Arcadia EIR no Mitigation - Los Angeles-South Coast County, Annual

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

3.6 Paving - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	5.0500e-003	0.0486	0.0702	1.1000e-004		2.3700e-003	2.3700e-003		2.1900e-003	2.1900e-003	0.0000	9.3088	9.3088	2.9500e-003	0.0000	9.3826
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	5.0500e-003	0.0486	0.0702	1.1000e-004		2.3700e-003	2.3700e-003		2.1900e-003	2.1900e-003	0.0000	9.3088	9.3088	2.9500e-003	0.0000	9.3826

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.8000e-004	2.2000e-004	3.0400e-003	1.0000e-005	1.0500e-003	1.0000e-005	1.0600e-003	2.8000e-004	1.0000e-005	2.9000e-004	0.0000	0.8137	0.8137	2.0000e-005	2.0000e-005	0.8202
Total	2.8000e-004	2.2000e-004	3.0400e-003	1.0000e-005	1.0500e-003	1.0000e-005	1.0600e-003	2.8000e-004	1.0000e-005	2.9000e-004	0.0000	0.8137	0.8137	2.0000e-005	2.0000e-005	0.8202

Alexan Arcadia EIR no Mitigation - Los Angeles-South Coast County, Annual

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

3.7 Architectural Coating - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	1.1663					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	8.5400e-003	0.0573	0.0905	1.5000e-004		2.5800e-003	2.5800e-003		2.5800e-003	2.5800e-003	0.0000	12.7663	12.7663	7.0000e-004	0.0000	12.7837
Total	1.1749	0.0573	0.0905	1.5000e-004		2.5800e-003	2.5800e-003		2.5800e-003	2.5800e-003	0.0000	12.7663	12.7663	7.0000e-004	0.0000	12.7837

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	9.7000e-003	7.0600e-003	0.1032	3.1000e-004	0.0384	2.1000e-004	0.0386	0.0102	2.0000e-004	0.0104	0.0000	28.6573	28.6573	6.6000e-004	6.9000e-004	28.8794
Total	9.7000e-003	7.0600e-003	0.1032	3.1000e-004	0.0384	2.1000e-004	0.0386	0.0102	2.0000e-004	0.0104	0.0000	28.6573	28.6573	6.6000e-004	6.9000e-004	28.8794

Alexan Arcadia EIR no Mitigation - Los Angeles-South Coast County, Annual

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

3.7 Architectural Coating - 2025

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	1.1663					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	8.5400e-003	0.0573	0.0905	1.5000e-004		2.5800e-003	2.5800e-003		2.5800e-003	2.5800e-003	0.0000	12.7663	12.7663	7.0000e-004	0.0000	12.7837
Total	1.1749	0.0573	0.0905	1.5000e-004		2.5800e-003	2.5800e-003		2.5800e-003	2.5800e-003	0.0000	12.7663	12.7663	7.0000e-004	0.0000	12.7837

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	9.7000e-003	7.0600e-003	0.1032	3.1000e-004	0.0384	2.1000e-004	0.0386	0.0102	2.0000e-004	0.0104	0.0000	28.6573	28.6573	6.6000e-004	6.9000e-004	28.8794
Total	9.7000e-003	7.0600e-003	0.1032	3.1000e-004	0.0384	2.1000e-004	0.0386	0.0102	2.0000e-004	0.0104	0.0000	28.6573	28.6573	6.6000e-004	6.9000e-004	28.8794

Alexan Arcadia EIR no Mitigation - Los Angeles-South Coast County, Annual

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Density

	ROG	NOx	CO	SO2	Fugitive 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	0.8285	0.8872	8.2018	0.0179	2.0034	0.0130	2.0164	0.5345	0.0121	0.5466	0.0000	1,652.2214	1,652.2214	0.1170	0.0730	1,676.9135
Unmitigated	0.8789	0.9650	8.9407	0.0198	2.2260	0.0143	2.2403	0.5939	0.0133	0.6072	0.0000	1,831.4060	1,831.4060	0.1267	0.0795	1,858.2504

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	1,691.84	1,527.01	1271.99	5,495,854	4,946,269
Enclosed Parking with Elevator	0.00	0.00	0.00		
Fast Food Restaurant w/o Drive Thru	75.86	152.48	109.55	165,918	149,326
General Office Building	107.49	24.42	7.70	262,111	235,900
Health Club	0.00	0.00	0.00		
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Recreational Swimming Pool	0.00	0.00	0.00		
Total	1,875.18	1,703.91	1,389.23	5,923,884	5,331,495

4.3 Trip Type Information

Alexan Arcadia EIR no Mitigation - Los Angeles-South Coast County, Annual

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
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Fast Food Restaurant w/o Drive	16.60	8.40	6.90	1.50	79.50	19.00	51	37	12
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
Health Club	16.60	8.40	6.90	16.90	64.10	19.00	52	39	9
Other Non-Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Recreational Swimming Pool	16.60	8.40	6.90	33.00	48.00	19.00	52	39	9

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.537891	0.065289	0.189998	0.126515	0.023567	0.006518	0.011114	0.008084	0.000933	0.000591	0.025474	0.000708	0.003318
Enclosed Parking with Elevator	0.537891	0.065289	0.189998	0.126515	0.023567	0.006518	0.011114	0.008084	0.000933	0.000591	0.025474	0.000708	0.003318
Fast Food Restaurant w/o Drive Thru	0.537891	0.065289	0.189998	0.126515	0.023567	0.006518	0.011114	0.008084	0.000933	0.000591	0.025474	0.000708	0.003318
General Office Building	0.537891	0.065289	0.189998	0.126515	0.023567	0.006518	0.011114	0.008084	0.000933	0.000591	0.025474	0.000708	0.003318
Health Club	0.537891	0.065289	0.189998	0.126515	0.023567	0.006518	0.011114	0.008084	0.000933	0.000591	0.025474	0.000708	0.003318
Other Non-Asphalt Surfaces	0.537891	0.065289	0.189998	0.126515	0.023567	0.006518	0.011114	0.008084	0.000933	0.000591	0.025474	0.000708	0.003318
Recreational Swimming Pool	0.537891	0.065289	0.189998	0.126515	0.023567	0.006518	0.011114	0.008084	0.000933	0.000591	0.025474	0.000708	0.003318

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Kilowatt Hours of Renewable Electricity Generated

Alexan Arcadia EIR no Mitigation - Los Angeles-South Coast County, Annual

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	472.1771	472.1771	0.0399	4.8300e-003	474.6130
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	500.7578	500.7578	0.0423	5.1200e-003	503.3411
Natural Gas Mitigated	0.0249	0.2143	0.1024	1.3600e-003		0.0172	0.0172		0.0172	0.0172	0.0000	246.2623	246.2623	4.7200e-003	4.5100e-003	247.7257
Natural Gas Unmitigated	0.0249	0.2143	0.1024	1.3600e-003		0.0172	0.0172		0.0172	0.0172	0.0000	246.2623	246.2623	4.7200e-003	4.5100e-003	247.7257

Alexan Arcadia EIR no Mitigation - Los Angeles-South Coast County, Annual

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	4.06371e+006	0.0219	0.1873	0.0797	1.2000e-003		0.0151	0.0151		0.0151	0.0151	0.0000	216.8550	216.8550	4.1600e-003	3.9800e-003	218.1437
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	172748	9.3000e-004	8.4700e-003	7.1100e-003	5.0000e-005		6.4000e-004	6.4000e-004		6.4000e-004	6.4000e-004	0.0000	9.2185	9.2185	1.8000e-004	1.7000e-004	9.2733
General Office Building	273617	1.4800e-003	0.0134	0.0113	8.0000e-005		1.0200e-003	1.0200e-003		1.0200e-003	1.0200e-003	0.0000	14.6013	14.6013	2.8000e-004	2.7000e-004	14.6880
Health Club	104707	5.6000e-004	5.1300e-003	4.3100e-003	3.0000e-005		3.9000e-004	3.9000e-004		3.9000e-004	3.9000e-004	0.0000	5.5876	5.5876	1.1000e-004	1.0000e-004	5.6208
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Recreational Swimming Pool	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0249	0.2143	0.1024	1.3600e-003		0.0172	0.0172		0.0172	0.0172	0.0000	246.2623	246.2623	4.7300e-003	4.5200e-003	247.7257

Alexan Arcadia EIR no Mitigation - Los Angeles-South Coast County, Annual

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

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	4.06371e+006	0.0219	0.1873	0.0797	1.2000e-003		0.0151	0.0151		0.0151	0.0151	0.0000	216.8550	216.8550	4.1600e-003	3.9800e-003	218.1437
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	172748	9.3000e-004	8.4700e-003	7.1100e-003	5.0000e-005		6.4000e-004	6.4000e-004		6.4000e-004	6.4000e-004	0.0000	9.2185	9.2185	1.8000e-004	1.7000e-004	9.2733
General Office Building	273617	1.4800e-003	0.0134	0.0113	8.0000e-005		1.0200e-003	1.0200e-003		1.0200e-003	1.0200e-003	0.0000	14.6013	14.6013	2.8000e-004	2.7000e-004	14.6880
Health Club	104707	5.6000e-004	5.1300e-003	4.3100e-003	3.0000e-005		3.9000e-004	3.9000e-004		3.9000e-004	3.9000e-004	0.0000	5.5876	5.5876	1.1000e-004	1.0000e-004	5.6208
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Recreational Swimming Pool	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0249	0.2143	0.1024	1.3600e-003		0.0172	0.0172		0.0172	0.0172	0.0000	246.2623	246.2623	4.7300e-003	4.5200e-003	247.7257

Alexan Arcadia EIR no Mitigation - Los Angeles-South Coast County, Annual

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

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	1.19715e+006	212.3088	0.0179	2.1700e-003	213.4041
Enclosed Parking with Elevator	1.19898e+006	212.6331	0.0180	2.1800e-003	213.7300
Fast Food Restaurant w/o Drive Thru	32452.5	5.7553	4.9000e-004	6.0000e-005	5.7850
General Office Building	331738	58.8322	4.9700e-003	6.0000e-004	59.1357
Health Club	63313.8	11.2284	9.5000e-004	1.1000e-004	11.2864
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Recreational Swimming Pool	0	0.0000	0.0000	0.0000	0.0000
Total		500.7578	0.0423	5.1200e-003	503.3411

Alexan Arcadia EIR no Mitigation - Los Angeles-South Coast County, Annual

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

5.3 Energy by Land Use - Electricity

Mitigated

Land Use	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	1.17413e+006	208.2259	0.0176	2.1300e-003	209.3001
Enclosed Parking with Elevator	1.17595e+006	208.5501	0.0176	2.1300e-003	209.6260
Fast Food Restaurant w/o Drive Thru	9429.93	1.6724	1.4000e-004	2.0000e-005	1.6810
General Office Building	308715	54.7492	4.6200e-003	5.6000e-004	55.0317
Health Club	40291.2	7.1455	6.0000e-004	7.0000e-005	7.1823
Other Non-Asphalt Surfaces	-23022.6	-4.0830	-0.0003	0.0000	-4.1040
Recreational Swimming Pool	-23022.6	-4.0830	-0.0003	0.0000	-4.1040
Total		472.1771	0.0399	4.8300e-003	474.6130

6.0 Area Detail

6.1 Mitigation Measures Area

Alexan Arcadia EIR no Mitigation - Los Angeles-South Coast County, Annual

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.4831	0.0918	3.2356	5.2000e-004		0.0222	0.0222		0.0222	0.0222	0.0000	68.7349	68.7349	6.2700e-003	1.1600e-003	69.2386
Unmitigated	1.4831	0.0918	3.2356	5.2000e-004		0.0222	0.0222		0.0222	0.0222	0.0000	68.7349	68.7349	6.2700e-003	1.1600e-003	69.2386

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	0.1166					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.2631					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	6.4100e-003	0.0548	0.0233	3.5000e-004		4.4300e-003	4.4300e-003		4.4300e-003	4.4300e-003	0.0000	63.4803	63.4803	1.2200e-003	1.1600e-003	63.8575
Landscaping	0.0970	0.0370	3.2122	1.7000e-004		0.0178	0.0178		0.0178	0.0178	0.0000	5.2547	5.2547	5.0600e-003	0.0000	5.3811
Total	1.4831	0.0918	3.2356	5.2000e-004		0.0222	0.0222		0.0222	0.0222	0.0000	68.7349	68.7349	6.2800e-003	1.1600e-003	69.2386

Alexan Arcadia EIR no Mitigation - Los Angeles-South Coast County, Annual

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.1166					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.2631					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	6.4100e-003	0.0548	0.0233	3.5000e-004		4.4300e-003	4.4300e-003		4.4300e-003	4.4300e-003	0.0000	63.4803	63.4803	1.2200e-003	1.1600e-003	63.8575
Landscaping	0.0970	0.0370	3.2122	1.7000e-004		0.0178	0.0178		0.0178	0.0178	0.0000	5.2547	5.2547	5.0600e-003	0.0000	5.3811
Total	1.4831	0.0918	3.2356	5.2000e-004		0.0222	0.0222		0.0222	0.0222	0.0000	68.7349	68.7349	6.2800e-003	1.1600e-003	69.2386

7.0 Water Detail

7.1 Mitigation Measures Water

Alexan Arcadia EIR no Mitigation - Los Angeles-South Coast County, Annual

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

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	99.9361	0.8532	0.0209	127.4953
Unmitigated	99.9361	0.8532	0.0209	127.4953

Alexan Arcadia EIR no Mitigation - Los Angeles-South Coast County, Annual

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

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	20.2629 / 12.7744	78.3895	0.6663	0.0163	99.9133
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	0.22765 / 0.0145309	0.6266	7.4600e-003	1.8000e-004	0.8671
General Office Building	4.71705 / 2.8911	18.0856	0.1551	3.8000e-003	23.0953
Health Club	0.344805 / 0.211332	1.3220	0.0113	2.8000e-004	1.6882
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Recreational Swimming Pool	0.394485 / 0.241781	1.5125	0.0130	3.2000e-004	1.9315
Total		99.9361	0.8532	0.0209	127.4953

Alexan Arcadia EIR no Mitigation - Los Angeles-South Coast County, Annual

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

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	20.2629 / 12.7744	78.3895	0.6663	0.0163	99.9133
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	0.22765 / 0.0145309	0.6266	7.4600e-003	1.8000e-004	0.8671
General Office Building	4.71705 / 2.8911	18.0856	0.1551	3.8000e-003	23.0953
Health Club	0.344805 / 0.211332	1.3220	0.0113	2.8000e-004	1.6882
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Recreational Swimming Pool	0.394485 / 0.241781	1.5125	0.0130	3.2000e-004	1.9315
Total		99.9361	0.8532	0.0209	127.4953

8.0 Waste Detail

8.1 Mitigation Measures Waste

Alexan Arcadia EIR no Mitigation - Los Angeles-South Coast County, Annual

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

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	50.2667	2.9707	0.0000	124.5335
Unmitigated	50.2667	2.9707	0.0000	124.5335

Alexan Arcadia EIR no Mitigation - Los Angeles-South Coast County, Annual

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

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	143.06	29.0399	1.7162	0.0000	71.9451
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	8.64	1.7538	0.1037	0.0000	4.3451
General Office Building	24.68	5.0098	0.2961	0.0000	12.4116
Health Club	33.23	6.7454	0.3986	0.0000	16.7114
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Recreational Swimming Pool	38.02	7.7177	0.4561	0.0000	19.1203
Total		50.2667	2.9707	0.0000	124.5335

Alexan Arcadia EIR no Mitigation - Los Angeles-South Coast County, Annual

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

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	143.06	29.0399	1.7162	0.0000	71.9451
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	8.64	1.7538	0.1037	0.0000	4.3451
General Office Building	24.68	5.0098	0.2961	0.0000	12.4116
Health Club	33.23	6.7454	0.3986	0.0000	16.7114
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Recreational Swimming Pool	38.02	7.7177	0.4561	0.0000	19.1203
Total		50.2667	2.9707	0.0000	124.5335

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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Alexan Arcadia EIR no Mitigation - Los Angeles-South Coast County, Annual

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

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

Alexan Arcadia EIR no Mitigation - 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

**Alexan Arcadia EIR no Mitigation
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	26.54	1000sqft	0.61	26,539.00	0
Enclosed Parking with Elevator	551.00	Space	1.24	220,400.00	0
Other Non-Asphalt Surfaces	41.35	1000sqft	0.95	41,350.00	0
Fast Food Restaurant w/o Drive Thru	0.75	1000sqft	0.02	750.00	0
Health Club	5.83	1000sqft	0.00	5,830.00	0
Recreational Swimming Pool	6.67	1000sqft	0.00	6,670.00	0
Apartments Mid Rise	311.00	Dwelling Unit	0.00	311,000.00	889

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	9			Operational Year	2026
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	390.98	CH4 Intensity (lb/MW hr)	0.033	N2O Intensity (lb/MW hr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Lot acre = ground lvl land use = 2.95 gross site area. SF Based on prelim design study. GOB = commercial, 8 live-work / common rooms. Health Club = Fitness and Game Room. Fast food = cafe.

Construction Phase - Building construction schedule provided by applicant.

Off-road Equipment - Default values

Off-road Equipment - Default values

Alexan Arcadia EIR no Mitigation - 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

Off-road Equipment - Default values

Off-road Equipment - Default values + 1 excavator added for excavation of subterranean parking, applicant confirmed.

Off-road Equipment - Default values

Off-road Equipment - Default values

Trips and VMT - Rounded trips to even values. Grading haul trips provided by applicant includes excavation.

Demolition - Removal of 94,815 sqft of paved surface and demolition of 17,324 sqft of existing buildings

Grading - Per applicant provided information for materials, graded area default values.

Architectural Coating - Default Values

Vehicle Trips - Based on TIA. General Office Building based on TIA traffic data for Live-Work spaces.

Woodstoves - No woodstoves or wood fireplaces.

Area Coating - default

Energy Use - Default values

Water And Wastewater - Default values.

Solid Waste - Default values.

Construction Off-road Equipment Mitigation -

Mobile Land Use Mitigation - Increased density is based on the project definition including 319 units in 2.96 acres.

Area Mitigation - Default valutes

Energy Mitigation - Applicant provided information for onsite solar energy.

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Fleet Mix -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	24.00
tblConstructionPhase	NumDays	6.00	26.00
tblConstructionPhase	NumDays	220.00	520.00
tblConstructionPhase	NumDays	10.00	12.00
tblConstructionPhase	NumDays	10.00	100.00

Alexan Arcadia EIR no Mitigation - 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	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberWood	15.55	0.00
tblGrading	MaterialExported	0.00	57,000.00
tblGrading	MaterialImported	0.00	520.00
tblLandUse	LandUseSquareFeet	26,540.00	26,539.00
tblLandUse	LotAcreage	4.96	1.24
tblLandUse	LotAcreage	0.13	0.00
tblLandUse	LotAcreage	0.15	0.00
tblLandUse	LotAcreage	8.18	0.00
tblTripsAndVMT	HaulingTripNumber	485.00	486.00
tblTripsAndVMT	HaulingTripNumber	65.00	66.00
tblTripsAndVMT	HaulingTripNumber	0.00	2,100.00
tblTripsAndVMT	VendorTripNumber	83.00	84.00
tblTripsAndVMT	WorkerTripNumber	13.00	14.00
tblTripsAndVMT	WorkerTripNumber	13.00	10.00
tblTripsAndVMT	WorkerTripNumber	15.00	16.00
tblVehicleTrips	ST_TR	696.00	203.31
tblVehicleTrips	ST_TR	2.21	0.92
tblVehicleTrips	ST_TR	20.87	0.00
tblVehicleTrips	ST_TR	9.10	0.00
tblVehicleTrips	SU_TR	500.00	146.06
tblVehicleTrips	SU_TR	0.70	0.29
tblVehicleTrips	SU_TR	26.73	0.00

Alexan Arcadia EIR no Mitigation - 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

tblVehicleTrips	SU_TR	13.60	0.00
tblVehicleTrips	WD_TR	346.23	101.14
tblVehicleTrips	WD_TR	9.74	4.05
tblVehicleTrips	WD_TR	32.93	0.00
tblVehicleTrips	WD_TR	28.82	0.00
tblWoodstoves	NumberCatalytic	15.55	0.00
tblWoodstoves	NumberNoncatalytic	15.55	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

Alexan Arcadia EIR no Mitigation - 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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	3.5240	68.9666	32.7047	0.2252	14.3240	1.4669	15.7909	5.1111	1.3585	6.4696	0.0000	24,075.80 82	24,075.80 82	2.6283	3.0253	25,043.06 38
2024	3.6273	25.4104	39.3967	0.0956	4.6774	0.9769	5.6543	1.2533	0.9208	2.1742	0.0000	9,449.921 2	9,449.921 2	1.1225	0.3573	9,584.450 7
2025	23.6925	16.3861	26.2214	0.0747	4.4986	0.5110	5.0096	1.2059	0.4883	1.6942	0.0000	7,434.888 5	7,434.888 5	0.5631	0.3441	7,551.499 9
Maximum	23.6925	68.9666	39.3967	0.2252	14.3240	1.4669	15.7909	5.1111	1.3585	6.4696	0.0000	24,075.80 82	24,075.80 82	2.6283	3.0253	25,043.06 38

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	3.5240	68.9666	32.7047	0.2252	9.4065	1.4669	10.8734	3.1107	1.3585	4.4693	0.0000	24,075.80 82	24,075.80 82	2.6283	3.0253	25,043.06 38
2024	3.6273	25.4104	39.3967	0.0956	4.6774	0.9769	5.6543	1.2533	0.9208	2.1742	0.0000	9,449.921 2	9,449.921 2	1.1225	0.3573	9,584.450 7
2025	23.6925	16.3861	26.2214	0.0747	4.4986	0.5110	5.0096	1.2059	0.4883	1.6942	0.0000	7,434.888 5	7,434.888 5	0.5631	0.3441	7,551.499 9
Maximum	23.6925	68.9666	39.3967	0.2252	9.4065	1.4669	10.8734	3.1107	1.3585	4.4693	0.0000	24,075.80 82	24,075.80 82	2.6283	3.0253	25,043.06 38

Alexan Arcadia EIR no Mitigation - 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	8.8487	4.6810	27.5640	0.0294		0.4970	0.4970		0.4970	0.4970	0.0000	5,644.3381	5,644.3381	0.1519	0.1026	5,678.7193
Energy	0.1364	1.1740	0.5609	7.4400e-003		0.0942	0.0942		0.0942	0.0942		1,487.4395	1,487.4395	0.0285	0.0273	1,496.2786
Mobile	5.4383	5.2555	53.7443	0.1214	13.4840	0.0851	13.5692	3.5921	0.0791	3.6711		12,386.6182	12,386.6182	0.8139	0.4974	12,555.1917
Total	14.4233	11.1105	81.8692	0.1582	13.4840	0.6763	14.1604	3.5921	0.6703	4.2623	0.0000	19,518.3958	19,518.3958	0.9943	0.6273	19,730.1895

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	8.8487	4.6810	27.5640	0.0294		0.4970	0.4970		0.4970	0.4970	0.0000	5,644.3381	5,644.3381	0.1519	0.1026	5,678.7193
Energy	0.1364	1.1740	0.5609	7.4400e-003		0.0942	0.0942		0.0942	0.0942		1,487.4395	1,487.4395	0.0285	0.0273	1,496.2786
Mobile	5.1420	4.8367	49.1784	0.1096	12.1356	0.0773	12.2130	3.2328	0.0718	3.3046		11,173.9629	11,173.9629	0.7504	0.4574	11,329.0414
Total	14.1271	10.6916	77.3033	0.1463	12.1356	0.6685	12.8042	3.2328	0.6630	3.8958	0.0000	18,305.7405	18,305.7405	0.9308	0.5873	18,504.0392

Alexan Arcadia EIR no Mitigation - 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
Percent Reduction	2.05	3.77	5.58	7.51	10.00	1.15	9.58	10.00	1.08	8.60	0.00	6.21	6.21	6.39	6.37	6.21

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	6/22/2023	7/19/2023	6	24	
2	Site Preparation	Site Preparation	7/20/2023	7/23/2023	6	3	
3	Grading	Grading	7/20/2023	8/18/2023	6	26	
4	Building Construction	Building Construction	8/19/2023	4/16/2025	6	520	
5	Paving	Paving	4/1/2024	4/14/2024	6	12	
6	Architectural Coating	Architectural Coating	4/17/2025	8/11/2025	6	100	

Acres of Grading (Site Preparation Phase): 4.5

Acres of Grading (Grading Phase): 26

Acres of Paving: 2.19

Residential Indoor: 629,775; Residential Outdoor: 209,925; Non-Residential Indoor: 50,786; Non-Residential Outdoor: 16,929; Striped Parking Area: 15,705 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Scrapers	1	8.00	367	0.48

Alexan Arcadia EIR no Mitigation - 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

Site Preparation	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	2	7.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Architectural Coating	Air Compressors	1	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	5	14.00	0.00	486.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	66.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	5	10.00	0.00	7,125.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	348.00	84.00	2,100.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	16.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	70.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Alexan Arcadia EIR no Mitigation - 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

Water Exposed Area

3.2 Demolition - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					4.3749	0.0000	4.3749	0.6624	0.0000	0.6624			0.0000			0.0000
Off-Road	1.4725	14.3184	13.4577	0.0241		0.6766	0.6766		0.6328	0.6328		2,324.3959	2,324.3959	0.5893		2,339.1278
Total	1.4725	14.3184	13.4577	0.0241	4.3749	0.6766	5.0515	0.6624	0.6328	1.2952		2,324.3959	2,324.3959	0.5893		2,339.1278

Alexan Arcadia EIR no Mitigation - 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

3.2 Demolition - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0439	2.6424	0.7053	0.0118	0.3545	0.0167	0.3711	0.0972	0.0160	0.1131		1,301.3867	1,301.3867	0.0717	0.2067	1,364.7639
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0448	0.0312	0.5060	1.3900e-003	0.1565	9.4000e-004	0.1574	0.0415	8.7000e-004	0.0424		140.0106	140.0106	3.5300e-003	3.2300e-003	141.0617
Total	0.0887	2.6737	1.2112	0.0132	0.5110	0.0176	0.5286	0.1387	0.0168	0.1555		1,441.3973	1,441.3973	0.0753	0.2099	1,505.8256

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					1.9687	0.0000	1.9687	0.2981	0.0000	0.2981			0.0000			0.0000
Off-Road	1.4725	14.3184	13.4577	0.0241		0.6766	0.6766		0.6328	0.6328	0.0000	2,324.3959	2,324.3959	0.5893		2,339.1278
Total	1.4725	14.3184	13.4577	0.0241	1.9687	0.6766	2.6453	0.2981	0.6328	0.9309	0.0000	2,324.3959	2,324.3959	0.5893		2,339.1278

Alexan Arcadia EIR no Mitigation - 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

3.2 Demolition - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0439	2.6424	0.7053	0.0118	0.3545	0.0167	0.3711	0.0972	0.0160	0.1131		1,301.3867	1,301.3867	0.0717	0.2067	1,364.7639
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0448	0.0312	0.5060	1.3900e-003	0.1565	9.4000e-004	0.1574	0.0415	8.7000e-004	0.0424		140.0106	140.0106	3.5300e-003	3.2300e-003	141.0617
Total	0.0887	2.6737	1.2112	0.0132	0.5110	0.0176	0.5286	0.1387	0.0168	0.1555		1,441.3973	1,441.3973	0.0753	0.2099	1,505.8256

3.3 Site Preparation - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.6104	0.0000	1.6104	0.1747	0.0000	0.1747			0.0000			0.0000
Off-Road	1.3027	14.2802	9.7820	0.0245		0.5419	0.5419		0.4985	0.4985		2,374.8634	2,374.8634	0.7681		2,394.0654
Total	1.3027	14.2802	9.7820	0.0245	1.6104	0.5419	2.1522	0.1747	0.4985	0.6733		2,374.8634	2,374.8634	0.7681		2,394.0654

Alexan Arcadia EIR no Mitigation - 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

3.3 Site Preparation - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0477	2.8708	0.7662	0.0129	0.3851	0.0181	0.4032	0.1056	0.0173	0.1229		1,413.852 2	1,413.852 2	0.0779	0.2245	1,482.706 5
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0256	0.0179	0.2891	7.9000e-004	0.0894	5.4000e-004	0.0900	0.0237	5.0000e-004	0.0242		80.0060	80.0060	2.0200e-003	1.8500e-003	80.6067
Total	0.0733	2.8886	1.0554	0.0137	0.4745	0.0187	0.4932	0.1293	0.0178	0.1471		1,493.858 3	1,493.858 3	0.0799	0.2264	1,563.313 2

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					0.7247	0.0000	0.7247	0.0786	0.0000	0.0786			0.0000			0.0000
Off-Road	1.3027	14.2802	9.7820	0.0245		0.5419	0.5419		0.4985	0.4985	0.0000	2,374.863 4	2,374.863 4	0.7681		2,394.065 4
Total	1.3027	14.2802	9.7820	0.0245	0.7247	0.5419	1.2665	0.0786	0.4985	0.5772	0.0000	2,374.863 4	2,374.863 4	0.7681		2,394.065 4

Alexan Arcadia EIR no Mitigation - 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

3.3 Site Preparation - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0477	2.8708	0.7662	0.0129	0.3851	0.0181	0.4032	0.1056	0.0173	0.1229		1,413.852 2	1,413.852 2	0.0779	0.2245	1,482.706 5
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0256	0.0179	0.2891	7.9000e-004	0.0894	5.4000e-004	0.0900	0.0237	5.0000e-004	0.0242		80.0060	80.0060	2.0200e-003	1.8500e-003	80.6067
Total	0.0733	2.8886	1.0554	0.0137	0.4745	0.0187	0.4932	0.1293	0.0178	0.1471		1,493.858 3	1,493.858 3	0.0799	0.2264	1,563.313 2

3.4 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					7.3305	0.0000	7.3305	3.4623	0.0000	3.4623			0.0000			0.0000
Off-Road	1.5217	16.0163	11.9615	0.0258		0.6802	0.6802		0.6257	0.6257		2,495.720 4	2,495.720 4	0.8072		2,515.899 5
Total	1.5217	16.0163	11.9615	0.0258	7.3305	0.6802	8.0107	3.4623	0.6257	4.0880		2,495.720 4	2,495.720 4	0.8072		2,515.899 5

Alexan Arcadia EIR no Mitigation - 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 Grading - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.5943	35.7592	9.5444	0.1603	4.7968	0.2256	5.0224	1.3152	0.2158	1.5310		17,611.3586	17,611.3586	0.9706	2.7967	18,469.0274
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0320	0.0223	0.3614	9.9000e-004	0.1118	6.7000e-004	0.1125	0.0296	6.2000e-004	0.0303		100.0075	100.0075	2.5200e-003	2.3100e-003	100.7583
Total	0.6263	35.7816	9.9058	0.1613	4.9086	0.2262	5.1348	1.3448	0.2164	1.5612		17,711.3662	17,711.3662	0.9731	2.7990	18,569.7858

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					3.2987	0.0000	3.2987	1.5580	0.0000	1.5580			0.0000			0.0000
Off-Road	1.5217	16.0163	11.9615	0.0258		0.6802	0.6802		0.6257	0.6257	0.0000	2,495.7204	2,495.7204	0.8072		2,515.8995
Total	1.5217	16.0163	11.9615	0.0258	3.2987	0.6802	3.9789	1.5580	0.6257	2.1838	0.0000	2,495.7204	2,495.7204	0.8072		2,515.8995

Alexan Arcadia EIR no Mitigation - 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 Grading - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.5943	35.7592	9.5444	0.1603	4.7968	0.2256	5.0224	1.3152	0.2158	1.5310		17,611.3586	17,611.3586	0.9706	2.7967	18,469.0274
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0320	0.0223	0.3614	9.9000e-004	0.1118	6.7000e-004	0.1125	0.0296	6.2000e-004	0.0303		100.0075	100.0075	2.5200e-003	2.3100e-003	100.7583
Total	0.6263	35.7816	9.9058	0.1613	4.9086	0.2262	5.1348	1.3448	0.2164	1.5612		17,711.3662	17,711.3662	0.9731	2.7990	18,569.7858

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	1.7136	13.6239	14.2145	0.0250		0.6136	0.6136		0.5880	0.5880		2,289.5233	2,289.5233	0.4330		2,300.3479
Total	1.7136	13.6239	14.2145	0.0250		0.6136	0.6136		0.5880	0.5880		2,289.5233	2,289.5233	0.4330		2,300.3479

Alexan Arcadia EIR no Mitigation - 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

3.5 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	8.7600e-003	0.5270	0.1407	2.3600e-003	0.0707	3.3200e-003	0.0740	0.0194	3.1800e-003	0.0226		259.5358	259.5358	0.0143	0.0412	272.1751
Vendor	0.0967	3.2242	1.2491	0.0156	0.5381	0.0162	0.5543	0.1549	0.0155	0.1704		1,682.3728	1,682.3728	0.0564	0.2419	1,755.8613
Worker	1.1137	0.7764	12.5767	0.0344	3.8898	0.0234	3.9132	1.0316	0.0215	1.0531		3,480.2623	3,480.2623	0.0878	0.0803	3,506.3904
Total	1.2191	4.5276	13.9664	0.0524	4.4986	0.0429	4.5415	1.2059	0.0402	1.2461		5,422.1709	5,422.1709	0.1584	0.3634	5,534.4269

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	1.7136	13.6239	14.2145	0.0250		0.6136	0.6136		0.5880	0.5880	0.0000	2,289.5233	2,289.5233	0.4330		2,300.3479
Total	1.7136	13.6239	14.2145	0.0250		0.6136	0.6136		0.5880	0.5880	0.0000	2,289.5233	2,289.5233	0.4330		2,300.3479

Alexan Arcadia EIR no Mitigation - 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

3.5 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	8.7600e-003	0.5270	0.1407	2.3600e-003	0.0707	3.3200e-003	0.0740	0.0194	3.1800e-003	0.0226		259.5358	259.5358	0.0143	0.0412	272.1751
Vendor	0.0967	3.2242	1.2491	0.0156	0.5381	0.0162	0.5543	0.1549	0.0155	0.1704		1,682.3728	1,682.3728	0.0564	0.2419	1,755.8613
Worker	1.1137	0.7764	12.5767	0.0344	3.8898	0.0234	3.9132	1.0316	0.0215	1.0531		3,480.2623	3,480.2623	0.0878	0.0803	3,506.3904
Total	1.2191	4.5276	13.9664	0.0524	4.4986	0.0429	4.5415	1.2059	0.0402	1.2461		5,422.1709	5,422.1709	0.1584	0.3634	5,534.4269

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	1.5971	12.8235	14.1002	0.0250		0.5381	0.5381		0.5153	0.5153		2,289.6541	2,289.6541	0.4265		2,300.3154
Total	1.5971	12.8235	14.1002	0.0250		0.5381	0.5381		0.5153	0.5153		2,289.6541	2,289.6541	0.4265		2,300.3154

Alexan Arcadia EIR no Mitigation - 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

3.5 Building Construction - 2024

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	8.7000e-003	0.5283	0.1431	2.3300e-003	0.0707	3.3500e-003	0.0740	0.0194	3.2100e-003	0.0226		255.8605	255.8605	0.0144	0.0407	268.3337
Vendor	0.0938	3.2308	1.2225	0.0154	0.5381	0.0163	0.5544	0.1549	0.0156	0.1705		1,657.1067	1,657.1067	0.0566	0.2385	1,729.5936
Worker	1.0376	0.6930	11.6867	0.0335	3.8898	0.0224	3.9122	1.0316	0.0206	1.0522		3,381.6207	3,381.6207	0.0794	0.0747	3,405.8637
Total	1.1400	4.4521	13.0523	0.0512	4.4986	0.0421	4.5406	1.2059	0.0394	1.2453		5,294.5879	5,294.5879	0.1504	0.3538	5,403.7910

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	1.5971	12.8235	14.1002	0.0250		0.5381	0.5381		0.5153	0.5153	0.0000	2,289.6541	2,289.6541	0.4265		2,300.3154
Total	1.5971	12.8235	14.1002	0.0250		0.5381	0.5381		0.5153	0.5153	0.0000	2,289.6541	2,289.6541	0.4265		2,300.3154

Alexan Arcadia EIR no Mitigation - 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

3.5 Building Construction - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	8.7000e-003	0.5283	0.1431	2.3300e-003	0.0707	3.3500e-003	0.0740	0.0194	3.2100e-003	0.0226		255.8605	255.8605	0.0144	0.0407	268.3337
Vendor	0.0938	3.2308	1.2225	0.0154	0.5381	0.0163	0.5544	0.1549	0.0156	0.1705		1,657.1067	1,657.1067	0.0566	0.2385	1,729.5936
Worker	1.0376	0.6930	11.6867	0.0335	3.8898	0.0224	3.9122	1.0316	0.0206	1.0522		3,381.6207	3,381.6207	0.0794	0.0747	3,405.8637
Total	1.1400	4.4521	13.0523	0.0512	4.4986	0.0421	4.5406	1.2059	0.0394	1.2453		5,294.5879	5,294.5879	0.1504	0.3538	5,403.7910

3.5 Building Construction - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4897	12.0233	14.0072	0.0250		0.4700	0.4700		0.4498	0.4498		2,289.8898	2,289.8898	0.4200		2,300.3887
Total	1.4897	12.0233	14.0072	0.0250		0.4700	0.4700		0.4498	0.4498		2,289.8898	2,289.8898	0.4200		2,300.3887

Alexan Arcadia EIR no Mitigation - 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

3.5 Building Construction - 2025

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	8.6200e-003	0.5250	0.1451	2.2800e-003	0.0707	3.3600e-003	0.0741	0.0194	3.2100e-003	0.0226		251.3031	251.3031	0.0146	0.0399	263.5698
Vendor	0.0911	3.2155	1.2000	0.0151	0.5381	0.0164	0.5544	0.1549	0.0157	0.1706		1,627.2723	1,627.2723	0.0570	0.2344	1,698.5392
Worker	0.9699	0.6223	10.8691	0.0323	3.8898	0.0213	3.9111	1.0316	0.0196	1.0512		3,266.4233	3,266.4233	0.0716	0.0698	3,289.0023
Total	1.0696	4.3628	12.2142	0.0497	4.4986	0.0411	4.5396	1.2059	0.0385	1.2444		5,144.9987	5,144.9987	0.1432	0.3441	5,251.1112

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	1.4897	12.0233	14.0072	0.0250		0.4700	0.4700		0.4498	0.4498	0.0000	2,289.8898	2,289.8898	0.4200		2,300.3887
Total	1.4897	12.0233	14.0072	0.0250		0.4700	0.4700		0.4498	0.4498	0.0000	2,289.8898	2,289.8898	0.4200		2,300.3887

Alexan Arcadia EIR no Mitigation - 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

3.5 Building Construction - 2025

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	8.6200e-003	0.5250	0.1451	2.2800e-003	0.0707	3.3600e-003	0.0741	0.0194	3.2100e-003	0.0226		251.3031	251.3031	0.0146	0.0399	263.5698
Vendor	0.0911	3.2155	1.2000	0.0151	0.5381	0.0164	0.5544	0.1549	0.0157	0.1706		1,627.2723	1,627.2723	0.0570	0.2344	1,698.5392
Worker	0.9699	0.6223	10.8691	0.0323	3.8898	0.0213	3.9111	1.0316	0.0196	1.0512		3,266.4233	3,266.4233	0.0716	0.0698	3,289.0023
Total	1.0696	4.3628	12.2142	0.0497	4.4986	0.0411	4.5396	1.2059	0.0385	1.2444		5,144.9987	5,144.9987	0.1432	0.3441	5,251.1112

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	0.8425	8.1030	11.7069	0.0179		0.3957	0.3957		0.3652	0.3652		1,710.2024	1,710.2024	0.5420		1,723.7529
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.8425	8.1030	11.7069	0.0179		0.3957	0.3957		0.3652	0.3652		1,710.2024	1,710.2024	0.5420		1,723.7529

Alexan Arcadia EIR no Mitigation - 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

3.6 Paving - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0477	0.0319	0.5373	1.5400e-003	0.1788	1.0300e-003	0.1799	0.0474	9.5000e-004	0.0484		155.4768	155.4768	3.6500e-003	3.4300e-003	156.5914
Total	0.0477	0.0319	0.5373	1.5400e-003	0.1788	1.0300e-003	0.1799	0.0474	9.5000e-004	0.0484		155.4768	155.4768	3.6500e-003	3.4300e-003	156.5914

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	0.8425	8.1030	11.7069	0.0179		0.3957	0.3957		0.3652	0.3652	0.0000	1,710.2024	1,710.2024	0.5420		1,723.7529
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.8425	8.1030	11.7069	0.0179		0.3957	0.3957		0.3652	0.3652	0.0000	1,710.2024	1,710.2024	0.5420		1,723.7529

Alexan Arcadia EIR no Mitigation - 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

3.6 Paving - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0477	0.0319	0.5373	1.5400e-003	0.1788	1.0300e-003	0.1799	0.0474	9.5000e-004	0.0484		155.4768	155.4768	3.6500e-003	3.4300e-003	156.5914
Total	0.0477	0.0319	0.5373	1.5400e-003	0.1788	1.0300e-003	0.1799	0.0474	9.5000e-004	0.0484		155.4768	155.4768	3.6500e-003	3.4300e-003	156.5914

3.7 Architectural Coating - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	23.3266					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319
Total	23.4974	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319

Alexan Arcadia EIR no Mitigation - 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

3.7 Architectural Coating - 2025

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1951	0.1252	2.1863	6.5000e-003	0.7824	4.2900e-003	0.7867	0.2075	3.9500e-003	0.2115		657.0392	657.0392	0.0144	0.0140	661.5809
Total	0.1951	0.1252	2.1863	6.5000e-003	0.7824	4.2900e-003	0.7867	0.2075	3.9500e-003	0.2115		657.0392	657.0392	0.0144	0.0140	661.5809

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	23.3266					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515	0.0000	281.4481	281.4481	0.0154		281.8319
Total	23.4974	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515	0.0000	281.4481	281.4481	0.0154		281.8319

Alexan Arcadia EIR no Mitigation - 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

3.7 Architectural Coating - 2025

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1951	0.1252	2.1863	6.5000e-003	0.7824	4.2900e-003	0.7867	0.2075	3.9500e-003	0.2115		657.0392	657.0392	0.0144	0.0140	661.5809
Total	0.1951	0.1252	2.1863	6.5000e-003	0.7824	4.2900e-003	0.7867	0.2075	3.9500e-003	0.2115		657.0392	657.0392	0.0144	0.0140	661.5809

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Density

Alexan Arcadia EIR no Mitigation - 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	5.1420	4.8367	49.1784	0.1096	12.1356	0.0773	12.2130	3.2328	0.0718	3.3046		11,173.9629	11,173.9629	0.7504	0.4574	11,329.0414
Unmitigated	5.4383	5.2555	53.7443	0.1214	13.4840	0.0851	13.5692	3.5921	0.0791	3.6711		12,386.6182	12,386.6182	0.8139	0.4974	12,555.1917

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	1,691.84	1,527.01	1271.99	5,495,854	4,946,269
Enclosed Parking with Elevator	0.00	0.00	0.00		
Fast Food Restaurant w/o Drive Thru	75.86	152.48	109.55	165,918	149,326
General Office Building	107.49	24.42	7.70	262,111	235,900
Health Club	0.00	0.00	0.00		
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Recreational Swimming Pool	0.00	0.00	0.00		
Total	1,875.18	1,703.91	1,389.23	5,923,884	5,331,495

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
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Fast Food Restaurant w/o Drive	16.60	8.40	6.90	1.50	79.50	19.00	51	37	12
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
Health Club	16.60	8.40	6.90	16.90	64.10	19.00	52	39	9

Alexan Arcadia EIR no Mitigation - 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
Other Non-Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Recreational Swimming Pool	16.60	8.40	6.90	33.00	48.00	19.00	52	39	9

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.537891	0.065289	0.189998	0.126515	0.023567	0.006518	0.011114	0.008084	0.000933	0.000591	0.025474	0.000708	0.003318
Enclosed Parking with Elevator	0.537891	0.065289	0.189998	0.126515	0.023567	0.006518	0.011114	0.008084	0.000933	0.000591	0.025474	0.000708	0.003318
Fast Food Restaurant w/o Drive Thru	0.537891	0.065289	0.189998	0.126515	0.023567	0.006518	0.011114	0.008084	0.000933	0.000591	0.025474	0.000708	0.003318
General Office Building	0.537891	0.065289	0.189998	0.126515	0.023567	0.006518	0.011114	0.008084	0.000933	0.000591	0.025474	0.000708	0.003318
Health Club	0.537891	0.065289	0.189998	0.126515	0.023567	0.006518	0.011114	0.008084	0.000933	0.000591	0.025474	0.000708	0.003318
Other Non-Asphalt Surfaces	0.537891	0.065289	0.189998	0.126515	0.023567	0.006518	0.011114	0.008084	0.000933	0.000591	0.025474	0.000708	0.003318
Recreational Swimming Pool	0.537891	0.065289	0.189998	0.126515	0.023567	0.006518	0.011114	0.008084	0.000933	0.000591	0.025474	0.000708	0.003318

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Kilowatt Hours of Renewable Electricity Generated

Alexan Arcadia EIR no Mitigation - 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					
Natural Gas Mitigated	0.1364	1.1740	0.5609	7.4400e-003		0.0942	0.0942		0.0942	0.0942		1,487.4395	1,487.4395	0.0285	0.0273	1,496.2786
Natural Gas Unmitigated	0.1364	1.1740	0.5609	7.4400e-003		0.0942	0.0942		0.0942	0.0942		1,487.4395	1,487.4395	0.0285	0.0273	1,496.2786

Alexan Arcadia EIR no Mitigation - 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

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					
Apartments Mid Rise	11133.5	0.1201	1.0260	0.4366	6.5500e-003		0.0830	0.0830		0.0830	0.0830		1,309.8177	1,309.8177	0.0251	0.0240	1,317.6013
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	473.281	5.1000e-003	0.0464	0.0390	2.8000e-004		3.5300e-003	3.5300e-003		3.5300e-003	3.5300e-003		55.6801	55.6801	1.0700e-003	1.0200e-003	56.0110
General Office Building	749.636	8.0800e-003	0.0735	0.0617	4.4000e-004		5.5900e-003	5.5900e-003		5.5900e-003	5.5900e-003		88.1925	88.1925	1.6900e-003	1.6200e-003	88.7165
Health Club	286.868	3.0900e-003	0.0281	0.0236	1.7000e-004		2.1400e-003	2.1400e-003		2.1400e-003	2.1400e-003		33.7492	33.7492	6.5000e-004	6.2000e-004	33.9497
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Recreational Swimming Pool	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.1363	1.1740	0.5609	7.4400e-003		0.0942	0.0942		0.0942	0.0942		1,487.4394	1,487.4394	0.0285	0.0273	1,496.2786

Alexan Arcadia EIR no Mitigation - 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

5.2 Energy by Land Use - NaturalGas

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					
Apartments Mid Rise	11.1335	0.1201	1.0260	0.4366	6.5500e-003		0.0830	0.0830		0.0830	0.0830		1,309.8177	1,309.8177	0.0251	0.0240	1,317.6013
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	0.473281	5.1000e-003	0.0464	0.0390	2.8000e-004		3.5300e-003	3.5300e-003		3.5300e-003	3.5300e-003		55.6801	55.6801	1.0700e-003	1.0200e-003	56.0110
General Office Building	0.749636	8.0800e-003	0.0735	0.0617	4.4000e-004		5.5900e-003	5.5900e-003		5.5900e-003	5.5900e-003		88.1925	88.1925	1.6900e-003	1.6200e-003	88.7165
Health Club	0.286868	3.0900e-003	0.0281	0.0236	1.7000e-004		2.1400e-003	2.1400e-003		2.1400e-003	2.1400e-003		33.7492	33.7492	6.5000e-004	6.2000e-004	33.9497
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Recreational Swimming Pool	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.1363	1.1740	0.5609	7.4400e-003		0.0942	0.0942		0.0942	0.0942		1,487.4394	1,487.4394	0.0285	0.0273	1,496.2786

6.0 Area Detail

6.1 Mitigation Measures Area

Alexan Arcadia EIR no Mitigation - 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	8.8487	4.6810	27.5640	0.0294		0.4970	0.4970		0.4970	0.4970	0.0000	5,644.338 1	5,644.338 1	0.1519	0.1026	5,678.719 3
Unmitigated	8.8487	4.6810	27.5640	0.0294		0.4970	0.4970		0.4970	0.4970	0.0000	5,644.338 1	5,644.338 1	0.1519	0.1026	5,678.719 3

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	0.6391					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	6.9209					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.5132	4.3851	1.8660	0.0280		0.3545	0.3545		0.3545	0.3545	0.0000	5,598.000 0	5,598.000 0	0.1073	0.1026	5,631.266 1
Landscaping	0.7756	0.2959	25.6980	1.3600e-003		0.1425	0.1425		0.1425	0.1425		46.3381	46.3381	0.0446		47.4532
Total	8.8487	4.6810	27.5640	0.0294		0.4970	0.4970		0.4970	0.4970	0.0000	5,644.338 1	5,644.338 1	0.1519	0.1026	5,678.719 3

Alexan Arcadia EIR no Mitigation - 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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.6391					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	6.9209					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.5132	4.3851	1.8660	0.0280		0.3545	0.3545		0.3545	0.3545	0.0000	5,598.0000	5,598.0000	0.1073	0.1026	5,631.2661
Landscaping	0.7756	0.2959	25.6980	1.3600e-003		0.1425	0.1425		0.1425	0.1425		46.3381	46.3381	0.0446		47.4532
Total	8.8487	4.6810	27.5640	0.0294		0.4970	0.4970		0.4970	0.4970	0.0000	5,644.3381	5,644.3381	0.1519	0.1026	5,678.7193

7.0 Water Detail

7.1 Mitigation Measures Water

Alexan Arcadia EIR no Mitigation - 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

8.0 Waste Detail

8.1 Mitigation Measures Waste

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

Alexan Arcadia EIR no Mitigation - 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

**Alexan Arcadia EIR no Mitigation
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	26.54	1000sqft	0.61	26,539.00	0
Enclosed Parking with Elevator	551.00	Space	1.24	220,400.00	0
Other Non-Asphalt Surfaces	41.35	1000sqft	0.95	41,350.00	0
Fast Food Restaurant w/o Drive Thru	0.75	1000sqft	0.02	750.00	0
Health Club	5.83	1000sqft	0.00	5,830.00	0
Recreational Swimming Pool	6.67	1000sqft	0.00	6,670.00	0
Apartments Mid Rise	311.00	Dwelling Unit	0.00	311,000.00	889

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	9			Operational Year	2026
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	390.98	CH4 Intensity (lb/MW hr)	0.033	N2O Intensity (lb/MW hr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Lot acre = ground lvl land use = 2.95 gross site area. SF Based on prelim design study. GOB = commercial, 8 live-work / common rooms. Health Club = Fitness and Game Room. Fast food = cafe.

Construction Phase - Building construction schedule provided by applicant.

Off-road Equipment - Default values

Off-road Equipment - Default values

Alexan Arcadia EIR no Mitigation - 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

Off-road Equipment - Default values

Off-road Equipment - Default values + 1 excavator added for excavation of subterranean parking, applicant confirmed.

Off-road Equipment - Default values

Off-road Equipment - Default values

Trips and VMT - Rounded trips to even values. Grading haul trips provided by applicant includes excavation.

Demolition - Removal of 94,815 sqft of paved surface and demolition of 17,324 sqft of existing buildings

Grading - Per applicant provided information for materials, graded area default values.

Architectural Coating - Default Values

Vehicle Trips - Based on TIA. General Office Building based on TIA traffic data for Live-Work spaces.

Woodstoves - No woodstoves or wood fireplaces.

Area Coating - default

Energy Use - Default values

Water And Wastewater - Default values.

Solid Waste - Default values.

Construction Off-road Equipment Mitigation -

Mobile Land Use Mitigation - Increased density is based on the project definition including 319 units in 2.96 acres.

Area Mitigation - Default valutes

Energy Mitigation - Applicant provided information for onsite solar energy.

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Fleet Mix -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	24.00
tblConstructionPhase	NumDays	6.00	26.00
tblConstructionPhase	NumDays	220.00	520.00
tblConstructionPhase	NumDays	10.00	12.00
tblConstructionPhase	NumDays	10.00	100.00

Alexan Arcadia EIR no Mitigation - 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

tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberWood	15.55	0.00
tblGrading	MaterialExported	0.00	57,000.00
tblGrading	MaterialImported	0.00	520.00
tblLandUse	LandUseSquareFeet	26,540.00	26,539.00
tblLandUse	LotAcreage	4.96	1.24
tblLandUse	LotAcreage	0.13	0.00
tblLandUse	LotAcreage	0.15	0.00
tblLandUse	LotAcreage	8.18	0.00
tblTripsAndVMT	HaulingTripNumber	485.00	486.00
tblTripsAndVMT	HaulingTripNumber	65.00	66.00
tblTripsAndVMT	HaulingTripNumber	0.00	2,100.00
tblTripsAndVMT	VendorTripNumber	83.00	84.00
tblTripsAndVMT	WorkerTripNumber	13.00	14.00
tblTripsAndVMT	WorkerTripNumber	13.00	10.00
tblTripsAndVMT	WorkerTripNumber	15.00	16.00
tblVehicleTrips	ST_TR	696.00	203.31
tblVehicleTrips	ST_TR	2.21	0.92
tblVehicleTrips	ST_TR	20.87	0.00
tblVehicleTrips	ST_TR	9.10	0.00
tblVehicleTrips	SU_TR	500.00	146.06
tblVehicleTrips	SU_TR	0.70	0.29
tblVehicleTrips	SU_TR	26.73	0.00

Alexan Arcadia EIR no Mitigation - 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

tblVehicleTrips	SU_TR	13.60	0.00
tblVehicleTrips	WD_TR	346.23	101.14
tblVehicleTrips	WD_TR	9.74	4.05
tblVehicleTrips	WD_TR	32.93	0.00
tblVehicleTrips	WD_TR	28.82	0.00
tblWoodstoves	NumberCatalytic	15.55	0.00
tblWoodstoves	NumberNoncatalytic	15.55	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

Alexan Arcadia EIR no Mitigation - 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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	3.4869	70.6738	32.7939	0.2253	14.3240	1.4676	15.7915	5.1111	1.3591	6.4702	0.0000	24,086.37 19	24,086.37 19	2.6262	3.0289	25,054.63 08
2024	3.7079	25.6612	38.4592	0.0938	4.6774	0.9770	5.6544	1.2533	0.9209	2.1743	0.0000	9,266.897 0	9,266.897 0	1.1235	0.3632	9,403.228 1
2025	23.7084	16.6254	25.3995	0.0731	4.4986	0.5111	5.0097	1.2059	0.4884	1.6943	0.0000	7,266.487 8	7,266.487 8	0.5640	0.3494	7,384.718 7
Maximum	23.7084	70.6738	38.4592	0.2253	14.3240	1.4676	15.7915	5.1111	1.3591	6.4702	0.0000	24,086.37 19	24,086.37 19	2.6262	3.0289	25,054.63 08

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	3.4869	70.6738	32.7939	0.2253	9.4065	1.4676	10.8741	3.1107	1.3591	4.4699	0.0000	24,086.37 19	24,086.37 19	2.6262	3.0289	25,054.63 08
2024	3.7079	25.6612	38.4592	0.0938	4.6774	0.9770	5.6544	1.2533	0.9209	2.1743	0.0000	9,266.897 0	9,266.897 0	1.1235	0.3632	9,403.228 1
2025	23.7084	16.6254	25.3995	0.0731	4.4986	0.5111	5.0097	1.2059	0.4884	1.6943	0.0000	7,266.487 8	7,266.487 8	0.5640	0.3494	7,384.718 7
Maximum	23.7084	70.6738	38.4592	0.2253	9.4065	1.4676	10.8741	3.1107	1.3591	4.4699	0.0000	24,086.37 19	24,086.37 19	2.6262	3.0289	25,054.63 08

Alexan Arcadia EIR no Mitigation - 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

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	8.8487	4.6810	27.5640	0.0294		0.4970	0.4970		0.4970	0.4970	0.0000	5,644.338 1	5,644.338 1	0.1519	0.1026	5,678.719 3
Energy	0.1364	1.1740	0.5609	7.4400e-003		0.0942	0.0942		0.0942	0.0942		1,487.439 5	1,487.439 5	0.0285	0.0273	1,496.278 6
Mobile	5.3378	5.6702	52.8164	0.1163	13.4840	0.0852	13.5692	3.5921	0.0791	3.6711		11,870.03 77	11,870.03 77	0.8363	0.5186	12,045.49 34
Total	14.3229	11.5252	80.9413	0.1531	13.4840	0.6764	14.1604	3.5921	0.6703	4.2623	0.0000	19,001.81 52	19,001.81 52	1.0167	0.6485	19,220.49 13

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	8.8487	4.6810	27.5640	0.0294		0.4970	0.4970		0.4970	0.4970	0.0000	5,644.338 1	5,644.338 1	0.1519	0.1026	5,678.719 3
Energy	0.1364	1.1740	0.5609	7.4400e-003		0.0942	0.0942		0.0942	0.0942		1,487.439 5	1,487.439 5	0.0285	0.0273	1,496.278 6
Mobile	5.0382	5.2185	48.4980	0.1050	12.1356	0.0774	12.2130	3.2328	0.0718	3.3047		10,709.42 93	10,709.42 93	0.7730	0.4771	10,870.94 13
Total	14.0232	11.0735	76.6229	0.1418	12.1356	0.6686	12.8042	3.2328	0.6630	3.8959	0.0000	17,841.20 69	17,841.20 69	0.9534	0.6070	18,045.93 91

Alexan Arcadia EIR no Mitigation - 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
Percent Reduction	2.09	3.92	5.34	7.43	10.00	1.15	9.58	10.00	1.08	8.60	0.00	6.11	6.11	6.23	6.40	6.11

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	6/22/2023	7/19/2023	6	24	
2	Site Preparation	Site Preparation	7/20/2023	7/23/2023	6	3	
3	Grading	Grading	7/20/2023	8/18/2023	6	26	
4	Building Construction	Building Construction	8/19/2023	4/16/2025	6	520	
5	Paving	Paving	4/1/2024	4/14/2024	6	12	
6	Architectural Coating	Architectural Coating	4/17/2025	8/11/2025	6	100	

Acres of Grading (Site Preparation Phase): 4.5

Acres of Grading (Grading Phase): 26

Acres of Paving: 2.19

Residential Indoor: 629,775; Residential Outdoor: 209,925; Non-Residential Indoor: 50,786; Non-Residential Outdoor: 16,929; Striped Parking Area: 15,705 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Scrapers	1	8.00	367	0.48

Alexan Arcadia EIR no Mitigation - 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

Site Preparation	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	2	7.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Architectural Coating	Air Compressors	1	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	5	14.00	0.00	486.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	66.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	5	10.00	0.00	7,125.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	348.00	84.00	2,100.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	16.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	70.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Alexan Arcadia EIR no Mitigation - 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

Water Exposed Area

3.2 Demolition - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					4.3749	0.0000	4.3749	0.6624	0.0000	0.6624			0.0000			0.0000
Off-Road	1.4725	14.3184	13.4577	0.0241		0.6766	0.6766		0.6328	0.6328		2,324.3959	2,324.3959	0.5893		2,339.1278
Total	1.4725	14.3184	13.4577	0.0241	4.3749	0.6766	5.0515	0.6624	0.6328	1.2952		2,324.3959	2,324.3959	0.5893		2,339.1278

Alexan Arcadia EIR no Mitigation - 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

3.2 Demolition - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0411	2.7589	0.7150	0.0119	0.3545	0.0167	0.3712	0.0972	0.0160	0.1132		1,302.7584	1,302.7584	0.0716	0.2069	1,366.1984
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0481	0.0345	0.4651	1.3100e-003	0.1565	9.4000e-004	0.1574	0.0415	8.7000e-004	0.0424		132.6295	132.6295	3.5800e-003	3.4500e-003	133.7475
Total	0.0892	2.7934	1.1800	0.0132	0.5110	0.0177	0.5286	0.1387	0.0169	0.1555		1,435.3879	1,435.3879	0.0752	0.2103	1,499.9459

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.9687	0.0000	1.9687	0.2981	0.0000	0.2981			0.0000			0.0000
Off-Road	1.4725	14.3184	13.4577	0.0241		0.6766	0.6766		0.6328	0.6328	0.0000	2,324.3959	2,324.3959	0.5893		2,339.1278
Total	1.4725	14.3184	13.4577	0.0241	1.9687	0.6766	2.6453	0.2981	0.6328	0.9309	0.0000	2,324.3959	2,324.3959	0.5893		2,339.1278

Alexan Arcadia EIR no Mitigation - 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

3.2 Demolition - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0411	2.7589	0.7150	0.0119	0.3545	0.0167	0.3712	0.0972	0.0160	0.1132		1,302.7584	1,302.7584	0.0716	0.2069	1,366.1984
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0481	0.0345	0.4651	1.3100e-003	0.1565	9.4000e-004	0.1574	0.0415	8.7000e-004	0.0424		132.6295	132.6295	3.5800e-003	3.4500e-003	133.7475
Total	0.0892	2.7934	1.1800	0.0132	0.5110	0.0177	0.5286	0.1387	0.0169	0.1555		1,435.3879	1,435.3879	0.0752	0.2103	1,499.9459

3.3 Site Preparation - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.6104	0.0000	1.6104	0.1747	0.0000	0.1747			0.0000			0.0000
Off-Road	1.3027	14.2802	9.7820	0.0245		0.5419	0.5419		0.4985	0.4985		2,374.8634	2,374.8634	0.7681		2,394.0654
Total	1.3027	14.2802	9.7820	0.0245	1.6104	0.5419	2.1522	0.1747	0.4985	0.6733		2,374.8634	2,374.8634	0.7681		2,394.0654

Alexan Arcadia EIR no Mitigation - 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

3.3 Site Preparation - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0446	2.9973	0.7768	0.0129	0.3851	0.0182	0.4033	0.1056	0.0174	0.1230		1,415.3425	1,415.3425	0.0778	0.2248	1,484.2649
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0275	0.0197	0.2658	7.5000e-004	0.0894	5.4000e-004	0.0900	0.0237	5.0000e-004	0.0242		75.7883	75.7883	2.0500e-003	1.9700e-003	76.4271
Total	0.0722	3.0171	1.0425	0.0136	0.4745	0.0187	0.4932	0.1293	0.0179	0.1472		1,491.1308	1,491.1308	0.0798	0.2267	1,560.6921

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					0.7247	0.0000	0.7247	0.0786	0.0000	0.0786			0.0000			0.0000
Off-Road	1.3027	14.2802	9.7820	0.0245		0.5419	0.5419		0.4985	0.4985	0.0000	2,374.8634	2,374.8634	0.7681		2,394.0654
Total	1.3027	14.2802	9.7820	0.0245	0.7247	0.5419	1.2665	0.0786	0.4985	0.5772	0.0000	2,374.8634	2,374.8634	0.7681		2,394.0654

Alexan Arcadia EIR no Mitigation - 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

3.3 Site Preparation - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0446	2.9973	0.7768	0.0129	0.3851	0.0182	0.4033	0.1056	0.0174	0.1230		1,415.3425	1,415.3425	0.0778	0.2248	1,484.2649
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0275	0.0197	0.2658	7.5000e-004	0.0894	5.4000e-004	0.0900	0.0237	5.0000e-004	0.0242		75.7883	75.7883	2.0500e-003	1.9700e-003	76.4271
Total	0.0722	3.0171	1.0425	0.0136	0.4745	0.0187	0.4932	0.1293	0.0179	0.1472		1,491.1308	1,491.1308	0.0798	0.2267	1,560.6921

3.4 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					7.3305	0.0000	7.3305	3.4623	0.0000	3.4623			0.0000			0.0000
Off-Road	1.5217	16.0163	11.9615	0.0258		0.6802	0.6802		0.6257	0.6257		2,495.7204	2,495.7204	0.8072		2,515.8995
Total	1.5217	16.0163	11.9615	0.0258	7.3305	0.6802	8.0107	3.4623	0.6257	4.0880		2,495.7204	2,495.7204	0.8072		2,515.8995

Alexan Arcadia EIR no Mitigation - 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

3.4 Grading - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.5560	37.3357	9.6756	0.1604	4.7968	0.2262	5.0230	1.3152	0.2164	1.5315		17,629.92 20	17,629.92 20	0.9685	2.7997	18,488.43 99
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0344	0.0246	0.3322	9.4000e-004	0.1118	6.7000e-004	0.1125	0.0296	6.2000e-004	0.0303		94.7354	94.7354	2.5600e-003	2.4700e-003	95.5339
Total	0.5904	37.3603	10.0078	0.1614	4.9086	0.2268	5.1354	1.3448	0.2170	1.5618		17,724.65 73	17,724.65 73	0.9711	2.8022	18,583.97 38

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					3.2987	0.0000	3.2987	1.5580	0.0000	1.5580			0.0000			0.0000
Off-Road	1.5217	16.0163	11.9615	0.0258		0.6802	0.6802		0.6257	0.6257	0.0000	2,495.720 4	2,495.720 4	0.8072		2,515.899 5
Total	1.5217	16.0163	11.9615	0.0258	3.2987	0.6802	3.9789	1.5580	0.6257	2.1838	0.0000	2,495.720 4	2,495.720 4	0.8072		2,515.899 5

Alexan Arcadia EIR no Mitigation - 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

3.4 Grading - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.5560	37.3357	9.6756	0.1604	4.7968	0.2262	5.0230	1.3152	0.2164	1.5315		17,629.92 20	17,629.92 20	0.9685	2.7997	18,488.43 99
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0344	0.0246	0.3322	9.4000e-004	0.1118	6.7000e-004	0.1125	0.0296	6.2000e-004	0.0303		94.7354	94.7354	2.5600e-003	2.4700e-003	95.5339
Total	0.5904	37.3603	10.0078	0.1614	4.9086	0.2268	5.1354	1.3448	0.2170	1.5618		17,724.65 73	17,724.65 73	0.9711	2.8022	18,583.97 38

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	1.7136	13.6239	14.2145	0.0250		0.6136	0.6136		0.5880	0.5880		2,289.523 3	2,289.523 3	0.4330		2,300.347 9
Total	1.7136	13.6239	14.2145	0.0250		0.6136	0.6136		0.5880	0.5880		2,289.523 3	2,289.523 3	0.4330		2,300.347 9

Alexan Arcadia EIR no Mitigation - 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

3.5 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	8.1900e-003	0.5502	0.1426	2.3600e-003	0.0707	3.3300e-003	0.0740	0.0194	3.1900e-003	0.0226		259.8094	259.8094	0.0143	0.0413	272.4612
Vendor	0.0934	3.3757	1.2883	0.0157	0.5381	0.0163	0.5544	0.1549	0.0156	0.1705		1,685.2106	1,685.2106	0.0561	0.2425	1,758.8853
Worker	1.1966	0.8576	11.5601	0.0326	3.8898	0.0234	3.9132	1.0316	0.0215	1.0531		3,296.7905	3,296.7905	0.0890	0.0858	3,324.5798
Total	1.2981	4.7835	12.9910	0.0506	4.4986	0.0430	4.5416	1.2059	0.0403	1.2462		5,241.8105	5,241.8105	0.1594	0.3696	5,355.9263

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	1.7136	13.6239	14.2145	0.0250		0.6136	0.6136		0.5880	0.5880	0.0000	2,289.5233	2,289.5233	0.4330		2,300.3479
Total	1.7136	13.6239	14.2145	0.0250		0.6136	0.6136		0.5880	0.5880	0.0000	2,289.5233	2,289.5233	0.4330		2,300.3479

Alexan Arcadia EIR no Mitigation - 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

3.5 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	8.1900e-003	0.5502	0.1426	2.3600e-003	0.0707	3.3300e-003	0.0740	0.0194	3.1900e-003	0.0226		259.8094	259.8094	0.0143	0.0413	272.4612
Vendor	0.0934	3.3757	1.2883	0.0157	0.5381	0.0163	0.5544	0.1549	0.0156	0.1705		1,685.2106	1,685.2106	0.0561	0.2425	1,758.8853
Worker	1.1966	0.8576	11.5601	0.0326	3.8898	0.0234	3.9132	1.0316	0.0215	1.0531		3,296.7905	3,296.7905	0.0890	0.0858	3,324.5798
Total	1.2981	4.7835	12.9910	0.0506	4.4986	0.0430	4.5416	1.2059	0.0403	1.2462		5,241.8105	5,241.8105	0.1594	0.3696	5,355.9263

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	1.5971	12.8235	14.1002	0.0250		0.5381	0.5381		0.5153	0.5153		2,289.6541	2,289.6541	0.4265		2,300.3154
Total	1.5971	12.8235	14.1002	0.0250		0.5381	0.5381		0.5153	0.5153		2,289.6541	2,289.6541	0.4265		2,300.3154

Alexan Arcadia EIR no Mitigation - 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

3.5 Building Construction - 2024

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	8.1400e-003	0.5517	0.1451	2.3300e-003	0.0707	3.3600e-003	0.0741	0.0194	3.2100e-003	0.0226		256.1340	256.1340	0.0144	0.0407	268.6197
Vendor	0.0903	3.3826	1.2613	0.0154	0.5381	0.0164	0.5545	0.1549	0.0157	0.1706		1,659.9604	1,659.9604	0.0563	0.2391	1,732.6280
Worker	1.1185	0.7653	10.7515	0.0317	3.8898	0.0224	3.9122	1.0316	0.0206	1.0522		3,203.6518	3,203.6518	0.0806	0.0798	3,229.4326
Total	1.2169	4.6995	12.1578	0.0494	4.4986	0.0422	4.5407	1.2059	0.0395	1.2455		5,119.7462	5,119.7462	0.1513	0.3596	5,230.6802

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	1.5971	12.8235	14.1002	0.0250		0.5381	0.5381		0.5153	0.5153	0.0000	2,289.6541	2,289.6541	0.4265		2,300.3154
Total	1.5971	12.8235	14.1002	0.0250		0.5381	0.5381		0.5153	0.5153	0.0000	2,289.6541	2,289.6541	0.4265		2,300.3154

Alexan Arcadia EIR no Mitigation - 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

3.5 Building Construction - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	8.1400e-003	0.5517	0.1451	2.3300e-003	0.0707	3.3600e-003	0.0741	0.0194	3.2100e-003	0.0226		256.1340	256.1340	0.0144	0.0407	268.6197
Vendor	0.0903	3.3826	1.2613	0.0154	0.5381	0.0164	0.5545	0.1549	0.0157	0.1706		1,659.9604	1,659.9604	0.0563	0.2391	1,732.6280
Worker	1.1185	0.7653	10.7515	0.0317	3.8898	0.0224	3.9122	1.0316	0.0206	1.0522		3,203.6518	3,203.6518	0.0806	0.0798	3,229.4326
Total	1.2169	4.6995	12.1578	0.0494	4.4986	0.0422	4.5407	1.2059	0.0395	1.2455		5,119.7462	5,119.7462	0.1513	0.3596	5,230.6802

3.5 Building Construction - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4897	12.0233	14.0072	0.0250		0.4700	0.4700		0.4498	0.4498		2,289.8898	2,289.8898	0.4200		2,300.3887
Total	1.4897	12.0233	14.0072	0.0250		0.4700	0.4700		0.4498	0.4498		2,289.8898	2,289.8898	0.4200		2,300.3887

Alexan Arcadia EIR no Mitigation - 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

3.5 Building Construction - 2025

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	8.0600e-003	0.5482	0.1470	2.2800e-003	0.0707	3.3600e-003	0.0741	0.0194	3.2200e-003	0.0226		251.5750	251.5750	0.0146	0.0400	263.8540
Vendor	0.0875	3.3668	1.2384	0.0151	0.5381	0.0165	0.5545	0.1549	0.0157	0.1707		1,630.1249	1,630.1249	0.0567	0.2350	1,701.5674
Worker	1.0491	0.6870	10.0069	0.0306	3.8898	0.0213	3.9111	1.0316	0.0196	1.0512		3,094.8982	3,094.8982	0.0727	0.0745	3,118.9087
Total	1.1446	4.6021	11.3923	0.0480	4.4986	0.0411	4.5397	1.2059	0.0386	1.2445		4,976.5980	4,976.5980	0.1441	0.3494	5,084.3300

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	1.4897	12.0233	14.0072	0.0250		0.4700	0.4700		0.4498	0.4498	0.0000	2,289.8898	2,289.8898	0.4200		2,300.3887
Total	1.4897	12.0233	14.0072	0.0250		0.4700	0.4700		0.4498	0.4498	0.0000	2,289.8898	2,289.8898	0.4200		2,300.3887

Alexan Arcadia EIR no Mitigation - 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

3.5 Building Construction - 2025

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	8.0600e-003	0.5482	0.1470	2.2800e-003	0.0707	3.3600e-003	0.0741	0.0194	3.2200e-003	0.0226		251.5750	251.5750	0.0146	0.0400	263.8540
Vendor	0.0875	3.3668	1.2384	0.0151	0.5381	0.0165	0.5545	0.1549	0.0157	0.1707		1,630.1249	1,630.1249	0.0567	0.2350	1,701.5674
Worker	1.0491	0.6870	10.0069	0.0306	3.8898	0.0213	3.9111	1.0316	0.0196	1.0512		3,094.8982	3,094.8982	0.0727	0.0745	3,118.9087
Total	1.1446	4.6021	11.3923	0.0480	4.4986	0.0411	4.5397	1.2059	0.0386	1.2445		4,976.5980	4,976.5980	0.1441	0.3494	5,084.3300

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	0.8425	8.1030	11.7069	0.0179		0.3957	0.3957		0.3652	0.3652		1,710.2024	1,710.2024	0.5420		1,723.7529
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.8425	8.1030	11.7069	0.0179		0.3957	0.3957		0.3652	0.3652		1,710.2024	1,710.2024	0.5420		1,723.7529

Alexan Arcadia EIR no Mitigation - 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

3.6 Paving - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0514	0.0352	0.4943	1.4600e-003	0.1788	1.0300e-003	0.1799	0.0474	9.5000e-004	0.0484		147.2943	147.2943	3.7000e-003	3.6700e-003	148.4797
Total	0.0514	0.0352	0.4943	1.4600e-003	0.1788	1.0300e-003	0.1799	0.0474	9.5000e-004	0.0484		147.2943	147.2943	3.7000e-003	3.6700e-003	148.4797

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	0.8425	8.1030	11.7069	0.0179		0.3957	0.3957		0.3652	0.3652	0.0000	1,710.2024	1,710.2024	0.5420		1,723.7529
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.8425	8.1030	11.7069	0.0179		0.3957	0.3957		0.3652	0.3652	0.0000	1,710.2024	1,710.2024	0.5420		1,723.7529

Alexan Arcadia EIR no Mitigation - 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

3.6 Paving - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0514	0.0352	0.4943	1.4600e-003	0.1788	1.0300e-003	0.1799	0.0474	9.5000e-004	0.0484		147.2943	147.2943	3.7000e-003	3.6700e-003	148.4797
Total	0.0514	0.0352	0.4943	1.4600e-003	0.1788	1.0300e-003	0.1799	0.0474	9.5000e-004	0.0484		147.2943	147.2943	3.7000e-003	3.6700e-003	148.4797

3.7 Architectural Coating - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	23.3266					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319
Total	23.4974	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319

Alexan Arcadia EIR no Mitigation - 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

3.7 Architectural Coating - 2025

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.2110	0.1382	2.0129	6.1600e-003	0.7824	4.2900e-003	0.7867	0.2075	3.9500e-003	0.2115		622.5370	622.5370	0.0146	0.0150	627.3667
Total	0.2110	0.1382	2.0129	6.1600e-003	0.7824	4.2900e-003	0.7867	0.2075	3.9500e-003	0.2115		622.5370	622.5370	0.0146	0.0150	627.3667

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	23.3266					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515	0.0000	281.4481	281.4481	0.0154		281.8319
Total	23.4974	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515	0.0000	281.4481	281.4481	0.0154		281.8319

Alexan Arcadia EIR no Mitigation - 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

3.7 Architectural Coating - 2025

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.2110	0.1382	2.0129	6.1600e-003	0.7824	4.2900e-003	0.7867	0.2075	3.9500e-003	0.2115		622.5370	622.5370	0.0146	0.0150	627.3667
Total	0.2110	0.1382	2.0129	6.1600e-003	0.7824	4.2900e-003	0.7867	0.2075	3.9500e-003	0.2115		622.5370	622.5370	0.0146	0.0150	627.3667

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Density

Alexan Arcadia EIR no Mitigation - 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	5.0382	5.2185	48.4980	0.1050	12.1356	0.0774	12.2130	3.2328	0.0718	3.3047		10,709.4293	10,709.4293	0.7730	0.4771	10,870.9413
Unmitigated	5.3378	5.6702	52.8164	0.1163	13.4840	0.0852	13.5692	3.5921	0.0791	3.6711		11,870.0377	11,870.0377	0.8363	0.5186	12,045.4934

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	1,691.84	1,527.01	1271.99	5,495,854	4,946,269
Enclosed Parking with Elevator	0.00	0.00	0.00		
Fast Food Restaurant w/o Drive Thru	75.86	152.48	109.55	165,918	149,326
General Office Building	107.49	24.42	7.70	262,111	235,900
Health Club	0.00	0.00	0.00		
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Recreational Swimming Pool	0.00	0.00	0.00		
Total	1,875.18	1,703.91	1,389.23	5,923,884	5,331,495

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
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Fast Food Restaurant w/o Drive	16.60	8.40	6.90	1.50	79.50	19.00	51	37	12
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
Health Club	16.60	8.40	6.90	16.90	64.10	19.00	52	39	9

Alexan Arcadia EIR no Mitigation - 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

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
Other Non-Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Recreational Swimming Pool	16.60	8.40	6.90	33.00	48.00	19.00	52	39	9

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.537891	0.065289	0.189998	0.126515	0.023567	0.006518	0.011114	0.008084	0.000933	0.000591	0.025474	0.000708	0.003318
Enclosed Parking with Elevator	0.537891	0.065289	0.189998	0.126515	0.023567	0.006518	0.011114	0.008084	0.000933	0.000591	0.025474	0.000708	0.003318
Fast Food Restaurant w/o Drive Thru	0.537891	0.065289	0.189998	0.126515	0.023567	0.006518	0.011114	0.008084	0.000933	0.000591	0.025474	0.000708	0.003318
General Office Building	0.537891	0.065289	0.189998	0.126515	0.023567	0.006518	0.011114	0.008084	0.000933	0.000591	0.025474	0.000708	0.003318
Health Club	0.537891	0.065289	0.189998	0.126515	0.023567	0.006518	0.011114	0.008084	0.000933	0.000591	0.025474	0.000708	0.003318
Other Non-Asphalt Surfaces	0.537891	0.065289	0.189998	0.126515	0.023567	0.006518	0.011114	0.008084	0.000933	0.000591	0.025474	0.000708	0.003318
Recreational Swimming Pool	0.537891	0.065289	0.189998	0.126515	0.023567	0.006518	0.011114	0.008084	0.000933	0.000591	0.025474	0.000708	0.003318

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Kilowatt Hours of Renewable Electricity Generated

Alexan Arcadia EIR no Mitigation - 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					
Natural Gas Mitigated	0.1364	1.1740	0.5609	7.4400e-003		0.0942	0.0942		0.0942	0.0942		1,487.4395	1,487.4395	0.0285	0.0273	1,496.2786
Natural Gas Unmitigated	0.1364	1.1740	0.5609	7.4400e-003		0.0942	0.0942		0.0942	0.0942		1,487.4395	1,487.4395	0.0285	0.0273	1,496.2786

Alexan Arcadia EIR no Mitigation - 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

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					
Apartments Mid Rise	11133.5	0.1201	1.0260	0.4366	6.5500e-003		0.0830	0.0830		0.0830	0.0830		1,309.8177	1,309.8177	0.0251	0.0240	1,317.6013
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	473.281	5.1000e-003	0.0464	0.0390	2.8000e-004		3.5300e-003	3.5300e-003		3.5300e-003	3.5300e-003		55.6801	55.6801	1.0700e-003	1.0200e-003	56.0110
General Office Building	749.636	8.0800e-003	0.0735	0.0617	4.4000e-004		5.5900e-003	5.5900e-003		5.5900e-003	5.5900e-003		88.1925	88.1925	1.6900e-003	1.6200e-003	88.7165
Health Club	286.868	3.0900e-003	0.0281	0.0236	1.7000e-004		2.1400e-003	2.1400e-003		2.1400e-003	2.1400e-003		33.7492	33.7492	6.5000e-004	6.2000e-004	33.9497
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Recreational Swimming Pool	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.1363	1.1740	0.5609	7.4400e-003		0.0942	0.0942		0.0942	0.0942		1,487.4394	1,487.4394	0.0285	0.0273	1,496.2786

Alexan Arcadia EIR no Mitigation - 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

5.2 Energy by Land Use - NaturalGas

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					
Apartments Mid Rise	11.1335	0.1201	1.0260	0.4366	6.5500e-003		0.0830	0.0830		0.0830	0.0830		1,309.8177	1,309.8177	0.0251	0.0240	1,317.6013
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	0.473281	5.1000e-003	0.0464	0.0390	2.8000e-004		3.5300e-003	3.5300e-003		3.5300e-003	3.5300e-003		55.6801	55.6801	1.0700e-003	1.0200e-003	56.0110
General Office Building	0.749636	8.0800e-003	0.0735	0.0617	4.4000e-004		5.5900e-003	5.5900e-003		5.5900e-003	5.5900e-003		88.1925	88.1925	1.6900e-003	1.6200e-003	88.7165
Health Club	0.286868	3.0900e-003	0.0281	0.0236	1.7000e-004		2.1400e-003	2.1400e-003		2.1400e-003	2.1400e-003		33.7492	33.7492	6.5000e-004	6.2000e-004	33.9497
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Recreational Swimming Pool	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.1363	1.1740	0.5609	7.4400e-003		0.0942	0.0942		0.0942	0.0942		1,487.4394	1,487.4394	0.0285	0.0273	1,496.2786

6.0 Area Detail

6.1 Mitigation Measures Area

Alexan Arcadia EIR no Mitigation - 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	8.8487	4.6810	27.5640	0.0294		0.4970	0.4970		0.4970	0.4970	0.0000	5,644.338 1	5,644.338 1	0.1519	0.1026	5,678.719 3
Unmitigated	8.8487	4.6810	27.5640	0.0294		0.4970	0.4970		0.4970	0.4970	0.0000	5,644.338 1	5,644.338 1	0.1519	0.1026	5,678.719 3

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	0.6391					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	6.9209					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.5132	4.3851	1.8660	0.0280		0.3545	0.3545		0.3545	0.3545	0.0000	5,598.000 0	5,598.000 0	0.1073	0.1026	5,631.266 1
Landscaping	0.7756	0.2959	25.6980	1.3600e-003		0.1425	0.1425		0.1425	0.1425		46.3381	46.3381	0.0446		47.4532
Total	8.8487	4.6810	27.5640	0.0294		0.4970	0.4970		0.4970	0.4970	0.0000	5,644.338 1	5,644.338 1	0.1519	0.1026	5,678.719 3

Alexan Arcadia EIR no Mitigation - 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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.6391					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	6.9209					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.5132	4.3851	1.8660	0.0280		0.3545	0.3545		0.3545	0.3545	0.0000	5,598.0000	5,598.0000	0.1073	0.1026	5,631.2661
Landscaping	0.7756	0.2959	25.6980	1.3600e-003		0.1425	0.1425		0.1425	0.1425		46.3381	46.3381	0.0446		47.4532
Total	8.8487	4.6810	27.5640	0.0294		0.4970	0.4970		0.4970	0.4970	0.0000	5,644.3381	5,644.3381	0.1519	0.1026	5,678.7193

7.0 Water Detail

7.1 Mitigation Measures Water

Alexan Arcadia EIR no Mitigation - 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

8.0 Waste Detail

8.1 Mitigation Measures Waste

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

Alexan Arcadia
CalEEMod Files
LST Analysis

Alexan Arcadia EIR no Mitigation LST - Los Angeles-South Coast County, Annual

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

Alexan Arcadia EIR no Mitigation LST

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	26.54	1000sqft	0.61	26,539.00	0
Enclosed Parking with Elevator	551.00	Space	1.24	220,400.00	0
Other Non-Asphalt Surfaces	41.35	1000sqft	0.95	41,350.00	0
Fast Food Restaurant w/o Drive Thru	0.75	1000sqft	0.02	750.00	0
Health Club	5.83	1000sqft	0.00	5,830.00	0
Recreational Swimming Pool	6.67	1000sqft	0.00	6,670.00	0
Apartments Mid Rise	311.00	Dwelling Unit	0.00	311,000.00	889

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	9			Operational Year	2026
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	390.98	CH4 Intensity (lb/MW hr)	0.033	N2O Intensity (lb/MW hr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Lot acre = ground lvl land use = 2.95 gross site area. SF Based on prelim design study. GOB = commercial, 8 live-work / common rooms. Health Club = Fitness and Game Room. Fast food = cafe.

Construction Phase - Building construction schedule provided by applicant.

Off-road Equipment - Default values

Off-road Equipment - Default values

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Off-road Equipment - Default values

Off-road Equipment - Default values + 1 excavator added for excavation of subterranean parking, applicant confirmed.

Off-road Equipment - Default values

Off-road Equipment - Default values

Trips and VMT - Rounded trips to even values. Grading haul trips provided by applicant includes excavation. LST Analysis includes 1,000 feet of onsite vehicle operation.

Demolition - Removal of 94,815 sqft of paved surface and demolition of 17,324 sqft of existing buildings

Grading - Per applicant provided information for materials, graded area default values.

Architectural Coating - Default Values

Vehicle Trips - Based on TIA. General Office Building based on TIA traffic data for Live-Work spaces.

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Woodstoves - No woodstoves or wood fireplaces.

Area Coating - default

Energy Use - Default values

Water And Wastewater - Default values.

Solid Waste - Default values.

Construction Off-road Equipment Mitigation -

Mobile Land Use Mitigation - Increased density is based on the project definition including 319 units in 2.96 acres.

Area Mitigation - Default values

Energy Mitigation - Applicant provided information for onsite solar energy.

Fleet Mix -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	24.00
tblConstructionPhase	NumDays	6.00	26.00
tblConstructionPhase	NumDays	220.00	520.00
tblConstructionPhase	NumDays	10.00	12.00

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tblConstructionPhase	NumDays	10.00	100.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberWood	15.55	0.00
tblGrading	MaterialExported	0.00	57,000.00
tblGrading	MaterialImported	0.00	520.00
tblLandUse	LandUseSquareFeet	26,540.00	26,539.00
tblLandUse	LotAcreage	4.96	1.24
tblLandUse	LotAcreage	0.13	0.00
tblLandUse	LotAcreage	0.15	0.00
tblLandUse	LotAcreage	8.18	0.00
tblTripsAndVMT	HaulingTripLength	20.00	0.19
tblTripsAndVMT	HaulingTripLength	20.00	0.19
tblTripsAndVMT	HaulingTripLength	20.00	0.19
tblTripsAndVMT	HaulingTripLength	20.00	0.19
tblTripsAndVMT	HaulingTripLength	20.00	0.19
tblTripsAndVMT	HaulingTripLength	20.00	0.19
tblTripsAndVMT	HaulingTripNumber	485.00	486.00
tblTripsAndVMT	HaulingTripNumber	65.00	66.00
tblTripsAndVMT	HaulingTripNumber	0.00	2,100.00
tblTripsAndVMT	VendorTripLength	6.90	0.19
tblTripsAndVMT	VendorTripLength	6.90	0.19
tblTripsAndVMT	VendorTripLength	6.90	0.19
tblTripsAndVMT	VendorTripLength	6.90	0.19

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tblTripsAndVMT	VendorTripLength	6.90	0.19
tblTripsAndVMT	VendorTripLength	6.90	0.19
tblTripsAndVMT	VendorTripNumber	83.00	84.00
tblTripsAndVMT	WorkerTripLength	14.70	0.19
tblTripsAndVMT	WorkerTripLength	14.70	0.19
tblTripsAndVMT	WorkerTripLength	14.70	0.19
tblTripsAndVMT	WorkerTripLength	14.70	0.19
tblTripsAndVMT	WorkerTripLength	14.70	0.19
tblTripsAndVMT	WorkerTripLength	14.70	0.19
tblTripsAndVMT	WorkerTripLength	14.70	0.19
tblTripsAndVMT	WorkerTripNumber	13.00	14.00
tblTripsAndVMT	WorkerTripNumber	13.00	10.00
tblTripsAndVMT	WorkerTripNumber	15.00	16.00
tblVehicleTrips	ST_TR	696.00	203.31
tblVehicleTrips	ST_TR	2.21	0.92
tblVehicleTrips	ST_TR	20.87	0.00
tblVehicleTrips	ST_TR	9.10	0.00
tblVehicleTrips	SU_TR	500.00	146.06
tblVehicleTrips	SU_TR	0.70	0.29
tblVehicleTrips	SU_TR	26.73	0.00
tblVehicleTrips	SU_TR	13.60	0.00
tblVehicleTrips	WD_TR	346.23	101.14
tblVehicleTrips	WD_TR	9.74	4.05
tblVehicleTrips	WD_TR	32.93	0.00
tblVehicleTrips	WD_TR	28.82	0.00
tblWoodstoves	NumberCatalytic	15.55	0.00
tblWoodstoves	NumberNoncatalytic	15.55	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

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2.0 Emissions Summary

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

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2023	0.1691	1.3349	1.3684	2.3900e-003	0.1550	0.0533	0.2083	0.0546	0.0505	0.1051	0.0000	205.0092	205.0092	0.0426	4.5600e-003	207.4336
2024	0.3242	2.2619	2.7044	4.4800e-003	0.0110	0.0873	0.0983	3.1000e-003	0.0835	0.0866	0.0000	377.3604	377.3604	0.0703	7.0900e-003	381.2286
2025	1.2646	0.6630	0.8627	1.4200e-003	3.7200e-003	0.0241	0.0278	1.0400e-003	0.0232	0.0242	0.0000	120.0797	120.0797	0.0201	2.1700e-003	121.2283
Maximum	1.2646	2.2619	2.7044	4.4800e-003	0.1550	0.0873	0.2083	0.0546	0.0835	0.1051	0.0000	377.3604	377.3604	0.0703	7.0900e-003	381.2286

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2023	0.1691	1.3349	1.3684	2.3900e-003	0.0724	0.0533	0.1257	0.0253	0.0505	0.0758	0.0000	205.0090	205.0090	0.0426	4.5600e-003	207.4334
2024	0.3242	2.2619	2.7044	4.4800e-003	0.0110	0.0873	0.0983	3.1000e-003	0.0835	0.0866	0.0000	377.3600	377.3600	0.0703	7.0900e-003	381.2282
2025	1.2646	0.6630	0.8627	1.4200e-003	3.7200e-003	0.0241	0.0278	1.0400e-003	0.0232	0.0242	0.0000	120.0796	120.0796	0.0201	2.1700e-003	121.2282
Maximum	1.2646	2.2619	2.7044	4.4800e-003	0.0724	0.0873	0.1257	0.0253	0.0835	0.0866	0.0000	377.3600	377.3600	0.0703	7.0900e-003	381.2282

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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
Percent Reduction	0.00	0.00	0.00	0.00	48.67	0.00	24.70	49.86	0.00	13.56	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)
1	6-22-2023	9-21-2023	0.7678	0.7678
2	9-22-2023	12-21-2023	0.6683	0.6683
3	12-22-2023	3-21-2024	0.6349	0.6349
4	3-22-2024	6-21-2024	0.6895	0.6895
5	6-22-2024	9-21-2024	0.6355	0.6355
6	9-22-2024	12-21-2024	0.6305	0.6305
7	12-22-2024	3-21-2025	0.5911	0.5911
8	3-22-2025	6-21-2025	0.8692	0.8692
9	6-22-2025	9-21-2025	0.5409	0.5409
		Highest	0.8692	0.8692

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.4831	0.0918	3.2356	5.2000e-004		0.0222	0.0222		0.0222	0.0222	0.0000	68.7349	68.7349	6.2700e-003	1.1600e-003	69.2386
Energy	0.0249	0.2143	0.1024	1.3600e-003		0.0172	0.0172		0.0172	0.0172	0.0000	747.0201	747.0201	0.0470	9.6400e-003	751.0668
Mobile	0.8789	0.9650	8.9407	0.0198	2.2260	0.0143	2.2403	0.5939	0.0133	0.6072	0.0000	1,831.4060	1,831.4060	0.1267	0.0795	1,858.2504
Waste						0.0000	0.0000		0.0000	0.0000	50.2667	0.0000	50.2667	2.9707	0.0000	124.5335
Water						0.0000	0.0000		0.0000	0.0000	8.2318	91.7043	99.9361	0.8532	0.0209	127.4953
Total	2.3868	1.2711	12.2787	0.0217	2.2260	0.0537	2.2797	0.5939	0.0527	0.6466	58.4984	2,738.8653	2,797.3637	4.0038	0.1112	2,930.5846

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

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.4831	0.0918	3.2356	5.2000e-004		0.0222	0.0222		0.0222	0.0222	0.0000	68.7349	68.7349	6.2700e-003	1.1600e-003	69.2386
Energy	0.0249	0.2143	0.1024	1.3600e-003		0.0172	0.0172		0.0172	0.0172	0.0000	718.4394	718.4394	0.0446	9.3500e-003	722.3387
Mobile	0.8285	0.8872	8.2018	0.0179	2.0034	0.0130	2.0164	0.5345	0.0121	0.5466	0.0000	1,652.2214	1,652.2214	0.1170	0.0730	1,676.9135
Waste						0.0000	0.0000		0.0000	0.0000	50.2667	0.0000	50.2667	2.9707	0.0000	124.5335
Water						0.0000	0.0000		0.0000	0.0000	8.2318	91.7043	99.9361	0.8532	0.0209	127.4953
Total	2.3364	1.1933	11.5398	0.0197	2.0034	0.0524	2.0558	0.5345	0.0515	0.5860	58.4984	2,531.1000	2,589.5984	3.9917	0.1045	2,720.5196

	ROG	NOx	CO	SO2	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	2.11	6.12	6.02	8.95	10.00	2.44	9.82	10.00	2.31	9.37	0.00	7.59	7.43	0.30	6.03	7.17

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	6/22/2023	7/19/2023	6	24	
2	Site Preparation	Site Preparation	7/20/2023	7/23/2023	6	3	
3	Grading	Grading	7/20/2023	8/18/2023	6	26	

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4	Building Construction	Building Construction	8/19/2023	4/16/2025	6	520
5	Paving	Paving	4/1/2024	4/14/2024	6	12
6	Architectural Coating	Architectural Coating	4/17/2025	8/11/2025	6	100

Acres of Grading (Site Preparation Phase): 4.5

Acres of Grading (Grading Phase): 26

Acres of Paving: 2.19

Residential Indoor: 629,775; Residential Outdoor: 209,925; Non-Residential Indoor: 50,786; Non-Residential Outdoor: 16,929; Striped Parking Area: 15,705 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Scrapers	1	8.00	367	0.48
Site Preparation	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	2	7.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Paving	Pavers	1	8.00	130	0.42

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Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Architectural Coating	Air Compressors	1	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	5	14.00	0.00	486.00	0.19	0.19	0.19	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	66.00	0.19	0.19	0.19	LD_Mix	HDT_Mix	HHDT
Grading	5	10.00	0.00	7,125.00	0.19	0.19	0.19	LD_Mix	HDT_Mix	HHDT
Building Construction	8	348.00	84.00	2,100.00	0.19	0.19	0.19	LD_Mix	HDT_Mix	HHDT
Paving	6	16.00	0.00	0.00	0.19	0.19	0.19	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	70.00	0.00	0.00	0.19	0.19	0.19	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

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3.2 Demolition - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0525	0.0000	0.0525	7.9500e-003	0.0000	7.9500e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0177	0.1718	0.1615	2.9000e-004		8.1200e-003	8.1200e-003		7.5900e-003	7.5900e-003	0.0000	25.3039	25.3039	6.4100e-003	0.0000	25.4643
Total	0.0177	0.1718	0.1615	2.9000e-004	0.0525	8.1200e-003	0.0606	7.9500e-003	7.5900e-003	0.0155	0.0000	25.3039	25.3039	6.4100e-003	0.0000	25.4643

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	2.5000e-004	4.7900e-003	3.7200e-003	1.0000e-005	4.0000e-005	0.0000	5.0000e-005	1.0000e-005	0.0000	2.0000e-005	0.0000	0.7505	0.7505	2.0000e-005	1.2000e-004	0.7864
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.0000e-004	8.0000e-005	9.1000e-004	0.0000	3.0000e-005	0.0000	3.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0477	0.0477	2.0000e-005	1.0000e-005	0.0510
Total	4.5000e-004	4.8700e-003	4.6300e-003	1.0000e-005	7.0000e-005	0.0000	8.0000e-005	2.0000e-005	0.0000	3.0000e-005	0.0000	0.7982	0.7982	4.0000e-005	1.3000e-004	0.8374

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3.2 Demolition - 2023

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					0.0236	0.0000	0.0236	3.5800e-003	0.0000	3.5800e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0177	0.1718	0.1615	2.9000e-004		8.1200e-003	8.1200e-003		7.5900e-003	7.5900e-003	0.0000	25.3039	25.3039	6.4100e-003	0.0000	25.4642
Total	0.0177	0.1718	0.1615	2.9000e-004	0.0236	8.1200e-003	0.0317	3.5800e-003	7.5900e-003	0.0112	0.0000	25.3039	25.3039	6.4100e-003	0.0000	25.4642

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	2.5000e-004	4.7900e-003	3.7200e-003	1.0000e-005	4.0000e-005	0.0000	5.0000e-005	1.0000e-005	0.0000	2.0000e-005	0.0000	0.7505	0.7505	2.0000e-005	1.2000e-004	0.7864
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.0000e-004	8.0000e-005	9.1000e-004	0.0000	3.0000e-005	0.0000	3.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0477	0.0477	2.0000e-005	1.0000e-005	0.0510
Total	4.5000e-004	4.8700e-003	4.6300e-003	1.0000e-005	7.0000e-005	0.0000	8.0000e-005	2.0000e-005	0.0000	3.0000e-005	0.0000	0.7982	0.7982	4.0000e-005	1.3000e-004	0.8374

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

3.3 Site Preparation - 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					2.4200e-003	0.0000	2.4200e-003	2.6000e-004	0.0000	2.6000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.9500e-003	0.0214	0.0147	4.0000e-005		8.1000e-004	8.1000e-004		7.5000e-004	7.5000e-004	0.0000	3.2317	3.2317	1.0500e-003	0.0000	3.2578
Total	1.9500e-003	0.0214	0.0147	4.0000e-005	2.4200e-003	8.1000e-004	3.2300e-003	2.6000e-004	7.5000e-004	1.0100e-003	0.0000	3.2317	3.2317	1.0500e-003	0.0000	3.2578

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	3.0000e-005	6.5000e-004	5.1000e-004	0.0000	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0000	0.0000	0.0000	0.1019	0.1019	0.0000	2.0000e-005	0.1068
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-005	1.0000e-005	7.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	3.4100e-003	3.4100e-003	0.0000	0.0000	3.6400e-003
Total	4.0000e-005	6.6000e-004	5.8000e-004	0.0000	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0000	0.0000	0.0000	0.1053	0.1053	0.0000	2.0000e-005	0.1104

Alexan Arcadia EIR no Mitigation LST - Los Angeles-South Coast County, Annual

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

3.3 Site Preparation - 2023

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					1.0900e-003	0.0000	1.0900e-003	1.2000e-004	0.0000	1.2000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.9500e-003	0.0214	0.0147	4.0000e-005		8.1000e-004	8.1000e-004		7.5000e-004	7.5000e-004	0.0000	3.2317	3.2317	1.0500e-003	0.0000	3.2578
Total	1.9500e-003	0.0214	0.0147	4.0000e-005	1.0900e-003	8.1000e-004	1.9000e-003	1.2000e-004	7.5000e-004	8.7000e-004	0.0000	3.2317	3.2317	1.0500e-003	0.0000	3.2578

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	3.0000e-005	6.5000e-004	5.1000e-004	0.0000	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0000	0.0000	0.0000	0.1019	0.1019	0.0000	2.0000e-005	0.1068
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-005	1.0000e-005	7.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	3.4100e-003	3.4100e-003	0.0000	0.0000	3.6400e-003
Total	4.0000e-005	6.6000e-004	5.8000e-004	0.0000	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0000	0.0000	0.0000	0.1053	0.1053	0.0000	2.0000e-005	0.1104

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3.4 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					0.0953	0.0000	0.0953	0.0450	0.0000	0.0450	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0198	0.2082	0.1555	3.4000e-004		8.8400e-003	8.8400e-003		8.1300e-003	8.1300e-003	0.0000	29.4330	29.4330	9.5200e-003	0.0000	29.6710
Total	0.0198	0.2082	0.1555	3.4000e-004	0.0953	8.8400e-003	0.1041	0.0450	8.1300e-003	0.0531	0.0000	29.4330	29.4330	9.5200e-003	0.0000	29.6710

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	3.6700e-003	0.0703	0.0545	1.1000e-004	6.6000e-004	7.0000e-005	7.2000e-004	1.9000e-004	6.0000e-005	2.5000e-004	0.0000	11.0021	11.0021	3.6000e-004	1.7400e-003	11.5296
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.5000e-004	6.0000e-005	7.1000e-004	0.0000	2.0000e-005	0.0000	2.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0369	0.0369	1.0000e-005	1.0000e-005	0.0394
Total	3.8200e-003	0.0703	0.0552	1.1000e-004	6.8000e-004	7.0000e-005	7.4000e-004	2.0000e-004	6.0000e-005	2.6000e-004	0.0000	11.0390	11.0390	3.7000e-004	1.7500e-003	11.5691

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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 Grading - 2023

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					0.0429	0.0000	0.0429	0.0203	0.0000	0.0203	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0198	0.2082	0.1555	3.4000e-004		8.8400e-003	8.8400e-003		8.1300e-003	8.1300e-003	0.0000	29.4330	29.4330	9.5200e-003	0.0000	29.6710
Total	0.0198	0.2082	0.1555	3.4000e-004	0.0429	8.8400e-003	0.0517	0.0203	8.1300e-003	0.0284	0.0000	29.4330	29.4330	9.5200e-003	0.0000	29.6710

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	3.6700e-003	0.0703	0.0545	1.1000e-004	6.6000e-004	7.0000e-005	7.2000e-004	1.9000e-004	6.0000e-005	2.5000e-004	0.0000	11.0021	11.0021	3.6000e-004	1.7400e-003	11.5296
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.5000e-004	6.0000e-005	7.1000e-004	0.0000	2.0000e-005	0.0000	2.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0369	0.0369	1.0000e-005	1.0000e-005	0.0394
Total	3.8200e-003	0.0703	0.0552	1.1000e-004	6.8000e-004	7.0000e-005	7.4000e-004	2.0000e-004	6.0000e-005	2.6000e-004	0.0000	11.0390	11.0390	3.7000e-004	1.7500e-003	11.5691

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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	tons/yr										MT/yr					
Off-Road	0.0985	0.7834	0.8173	1.4400e-003		0.0353	0.0353		0.0338	0.0338	0.0000	119.4287	119.4287	0.0226	0.0000	119.9933
Total	0.0985	0.7834	0.8173	1.4400e-003		0.0353	0.0353		0.0338	0.0338	0.0000	119.4287	119.4287	0.0226	0.0000	119.9933

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	2.4000e-004	4.5800e-003	3.5500e-003	1.0000e-005	4.0000e-005	0.0000	5.0000e-005	1.0000e-005	0.0000	2.0000e-005	0.0000	0.7171	0.7171	2.0000e-005	1.1000e-004	0.7515
Vendor	3.1400e-003	0.0596	0.0468	1.0000e-004	9.6000e-004	6.0000e-005	1.0200e-003	2.9000e-004	5.0000e-005	3.5000e-004	0.0000	9.2704	9.2704	3.2000e-004	1.4400e-003	9.7080
Worker	0.0235	0.0100	0.1086	6.0000e-005	3.0300e-003	1.1000e-004	3.1400e-003	8.3000e-004	1.0000e-004	9.3000e-004	0.0000	5.6819	5.6819	2.2400e-003	1.1200e-003	6.0709
Total	0.0269	0.0742	0.1589	1.7000e-004	4.0300e-003	1.7000e-004	4.2100e-003	1.1300e-003	1.5000e-004	1.3000e-003	0.0000	15.6695	15.6695	2.5800e-003	2.6700e-003	16.5303

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

3.5 Building Construction - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0985	0.7834	0.8173	1.4400e-003		0.0353	0.0353		0.0338	0.0338	0.0000	119.4285	119.4285	0.0226	0.0000	119.9932
Total	0.0985	0.7834	0.8173	1.4400e-003		0.0353	0.0353		0.0338	0.0338	0.0000	119.4285	119.4285	0.0226	0.0000	119.9932

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	2.4000e-004	4.5800e-003	3.5500e-003	1.0000e-005	4.0000e-005	0.0000	5.0000e-005	1.0000e-005	0.0000	2.0000e-005	0.0000	0.7171	0.7171	2.0000e-005	1.1000e-004	0.7515
Vendor	3.1400e-003	0.0596	0.0468	1.0000e-004	9.6000e-004	6.0000e-005	1.0200e-003	2.9000e-004	5.0000e-005	3.5000e-004	0.0000	9.2704	9.2704	3.2000e-004	1.4400e-003	9.7080
Worker	0.0235	0.0100	0.1086	6.0000e-005	3.0300e-003	1.1000e-004	3.1400e-003	8.3000e-004	1.0000e-004	9.3000e-004	0.0000	5.6819	5.6819	2.2400e-003	1.1200e-003	6.0709
Total	0.0269	0.0742	0.1589	1.7000e-004	4.0300e-003	1.7000e-004	4.2100e-003	1.1300e-003	1.5000e-004	1.3000e-003	0.0000	15.6695	15.6695	2.5800e-003	2.6700e-003	16.5303

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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	tons/yr										MT/yr					
Off-Road	0.2508	2.0133	2.2137	3.9300e-003		0.0845	0.0845		0.0809	0.0809	0.0000	326.1109	326.1109	0.0607	0.0000	327.6293
Total	0.2508	2.0133	2.2137	3.9300e-003		0.0845	0.0845		0.0809	0.0809	0.0000	326.1109	326.1109	0.0607	0.0000	327.6293

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	6.5000e-004	0.0125	9.7000e-003	2.0000e-005	1.2000e-004	1.0000e-005	1.3000e-004	3.0000e-005	1.0000e-005	4.0000e-005	0.0000	1.9303	1.9303	6.0000e-005	3.1000e-004	2.0229
Vendor	8.4400e-003	0.1623	0.1260	2.6000e-004	2.6300e-003	1.5000e-004	2.7800e-003	7.9000e-004	1.5000e-004	9.4000e-004	0.0000	24.9375	24.9375	8.8000e-004	3.8800e-003	26.1151
Worker	0.0592	0.0252	0.2842	1.6000e-004	8.2700e-003	2.9000e-004	8.5600e-003	2.2700e-003	2.6000e-004	2.5300e-003	0.0000	15.0466	15.0466	5.6300e-003	2.9000e-003	16.0506
Total	0.0683	0.2000	0.4199	4.4000e-004	0.0110	4.5000e-004	0.0115	3.0900e-003	4.2000e-004	3.5100e-003	0.0000	41.9143	41.9143	6.5700e-003	7.0900e-003	44.1885

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3.5 Building Construction - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2508	2.0133	2.2137	3.9300e-003		0.0845	0.0845		0.0809	0.0809	0.0000	326.1105	326.1105	0.0607	0.0000	327.6289
Total	0.2508	2.0133	2.2137	3.9300e-003		0.0845	0.0845		0.0809	0.0809	0.0000	326.1105	326.1105	0.0607	0.0000	327.6289

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	6.5000e-004	0.0125	9.7000e-003	2.0000e-005	1.2000e-004	1.0000e-005	1.3000e-004	3.0000e-005	1.0000e-005	4.0000e-005	0.0000	1.9303	1.9303	6.0000e-005	3.1000e-004	2.0229
Vendor	8.4400e-003	0.1623	0.1260	2.6000e-004	2.6300e-003	1.5000e-004	2.7800e-003	7.9000e-004	1.5000e-004	9.4000e-004	0.0000	24.9375	24.9375	8.8000e-004	3.8800e-003	26.1151
Worker	0.0592	0.0252	0.2842	1.6000e-004	8.2700e-003	2.9000e-004	8.5600e-003	2.2700e-003	2.6000e-004	2.5300e-003	0.0000	15.0466	15.0466	5.6300e-003	2.9000e-003	16.0506
Total	0.0683	0.2000	0.4199	4.4000e-004	0.0110	4.5000e-004	0.0115	3.0900e-003	4.2000e-004	3.5100e-003	0.0000	41.9143	41.9143	6.5700e-003	7.0900e-003	44.1885

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3.5 Building Construction - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0678	0.5471	0.6373	1.1400e-003		0.0214	0.0214		0.0205	0.0205	0.0000	94.5196	94.5196	0.0173	0.0000	94.9529
Total	0.0678	0.5471	0.6373	1.1400e-003		0.0214	0.0214		0.0205	0.0205	0.0000	94.5196	94.5196	0.0173	0.0000	94.9529

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.9000e-004	3.5900e-003	2.8100e-003	1.0000e-005	3.0000e-005	0.0000	4.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.5498	0.5498	2.0000e-005	9.0000e-005	0.5761
Vendor	2.4100e-003	0.0468	0.0361	7.0000e-005	7.6000e-004	4.0000e-005	8.1000e-004	2.3000e-004	4.0000e-005	2.7000e-004	0.0000	7.1002	7.1002	2.5000e-004	1.1000e-003	7.4357
Worker	0.0159	6.7600e-003	0.0787	5.0000e-005	2.4000e-003	8.0000e-005	2.4800e-003	6.6000e-004	7.0000e-005	7.3000e-004	0.0000	4.2127	4.2127	1.5000e-003	8.0000e-004	4.4878
Total	0.0185	0.0572	0.1175	1.3000e-004	3.1900e-003	1.2000e-004	3.3300e-003	9.0000e-004	1.1000e-004	1.0100e-003	0.0000	11.8627	11.8627	1.7700e-003	1.9900e-003	12.4997

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3.5 Building Construction - 2025

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0678	0.5471	0.6373	1.1400e-003		0.0214	0.0214		0.0205	0.0205	0.0000	94.5195	94.5195	0.0173	0.0000	94.9528
Total	0.0678	0.5471	0.6373	1.1400e-003		0.0214	0.0214		0.0205	0.0205	0.0000	94.5195	94.5195	0.0173	0.0000	94.9528

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.9000e-004	3.5900e-003	2.8100e-003	1.0000e-005	3.0000e-005	0.0000	4.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.5498	0.5498	2.0000e-005	9.0000e-005	0.5761
Vendor	2.4100e-003	0.0468	0.0361	7.0000e-005	7.6000e-004	4.0000e-005	8.1000e-004	2.3000e-004	4.0000e-005	2.7000e-004	0.0000	7.1002	7.1002	2.5000e-004	1.1000e-003	7.4357
Worker	0.0159	6.7600e-003	0.0787	5.0000e-005	2.4000e-003	8.0000e-005	2.4800e-003	6.6000e-004	7.0000e-005	7.3000e-004	0.0000	4.2127	4.2127	1.5000e-003	8.0000e-004	4.4878
Total	0.0185	0.0572	0.1175	1.3000e-004	3.1900e-003	1.2000e-004	3.3300e-003	9.0000e-004	1.1000e-004	1.0100e-003	0.0000	11.8627	11.8627	1.7700e-003	1.9900e-003	12.4997

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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	tons/yr										MT/yr					
Off-Road	5.0500e-003	0.0486	0.0702	1.1000e-004		2.3700e-003	2.3700e-003		2.1900e-003	2.1900e-003	0.0000	9.3088	9.3088	2.9500e-003	0.0000	9.3826
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	5.0500e-003	0.0486	0.0702	1.1000e-004		2.3700e-003	2.3700e-003		2.1900e-003	2.1900e-003	0.0000	9.3088	9.3088	2.9500e-003	0.0000	9.3826

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-004	4.0000e-005	5.0000e-004	0.0000	1.0000e-005	0.0000	2.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0264	0.0264	1.0000e-005	1.0000e-005	0.0282
Total	1.0000e-004	4.0000e-005	5.0000e-004	0.0000	1.0000e-005	0.0000	2.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0264	0.0264	1.0000e-005	1.0000e-005	0.0282

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

3.6 Paving - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	5.0500e-003	0.0486	0.0702	1.1000e-004		2.3700e-003	2.3700e-003		2.1900e-003	2.1900e-003	0.0000	9.3088	9.3088	2.9500e-003	0.0000	9.3826
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	5.0500e-003	0.0486	0.0702	1.1000e-004		2.3700e-003	2.3700e-003		2.1900e-003	2.1900e-003	0.0000	9.3088	9.3088	2.9500e-003	0.0000	9.3826

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-004	4.0000e-005	5.0000e-004	0.0000	1.0000e-005	0.0000	2.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0264	0.0264	1.0000e-005	1.0000e-005	0.0282
Total	1.0000e-004	4.0000e-005	5.0000e-004	0.0000	1.0000e-005	0.0000	2.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0264	0.0264	1.0000e-005	1.0000e-005	0.0282

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

3.7 Architectural Coating - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	1.1663					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	8.5400e-003	0.0573	0.0905	1.5000e-004		2.5800e-003	2.5800e-003		2.5800e-003	2.5800e-003	0.0000	12.7663	12.7663	7.0000e-004	0.0000	12.7837
Total	1.1749	0.0573	0.0905	1.5000e-004		2.5800e-003	2.5800e-003		2.5800e-003	2.5800e-003	0.0000	12.7663	12.7663	7.0000e-004	0.0000	12.7837

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.5100e-003	1.5000e-003	0.0174	1.0000e-005	5.3000e-004	2.0000e-005	5.5000e-004	1.5000e-004	2.0000e-005	1.6000e-004	0.0000	0.9312	0.9312	3.3000e-004	1.8000e-004	0.9920
Total	3.5100e-003	1.5000e-003	0.0174	1.0000e-005	5.3000e-004	2.0000e-005	5.5000e-004	1.5000e-004	2.0000e-005	1.6000e-004	0.0000	0.9312	0.9312	3.3000e-004	1.8000e-004	0.9920

Alexan Arcadia EIR no Mitigation LST - Los Angeles-South Coast County, Annual

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

3.7 Architectural Coating - 2025

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	1.1663					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	8.5400e-003	0.0573	0.0905	1.5000e-004		2.5800e-003	2.5800e-003		2.5800e-003	2.5800e-003	0.0000	12.7663	12.7663	7.0000e-004	0.0000	12.7837
Total	1.1749	0.0573	0.0905	1.5000e-004		2.5800e-003	2.5800e-003		2.5800e-003	2.5800e-003	0.0000	12.7663	12.7663	7.0000e-004	0.0000	12.7837

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.5100e-003	1.5000e-003	0.0174	1.0000e-005	5.3000e-004	2.0000e-005	5.5000e-004	1.5000e-004	2.0000e-005	1.6000e-004	0.0000	0.9312	0.9312	3.3000e-004	1.8000e-004	0.9920
Total	3.5100e-003	1.5000e-003	0.0174	1.0000e-005	5.3000e-004	2.0000e-005	5.5000e-004	1.5000e-004	2.0000e-005	1.6000e-004	0.0000	0.9312	0.9312	3.3000e-004	1.8000e-004	0.9920

Alexan Arcadia EIR no Mitigation LST - Los Angeles-South Coast County, Annual

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Density

	ROG	NOx	CO	SO2	Fugitive 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	0.8285	0.8872	8.2018	0.0179	2.0034	0.0130	2.0164	0.5345	0.0121	0.5466	0.0000	1,652.2214	1,652.2214	0.1170	0.0730	1,676.9135
Unmitigated	0.8789	0.9650	8.9407	0.0198	2.2260	0.0143	2.2403	0.5939	0.0133	0.6072	0.0000	1,831.4060	1,831.4060	0.1267	0.0795	1,858.2504

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	1,691.84	1,527.01	1271.99	5,495,854	4,946,269
Enclosed Parking with Elevator	0.00	0.00	0.00		
Fast Food Restaurant w/o Drive Thru	75.86	152.48	109.55	165,918	149,326
General Office Building	107.49	24.42	7.70	262,111	235,900
Health Club	0.00	0.00	0.00		
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Recreational Swimming Pool	0.00	0.00	0.00		
Total	1,875.18	1,703.91	1,389.23	5,923,884	5,331,495

4.3 Trip Type Information

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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
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Fast Food Restaurant w/o Drive	16.60	8.40	6.90	1.50	79.50	19.00	51	37	12
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
Health Club	16.60	8.40	6.90	16.90	64.10	19.00	52	39	9
Other Non-Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Recreational Swimming Pool	16.60	8.40	6.90	33.00	48.00	19.00	52	39	9

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.537891	0.065289	0.189998	0.126515	0.023567	0.006518	0.011114	0.008084	0.000933	0.000591	0.025474	0.000708	0.003318
Enclosed Parking with Elevator	0.537891	0.065289	0.189998	0.126515	0.023567	0.006518	0.011114	0.008084	0.000933	0.000591	0.025474	0.000708	0.003318
Fast Food Restaurant w/o Drive Thru	0.537891	0.065289	0.189998	0.126515	0.023567	0.006518	0.011114	0.008084	0.000933	0.000591	0.025474	0.000708	0.003318
General Office Building	0.537891	0.065289	0.189998	0.126515	0.023567	0.006518	0.011114	0.008084	0.000933	0.000591	0.025474	0.000708	0.003318
Health Club	0.537891	0.065289	0.189998	0.126515	0.023567	0.006518	0.011114	0.008084	0.000933	0.000591	0.025474	0.000708	0.003318
Other Non-Asphalt Surfaces	0.537891	0.065289	0.189998	0.126515	0.023567	0.006518	0.011114	0.008084	0.000933	0.000591	0.025474	0.000708	0.003318
Recreational Swimming Pool	0.537891	0.065289	0.189998	0.126515	0.023567	0.006518	0.011114	0.008084	0.000933	0.000591	0.025474	0.000708	0.003318

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Kilowatt Hours of Renewable Electricity Generated

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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	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	472.1771	472.1771	0.0399	4.8300e-003	474.6130
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	500.7578	500.7578	0.0423	5.1200e-003	503.3411
Natural Gas Mitigated	0.0249	0.2143	0.1024	1.3600e-003		0.0172	0.0172		0.0172	0.0172	0.0000	246.2623	246.2623	4.7200e-003	4.5100e-003	247.7257
Natural Gas Unmitigated	0.0249	0.2143	0.1024	1.3600e-003		0.0172	0.0172		0.0172	0.0172	0.0000	246.2623	246.2623	4.7200e-003	4.5100e-003	247.7257

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	4.06371e+006	0.0219	0.1873	0.0797	1.2000e-003		0.0151	0.0151		0.0151	0.0151	0.0000	216.8550	216.8550	4.1600e-003	3.9800e-003	218.1437
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	172748	9.3000e-004	8.4700e-003	7.1100e-003	5.0000e-005		6.4000e-004	6.4000e-004		6.4000e-004	6.4000e-004	0.0000	9.2185	9.2185	1.8000e-004	1.7000e-004	9.2733
General Office Building	273617	1.4800e-003	0.0134	0.0113	8.0000e-005		1.0200e-003	1.0200e-003		1.0200e-003	1.0200e-003	0.0000	14.6013	14.6013	2.8000e-004	2.7000e-004	14.6880
Health Club	104707	5.6000e-004	5.1300e-003	4.3100e-003	3.0000e-005		3.9000e-004	3.9000e-004		3.9000e-004	3.9000e-004	0.0000	5.5876	5.5876	1.1000e-004	1.0000e-004	5.6208
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Recreational Swimming Pool	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0249	0.2143	0.1024	1.3600e-003		0.0172	0.0172		0.0172	0.0172	0.0000	246.2623	246.2623	4.7300e-003	4.5200e-003	247.7257

Alexan Arcadia EIR no Mitigation LST - Los Angeles-South Coast County, Annual

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

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	4.06371e+006	0.0219	0.1873	0.0797	1.2000e-003		0.0151	0.0151		0.0151	0.0151	0.0000	216.8550	216.8550	4.1600e-003	3.9800e-003	218.1437
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	172748	9.3000e-004	8.4700e-003	7.1100e-003	5.0000e-005		6.4000e-004	6.4000e-004		6.4000e-004	6.4000e-004	0.0000	9.2185	9.2185	1.8000e-004	1.7000e-004	9.2733
General Office Building	273617	1.4800e-003	0.0134	0.0113	8.0000e-005		1.0200e-003	1.0200e-003		1.0200e-003	1.0200e-003	0.0000	14.6013	14.6013	2.8000e-004	2.7000e-004	14.6880
Health Club	104707	5.6000e-004	5.1300e-003	4.3100e-003	3.0000e-005		3.9000e-004	3.9000e-004		3.9000e-004	3.9000e-004	0.0000	5.5876	5.5876	1.1000e-004	1.0000e-004	5.6208
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Recreational Swimming Pool	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0249	0.2143	0.1024	1.3600e-003		0.0172	0.0172		0.0172	0.0172	0.0000	246.2623	246.2623	4.7300e-003	4.5200e-003	247.7257

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

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	1.19715e+006	212.3088	0.0179	2.1700e-003	213.4041
Enclosed Parking with Elevator	1.19898e+006	212.6331	0.0180	2.1800e-003	213.7300
Fast Food Restaurant w/o Drive Thru	32452.5	5.7553	4.9000e-004	6.0000e-005	5.7850
General Office Building	331738	58.8322	4.9700e-003	6.0000e-004	59.1357
Health Club	63313.8	11.2284	9.5000e-004	1.1000e-004	11.2864
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Recreational Swimming Pool	0	0.0000	0.0000	0.0000	0.0000
Total		500.7578	0.0423	5.1200e-003	503.3411

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

5.3 Energy by Land Use - Electricity

Mitigated

Land Use	Electricity Use kWh/yr	Total CO2 MT/yr	CH4 MT/yr	N2O MT/yr	CO2e MT/yr
Apartments Mid Rise	1.17413e+006	208.2259	0.0176	2.1300e-003	209.3001
Enclosed Parking with Elevator	1.17595e+006	208.5501	0.0176	2.1300e-003	209.6260
Fast Food Restaurant w/o Drive Thru	9429.93	1.6724	1.4000e-004	2.0000e-005	1.6810
General Office Building	308715	54.7492	4.6200e-003	5.6000e-004	55.0317
Health Club	40291.2	7.1455	6.0000e-004	7.0000e-005	7.1823
Other Non-Asphalt Surfaces	-23022.6	-4.0830	-0.0003	0.0000	-4.1040
Recreational Swimming Pool	-23022.6	-4.0830	-0.0003	0.0000	-4.1040
Total		472.1771	0.0399	4.8300e-003	474.6130

6.0 Area Detail

6.1 Mitigation Measures Area

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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	tons/yr										MT/yr					
Mitigated	1.4831	0.0918	3.2356	5.2000e-004		0.0222	0.0222		0.0222	0.0222	0.0000	68.7349	68.7349	6.2700e-003	1.1600e-003	69.2386
Unmitigated	1.4831	0.0918	3.2356	5.2000e-004		0.0222	0.0222		0.0222	0.0222	0.0000	68.7349	68.7349	6.2700e-003	1.1600e-003	69.2386

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	0.1166					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.2631					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	6.4100e-003	0.0548	0.0233	3.5000e-004		4.4300e-003	4.4300e-003		4.4300e-003	4.4300e-003	0.0000	63.4803	63.4803	1.2200e-003	1.1600e-003	63.8575
Landscaping	0.0970	0.0370	3.2122	1.7000e-004		0.0178	0.0178		0.0178	0.0178	0.0000	5.2547	5.2547	5.0600e-003	0.0000	5.3811
Total	1.4831	0.0918	3.2356	5.2000e-004		0.0222	0.0222		0.0222	0.0222	0.0000	68.7349	68.7349	6.2800e-003	1.1600e-003	69.2386

Alexan Arcadia EIR no Mitigation LST - Los Angeles-South Coast County, Annual

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.1166					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.2631					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	6.4100e-003	0.0548	0.0233	3.5000e-004		4.4300e-003	4.4300e-003		4.4300e-003	4.4300e-003	0.0000	63.4803	63.4803	1.2200e-003	1.1600e-003	63.8575
Landscaping	0.0970	0.0370	3.2122	1.7000e-004		0.0178	0.0178		0.0178	0.0178	0.0000	5.2547	5.2547	5.0600e-003	0.0000	5.3811
Total	1.4831	0.0918	3.2356	5.2000e-004		0.0222	0.0222		0.0222	0.0222	0.0000	68.7349	68.7349	6.2800e-003	1.1600e-003	69.2386

7.0 Water Detail

7.1 Mitigation Measures Water

Alexan Arcadia EIR no Mitigation LST - Los Angeles-South Coast County, Annual

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

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	99.9361	0.8532	0.0209	127.4953
Unmitigated	99.9361	0.8532	0.0209	127.4953

Alexan Arcadia EIR no Mitigation LST - Los Angeles-South Coast County, Annual

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

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	20.2629 / 12.7744	78.3895	0.6663	0.0163	99.9133
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	0.22765 / 0.0145309	0.6266	7.4600e-003	1.8000e-004	0.8671
General Office Building	4.71705 / 2.8911	18.0856	0.1551	3.8000e-003	23.0953
Health Club	0.344805 / 0.211332	1.3220	0.0113	2.8000e-004	1.6882
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Recreational Swimming Pool	0.394485 / 0.241781	1.5125	0.0130	3.2000e-004	1.9315
Total		99.9361	0.8532	0.0209	127.4953

Alexan Arcadia EIR no Mitigation LST - Los Angeles-South Coast County, Annual

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

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	20.2629 / 12.7744	78.3895	0.6663	0.0163	99.9133
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	0.22765 / 0.0145309	0.6266	7.4600e-003	1.8000e-004	0.8671
General Office Building	4.71705 / 2.8911	18.0856	0.1551	3.8000e-003	23.0953
Health Club	0.344805 / 0.211332	1.3220	0.0113	2.8000e-004	1.6882
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Recreational Swimming Pool	0.394485 / 0.241781	1.5125	0.0130	3.2000e-004	1.9315
Total		99.9361	0.8532	0.0209	127.4953

8.0 Waste Detail

8.1 Mitigation Measures Waste

Alexan Arcadia EIR no Mitigation LST - Los Angeles-South Coast County, Annual

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

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	50.2667	2.9707	0.0000	124.5335
Unmitigated	50.2667	2.9707	0.0000	124.5335

Alexan Arcadia EIR no Mitigation LST - Los Angeles-South Coast County, Annual

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

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	143.06	29.0399	1.7162	0.0000	71.9451
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	8.64	1.7538	0.1037	0.0000	4.3451
General Office Building	24.68	5.0098	0.2961	0.0000	12.4116
Health Club	33.23	6.7454	0.3986	0.0000	16.7114
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Recreational Swimming Pool	38.02	7.7177	0.4561	0.0000	19.1203
Total		50.2667	2.9707	0.0000	124.5335

Alexan Arcadia EIR no Mitigation LST - Los Angeles-South Coast County, Annual

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

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	143.06	29.0399	1.7162	0.0000	71.9451
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	8.64	1.7538	0.1037	0.0000	4.3451
General Office Building	24.68	5.0098	0.2961	0.0000	12.4116
Health Club	33.23	6.7454	0.3986	0.0000	16.7114
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Recreational Swimming Pool	38.02	7.7177	0.4561	0.0000	19.1203
Total		50.2667	2.9707	0.0000	124.5335

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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Alexan Arcadia EIR no Mitigation LST - Los Angeles-South Coast County, Annual

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

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

Alexan Arcadia EIR no Mitigation LST - 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

**Alexan Arcadia EIR no Mitigation LST
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	26.54	1000sqft	0.61	26,539.00	0
Enclosed Parking with Elevator	551.00	Space	1.24	220,400.00	0
Other Non-Asphalt Surfaces	41.35	1000sqft	0.95	41,350.00	0
Fast Food Restaurant w/o Drive Thru	0.75	1000sqft	0.02	750.00	0
Health Club	5.83	1000sqft	0.00	5,830.00	0
Recreational Swimming Pool	6.67	1000sqft	0.00	6,670.00	0
Apartments Mid Rise	311.00	Dwelling Unit	0.00	311,000.00	889

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	9			Operational Year	2026
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	390.98	CH4 Intensity (lb/MW hr)	0.033	N2O Intensity (lb/MW hr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Lot acre = ground lvl land use = 2.95 gross site area. SF Based on prelim design study. GOB = commercial, 8 live-work / common rooms. Health Club = Fitness and Game Room. Fast food = cafe.

Construction Phase - Building construction schedule provided by applicant.

Off-road Equipment - Default values

Off-road Equipment - Default values

Alexan Arcadia EIR no Mitigation LST - 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

Off-road Equipment - Default values

Off-road Equipment - Default values + 1 excavator added for excavation of subterranean parking, applicant confirmed.

Off-road Equipment - Default values

Off-road Equipment - Default values

Trips and VMT - Rounded trips to even values. Grading haul trips provided by applicant includes excavation. LST Analysis includes 1,000 feet of onsite vehicle operation.

Demolition - Removal of 94,815 sqft of paved surface and demolition of 17,324 sqft of existing buildings

Grading - Per applicant provided information for materials, graded area default values.

Architectural Coating - Default Values

Vehicle Trips - Based on TIA. General Office Building based on TIA traffic data for Live-Work spaces.

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Woodstoves - No woodstoves or wood fireplaces.

Area Coating - default

Energy Use - Default values

Water And Wastewater - Default values.

Solid Waste - Default values.

Construction Off-road Equipment Mitigation -

Mobile Land Use Mitigation - Increased density is based on the project definition including 319 units in 2.96 acres.

Area Mitigation - Default values

Energy Mitigation - Applicant provided information for onsite solar energy.

Fleet Mix -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	24.00
tblConstructionPhase	NumDays	6.00	26.00
tblConstructionPhase	NumDays	220.00	520.00
tblConstructionPhase	NumDays	10.00	12.00

Alexan Arcadia EIR no Mitigation LST - 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	10.00	100.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberWood	15.55	0.00
tblGrading	MaterialExported	0.00	57,000.00
tblGrading	MaterialImported	0.00	520.00
tblLandUse	LandUseSquareFeet	26,540.00	26,539.00
tblLandUse	LotAcreage	4.96	1.24
tblLandUse	LotAcreage	0.13	0.00
tblLandUse	LotAcreage	0.15	0.00
tblLandUse	LotAcreage	8.18	0.00
tblTripsAndVMT	HaulingTripLength	20.00	0.19
tblTripsAndVMT	HaulingTripLength	20.00	0.19
tblTripsAndVMT	HaulingTripLength	20.00	0.19
tblTripsAndVMT	HaulingTripLength	20.00	0.19
tblTripsAndVMT	HaulingTripLength	20.00	0.19
tblTripsAndVMT	HaulingTripLength	20.00	0.19
tblTripsAndVMT	HaulingTripNumber	485.00	486.00
tblTripsAndVMT	HaulingTripNumber	65.00	66.00
tblTripsAndVMT	HaulingTripNumber	0.00	2,100.00
tblTripsAndVMT	VendorTripLength	6.90	0.19
tblTripsAndVMT	VendorTripLength	6.90	0.19
tblTripsAndVMT	VendorTripLength	6.90	0.19
tblTripsAndVMT	VendorTripLength	6.90	0.19

Alexan Arcadia EIR no Mitigation LST - 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

tblTripsAndVMT	VendorTripLength	6.90	0.19
tblTripsAndVMT	VendorTripLength	6.90	0.19
tblTripsAndVMT	VendorTripNumber	83.00	84.00
tblTripsAndVMT	WorkerTripLength	14.70	0.19
tblTripsAndVMT	WorkerTripLength	14.70	0.19
tblTripsAndVMT	WorkerTripLength	14.70	0.19
tblTripsAndVMT	WorkerTripLength	14.70	0.19
tblTripsAndVMT	WorkerTripLength	14.70	0.19
tblTripsAndVMT	WorkerTripLength	14.70	0.19
tblTripsAndVMT	WorkerTripLength	14.70	0.19
tblTripsAndVMT	WorkerTripNumber	13.00	14.00
tblTripsAndVMT	WorkerTripNumber	13.00	10.00
tblTripsAndVMT	WorkerTripNumber	15.00	16.00
tblVehicleTrips	ST_TR	696.00	203.31
tblVehicleTrips	ST_TR	2.21	0.92
tblVehicleTrips	ST_TR	20.87	0.00
tblVehicleTrips	ST_TR	9.10	0.00
tblVehicleTrips	SU_TR	500.00	146.06
tblVehicleTrips	SU_TR	0.70	0.29
tblVehicleTrips	SU_TR	26.73	0.00
tblVehicleTrips	SU_TR	13.60	0.00
tblVehicleTrips	WD_TR	346.23	101.14
tblVehicleTrips	WD_TR	9.74	4.05
tblVehicleTrips	WD_TR	32.93	0.00
tblVehicleTrips	WD_TR	28.82	0.00
tblWoodstoves	NumberCatalytic	15.55	0.00
tblWoodstoves	NumberNoncatalytic	15.55	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

Alexan Arcadia EIR no Mitigation LST - 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

2.0 Emissions Summary

Alexan Arcadia EIR no Mitigation LST - 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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	3.1694	35.9496	26.2970	0.0596	8.9991	1.2274	10.2266	3.6535	1.1294	4.7830	0.0000	5,875.694 9	5,875.694 9	1.6108	0.1592	5,963.392 3
2024	2.9265	22.1611	28.3111	0.0458	0.0739	0.9367	1.0106	0.0207	0.8832	0.9039	0.0000	4,299.889 3	4,299.889 3	1.0124	0.0494	4,339.927 7
2025	23.5735	13.2354	16.3570	0.0278	0.0714	0.4727	0.5441	0.0200	0.4524	0.4724	0.0000	2,578.009 1	2,578.009 1	0.4594	0.0471	2,603.515 7
Maximum	23.5735	35.9496	28.3111	0.0596	8.9991	1.2274	10.2266	3.6535	1.1294	4.7830	0.0000	5,875.694 9	5,875.694 9	1.6108	0.1592	5,963.392 3

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	3.1694	35.9496	26.2970	0.0596	4.0816	1.2274	5.3091	1.6532	1.1294	2.7826	0.0000	5,875.694 9	5,875.694 9	1.6108	0.1592	5,963.392 3
2024	2.9265	22.1611	28.3111	0.0458	0.0739	0.9367	1.0106	0.0207	0.8832	0.9039	0.0000	4,299.889 3	4,299.889 3	1.0124	0.0494	4,339.927 7
2025	23.5735	13.2354	16.3570	0.0278	0.0714	0.4727	0.5441	0.0200	0.4524	0.4724	0.0000	2,578.009 1	2,578.009 1	0.4594	0.0471	2,603.515 6
Maximum	23.5735	35.9496	28.3111	0.0596	4.0816	1.2274	5.3091	1.6532	1.1294	2.7826	0.0000	5,875.694 9	5,875.694 9	1.6108	0.1592	5,963.392 3

Alexan Arcadia EIR no Mitigation LST - 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	8.8487	4.6810	27.5640	0.0294		0.4970	0.4970		0.4970	0.4970	0.0000	5,644.3381	5,644.3381	0.1519	0.1026	5,678.7193
Energy	0.1364	1.1740	0.5609	7.4400e-003		0.0942	0.0942		0.0942	0.0942		1,487.4395	1,487.4395	0.0285	0.0273	1,496.2786
Mobile	5.4383	5.2555	53.7443	0.1214	13.4840	0.0851	13.5692	3.5921	0.0791	3.6711		12,386.6182	12,386.6182	0.8139	0.4974	12,555.1917
Total	14.4233	11.1105	81.8692	0.1582	13.4840	0.6763	14.1604	3.5921	0.6703	4.2623	0.0000	19,518.3958	19,518.3958	0.9943	0.6273	19,730.1895

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	8.8487	4.6810	27.5640	0.0294		0.4970	0.4970		0.4970	0.4970	0.0000	5,644.3381	5,644.3381	0.1519	0.1026	5,678.7193
Energy	0.1364	1.1740	0.5609	7.4400e-003		0.0942	0.0942		0.0942	0.0942		1,487.4395	1,487.4395	0.0285	0.0273	1,496.2786
Mobile	5.1420	4.8367	49.1784	0.1096	12.1356	0.0773	12.2130	3.2328	0.0718	3.3046		11,173.9629	11,173.9629	0.7504	0.4574	11,329.0414
Total	14.1271	10.6916	77.3033	0.1463	12.1356	0.6685	12.8042	3.2328	0.6630	3.8958	0.0000	18,305.7405	18,305.7405	0.9308	0.5873	18,504.0392

Alexan Arcadia EIR no Mitigation LST - 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
Percent Reduction	2.05	3.77	5.58	7.51	10.00	1.15	9.58	10.00	1.08	8.60	0.00	6.21	6.21	6.39	6.37	6.21

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	6/22/2023	7/19/2023	6	24	
2	Site Preparation	Site Preparation	7/20/2023	7/23/2023	6	3	
3	Grading	Grading	7/20/2023	8/18/2023	6	26	
4	Building Construction	Building Construction	8/19/2023	4/16/2025	6	520	
5	Paving	Paving	4/1/2024	4/14/2024	6	12	
6	Architectural Coating	Architectural Coating	4/17/2025	8/11/2025	6	100	

Acres of Grading (Site Preparation Phase): 4.5

Acres of Grading (Grading Phase): 26

Acres of Paving: 2.19

Residential Indoor: 629,775; Residential Outdoor: 209,925; Non-Residential Indoor: 50,786; Non-Residential Outdoor: 16,929; Striped Parking Area: 15,705 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Scrapers	1	8.00	367	0.48

Alexan Arcadia EIR no Mitigation LST - 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

Site Preparation	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	2	7.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Architectural Coating	Air Compressors	1	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	5	14.00	0.00	486.00	0.19	0.19	0.19	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	66.00	0.19	0.19	0.19	LD_Mix	HDT_Mix	HHDT
Grading	5	10.00	0.00	7,125.00	0.19	0.19	0.19	LD_Mix	HDT_Mix	HHDT
Building Construction	8	348.00	84.00	2,100.00	0.19	0.19	0.19	LD_Mix	HDT_Mix	HHDT
Paving	6	16.00	0.00	0.00	0.19	0.19	0.19	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	70.00	0.00	0.00	0.19	0.19	0.19	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Alexan Arcadia EIR no Mitigation LST - 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

Water Exposed Area

3.2 Demolition - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					4.3749	0.0000	4.3749	0.6624	0.0000	0.6624			0.0000			0.0000
Off-Road	1.4725	14.3184	13.4577	0.0241		0.6766	0.6766		0.6328	0.6328		2,324.3959	2,324.3959	0.5893		2,339.1278
Total	1.4725	14.3184	13.4577	0.0241	4.3749	0.6766	5.0515	0.6624	0.6328	1.2952		2,324.3959	2,324.3959	0.5893		2,339.1278

Alexan Arcadia EIR no Mitigation LST - 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

3.2 Demolition - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0220	0.3861	0.3056	6.3000e-004	3.7900e-003	3.6000e-004	4.1600e-003	1.0800e-003	3.5000e-004	1.4300e-003		68.3598	68.3598	2.2900e-003	0.0108	71.6399
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0178	6.4500e-003	0.0667	4.0000e-005	2.1600e-003	8.0000e-005	2.2400e-003	5.9000e-004	7.0000e-005	6.6000e-004		4.4695	4.4695	1.5600e-003	8.2000e-004	4.7532
Total	0.0398	0.3926	0.3723	6.7000e-004	5.9500e-003	4.4000e-004	6.4000e-003	1.6700e-003	4.2000e-004	2.0900e-003		72.8293	72.8293	3.8500e-003	0.0116	76.3930

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					1.9687	0.0000	1.9687	0.2981	0.0000	0.2981			0.0000			0.0000
Off-Road	1.4725	14.3184	13.4577	0.0241		0.6766	0.6766		0.6328	0.6328	0.0000	2,324.3959	2,324.3959	0.5893		2,339.1278
Total	1.4725	14.3184	13.4577	0.0241	1.9687	0.6766	2.6453	0.2981	0.6328	0.9309	0.0000	2,324.3959	2,324.3959	0.5893		2,339.1278

Alexan Arcadia EIR no Mitigation LST - 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

3.2 Demolition - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0220	0.3861	0.3056	6.3000e-004	3.7900e-003	3.6000e-004	4.1600e-003	1.0800e-003	3.5000e-004	1.4300e-003		68.3598	68.3598	2.2900e-003	0.0108	71.6399
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0178	6.4500e-003	0.0667	4.0000e-005	2.1600e-003	8.0000e-005	2.2400e-003	5.9000e-004	7.0000e-005	6.6000e-004		4.4695	4.4695	1.5600e-003	8.2000e-004	4.7532
Total	0.0398	0.3926	0.3723	6.7000e-004	5.9500e-003	4.4000e-004	6.4000e-003	1.6700e-003	4.2000e-004	2.0900e-003		72.8293	72.8293	3.8500e-003	0.0116	76.3930

3.3 Site Preparation - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.6104	0.0000	1.6104	0.1747	0.0000	0.1747			0.0000			0.0000
Off-Road	1.3027	14.2802	9.7820	0.0245		0.5419	0.5419		0.4985	0.4985		2,374.8634	2,374.8634	0.7681		2,394.0654
Total	1.3027	14.2802	9.7820	0.0245	1.6104	0.5419	2.1522	0.1747	0.4985	0.6733		2,374.8634	2,374.8634	0.7681		2,394.0654

Alexan Arcadia EIR no Mitigation LST - 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

3.3 Site Preparation - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0240	0.4195	0.3320	6.9000e-004	4.1200e-003	3.9000e-004	4.5200e-003	1.1700e-003	3.8000e-004	1.5500e-003		74.2675	74.2675	2.4900e-003	0.0118	77.8310
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0101	3.6900e-003	0.0381	3.0000e-005	1.2300e-003	4.0000e-005	1.2800e-003	3.4000e-004	4.0000e-005	3.8000e-004		2.5540	2.5540	8.9000e-004	4.7000e-004	2.7161
Total	0.0341	0.4232	0.3701	7.2000e-004	5.3500e-003	4.3000e-004	5.8000e-003	1.5100e-003	4.2000e-004	1.9300e-003		76.8214	76.8214	3.3800e-003	0.0122	80.5471

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					0.7247	0.0000	0.7247	0.0786	0.0000	0.0786			0.0000			0.0000
Off-Road	1.3027	14.2802	9.7820	0.0245		0.5419	0.5419		0.4985	0.4985	0.0000	2,374.8634	2,374.8634	0.7681		2,394.0654
Total	1.3027	14.2802	9.7820	0.0245	0.7247	0.5419	1.2665	0.0786	0.4985	0.5772	0.0000	2,374.8634	2,374.8634	0.7681		2,394.0654

Alexan Arcadia EIR no Mitigation LST - 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

3.3 Site Preparation - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0240	0.4195	0.3320	6.9000e-004	4.1200e-003	3.9000e-004	4.5200e-003	1.1700e-003	3.8000e-004	1.5500e-003		74.2675	74.2675	2.4900e-003	0.0118	77.8310
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0101	3.6900e-003	0.0381	3.0000e-005	1.2300e-003	4.0000e-005	1.2800e-003	3.4000e-004	4.0000e-005	3.8000e-004		2.5540	2.5540	8.9000e-004	4.7000e-004	2.7161
Total	0.0341	0.4232	0.3701	7.2000e-004	5.3500e-003	4.3000e-004	5.8000e-003	1.5100e-003	4.2000e-004	1.9300e-003		76.8214	76.8214	3.3800e-003	0.0122	80.5471

3.4 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					7.3305	0.0000	7.3305	3.4623	0.0000	3.4623			0.0000			0.0000
Off-Road	1.5217	16.0163	11.9615	0.0258		0.6802	0.6802		0.6257	0.6257		2,495.7204	2,495.7204	0.8072		2,515.8995
Total	1.5217	16.0163	11.9615	0.0258	7.3305	0.6802	8.0107	3.4623	0.6257	4.0880		2,495.7204	2,495.7204	0.8072		2,515.8995

Alexan Arcadia EIR no Mitigation LST - 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 Grading - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.2983	5.2254	4.1357	8.5500e-003	0.0514	4.9100e-003	0.0563	0.0146	4.7000e-003	0.0193		925.0972	925.0972	0.0311	0.1464	969.4852
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0127	4.6100e-003	0.0476	3.0000e-005	1.5400e-003	6.0000e-005	1.6000e-003	4.2000e-004	5.0000e-005	4.7000e-004		3.1925	3.1925	1.1100e-003	5.9000e-004	3.3951
Total	0.3110	5.2300	4.1833	8.5800e-003	0.0529	4.9700e-003	0.0579	0.0150	4.7500e-003	0.0198		928.2897	928.2897	0.0322	0.1469	972.8804

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					3.2987	0.0000	3.2987	1.5580	0.0000	1.5580			0.0000			0.0000
Off-Road	1.5217	16.0163	11.9615	0.0258		0.6802	0.6802		0.6257	0.6257	0.0000	2,495.7204	2,495.7204	0.8072		2,515.8995
Total	1.5217	16.0163	11.9615	0.0258	3.2987	0.6802	3.9789	1.5580	0.6257	2.1838	0.0000	2,495.7204	2,495.7204	0.8072		2,515.8995

Alexan Arcadia EIR no Mitigation LST - 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 Grading - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.2983	5.2254	4.1357	8.5500e-003	0.0514	4.9100e-003	0.0563	0.0146	4.7000e-003	0.0193		925.0972	925.0972	0.0311	0.1464	969.4852
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0127	4.6100e-003	0.0476	3.0000e-005	1.5400e-003	6.0000e-005	1.6000e-003	4.2000e-004	5.0000e-005	4.7000e-004		3.1925	3.1925	1.1100e-003	5.9000e-004	3.3951
Total	0.3110	5.2300	4.1833	8.5800e-003	0.0529	4.9700e-003	0.0579	0.0150	4.7500e-003	0.0198		928.2897	928.2897	0.0322	0.1469	972.8804

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	1.7136	13.6239	14.2145	0.0250		0.6136	0.6136		0.5880	0.5880		2,289.5233	2,289.5233	0.4330		2,300.3479
Total	1.7136	13.6239	14.2145	0.0250		0.6136	0.6136		0.5880	0.5880		2,289.5233	2,289.5233	0.4330		2,300.3479

Alexan Arcadia EIR no Mitigation LST - 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

3.5 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	4.4000e-003	0.0770	0.0610	1.3000e-004	7.6000e-004	7.0000e-005	8.3000e-004	2.2000e-004	7.0000e-005	2.8000e-004		13.6330	13.6330	4.6000e-004	2.1600e-003	14.2872
Vendor	0.0569	1.0065	0.7923	1.6400e-003	0.0170	9.5000e-004	0.0179	5.1100e-003	9.1000e-004	6.0200e-003		176.5187	176.5187	6.2800e-003	0.0274	184.8446
Worker	0.4412	0.1604	1.6575	1.1000e-003	0.0537	1.9200e-003	0.0556	0.0147	1.7600e-003	0.0164		111.0981	111.0981	0.0387	0.0204	118.1505
Total	0.5024	1.2439	2.5107	2.8700e-003	0.0714	2.9400e-003	0.0743	0.0200	2.7400e-003	0.0227		301.2498	301.2498	0.0455	0.0500	317.2822

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	1.7136	13.6239	14.2145	0.0250		0.6136	0.6136		0.5880	0.5880	0.0000	2,289.5233	2,289.5233	0.4330		2,300.3479
Total	1.7136	13.6239	14.2145	0.0250		0.6136	0.6136		0.5880	0.5880	0.0000	2,289.5233	2,289.5233	0.4330		2,300.3479

Alexan Arcadia EIR no Mitigation LST - 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

3.5 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	4.4000e-003	0.0770	0.0610	1.3000e-004	7.6000e-004	7.0000e-005	8.3000e-004	2.2000e-004	7.0000e-005	2.8000e-004		13.6330	13.6330	4.6000e-004	2.1600e-003	14.2872
Vendor	0.0569	1.0065	0.7923	1.6400e-003	0.0170	9.5000e-004	0.0179	5.1100e-003	9.1000e-004	6.0200e-003		176.5187	176.5187	6.2800e-003	0.0274	184.8446
Worker	0.4412	0.1604	1.6575	1.1000e-003	0.0537	1.9200e-003	0.0556	0.0147	1.7600e-003	0.0164		111.0981	111.0981	0.0387	0.0204	118.1505
Total	0.5024	1.2439	2.5107	2.8700e-003	0.0714	2.9400e-003	0.0743	0.0200	2.7400e-003	0.0227		301.2498	301.2498	0.0455	0.0500	317.2822

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	1.5971	12.8235	14.1002	0.0250		0.5381	0.5381		0.5153	0.5153		2,289.6541	2,289.6541	0.4265		2,300.3154
Total	1.5971	12.8235	14.1002	0.0250		0.5381	0.5381		0.5153	0.5153		2,289.6541	2,289.6541	0.4265		2,300.3154

Alexan Arcadia EIR no Mitigation LST - 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

3.5 Building Construction - 2024

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	4.3800e-003	0.0766	0.0609	1.2000e-004	7.6000e-004	7.0000e-005	8.3000e-004	2.2000e-004	7.0000e-005	2.8000e-004		13.4376	13.4376	4.6000e-004	2.1300e-003	14.0827
Vendor	0.0560	1.0032	0.7818	1.6200e-003	0.0170	9.5000e-004	0.0179	5.1100e-003	9.0000e-004	6.0200e-003		173.8818	173.8818	6.2200e-003	0.0270	182.0878
Worker	0.4077	0.1480	1.5882	1.0700e-003	0.0537	1.8300e-003	0.0555	0.0147	1.6800e-003	0.0164		107.7590	107.7590	0.0356	0.0194	114.4279
Total	0.4682	1.2278	2.4310	2.8100e-003	0.0714	2.8500e-003	0.0742	0.0200	2.6500e-003	0.0227		295.0784	295.0784	0.0423	0.0485	310.5984

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	1.5971	12.8235	14.1002	0.0250		0.5381	0.5381		0.5153	0.5153	0.0000	2,289.6541	2,289.6541	0.4265		2,300.3154
Total	1.5971	12.8235	14.1002	0.0250		0.5381	0.5381		0.5153	0.5153	0.0000	2,289.6541	2,289.6541	0.4265		2,300.3154

Alexan Arcadia EIR no Mitigation LST - 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

3.5 Building Construction - 2024

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	4.3800e-003	0.0766	0.0609	1.2000e-004	7.6000e-004	7.0000e-005	8.3000e-004	2.2000e-004	7.0000e-005	2.8000e-004		13.4376	13.4376	4.6000e-004	2.1300e-003	14.0827
Vendor	0.0560	1.0032	0.7818	1.6200e-003	0.0170	9.5000e-004	0.0179	5.1100e-003	9.0000e-004	6.0200e-003		173.8818	173.8818	6.2200e-003	0.0270	182.0878
Worker	0.4077	0.1480	1.5882	1.0700e-003	0.0537	1.8300e-003	0.0555	0.0147	1.6800e-003	0.0164		107.7590	107.7590	0.0356	0.0194	114.4279
Total	0.4682	1.2278	2.4310	2.8100e-003	0.0714	2.8500e-003	0.0742	0.0200	2.6500e-003	0.0227		295.0784	295.0784	0.0423	0.0485	310.5984

3.5 Building Construction - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4897	12.0233	14.0072	0.0250		0.4700	0.4700		0.4498	0.4498		2,289.8898	2,289.8898	0.4200		2,300.3887
Total	1.4897	12.0233	14.0072	0.0250		0.4700	0.4700		0.4498	0.4498		2,289.8898	2,289.8898	0.4200		2,300.3887

Alexan Arcadia EIR no Mitigation LST - 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

3.5 Building Construction - 2025

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	4.3700e-003	0.0762	0.0609	1.2000e-004	7.6000e-004	7.0000e-005	8.3000e-004	2.2000e-004	7.0000e-005	2.8000e-004		13.2044	13.2044	4.6000e-004	2.0900e-003	13.8387
Vendor	0.0553	0.9988	0.7728	1.5900e-003	0.0170	9.4000e-004	0.0179	5.1100e-003	8.9000e-004	6.0100e-003		170.8091	170.8091	6.1900e-003	0.0266	178.8754
Worker	0.3783	0.1371	1.5161	1.0300e-003	0.0537	1.7500e-003	0.0554	0.0147	1.6100e-003	0.0163		104.1058	104.1058	0.0328	0.0184	110.4129
Total	0.4379	1.2121	2.3497	2.7400e-003	0.0714	2.7600e-003	0.0742	0.0200	2.5700e-003	0.0226		288.1193	288.1193	0.0394	0.0471	303.1270

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	1.4897	12.0233	14.0072	0.0250		0.4700	0.4700		0.4498	0.4498	0.0000	2,289.8898	2,289.8898	0.4200		2,300.3887
Total	1.4897	12.0233	14.0072	0.0250		0.4700	0.4700		0.4498	0.4498	0.0000	2,289.8898	2,289.8898	0.4200		2,300.3887

Alexan Arcadia EIR no Mitigation LST - 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

3.5 Building Construction - 2025

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	4.3700e-003	0.0762	0.0609	1.2000e-004	7.6000e-004	7.0000e-005	8.3000e-004	2.2000e-004	7.0000e-005	2.8000e-004		13.2044	13.2044	4.6000e-004	2.0900e-003	13.8387
Vendor	0.0553	0.9988	0.7728	1.5900e-003	0.0170	9.4000e-004	0.0179	5.1100e-003	8.9000e-004	6.0100e-003		170.8091	170.8091	6.1900e-003	0.0266	178.8754
Worker	0.3783	0.1371	1.5161	1.0300e-003	0.0537	1.7500e-003	0.0554	0.0147	1.6100e-003	0.0163		104.1058	104.1058	0.0328	0.0184	110.4129
Total	0.4379	1.2121	2.3497	2.7400e-003	0.0714	2.7600e-003	0.0742	0.0200	2.5700e-003	0.0226		288.1193	288.1193	0.0394	0.0471	303.1270

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	0.8425	8.1030	11.7069	0.0179		0.3957	0.3957		0.3652	0.3652		1,710.2024	1,710.2024	0.5420		1,723.7529
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.8425	8.1030	11.7069	0.0179		0.3957	0.3957		0.3652	0.3652		1,710.2024	1,710.2024	0.5420		1,723.7529

Alexan Arcadia EIR no Mitigation LST - 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

3.6 Paving - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0188	6.8100e-003	0.0730	5.0000e-005	2.4700e-003	8.0000e-005	2.5500e-003	6.7000e-004	8.0000e-005	7.5000e-004		4.9544	4.9544	1.6400e-003	8.9000e-004	5.2611
Total	0.0188	6.8100e-003	0.0730	5.0000e-005	2.4700e-003	8.0000e-005	2.5500e-003	6.7000e-004	8.0000e-005	7.5000e-004		4.9544	4.9544	1.6400e-003	8.9000e-004	5.2611

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	0.8425	8.1030	11.7069	0.0179		0.3957	0.3957		0.3652	0.3652	0.0000	1,710.2024	1,710.2024	0.5420		1,723.7529
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.8425	8.1030	11.7069	0.0179		0.3957	0.3957		0.3652	0.3652	0.0000	1,710.2024	1,710.2024	0.5420		1,723.7529

Alexan Arcadia EIR no Mitigation LST - 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

3.6 Paving - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0188	6.8100e-003	0.0730	5.0000e-005	2.4700e-003	8.0000e-005	2.5500e-003	6.7000e-004	8.0000e-005	7.5000e-004		4.9544	4.9544	1.6400e-003	8.9000e-004	5.2611
Total	0.0188	6.8100e-003	0.0730	5.0000e-005	2.4700e-003	8.0000e-005	2.5500e-003	6.7000e-004	8.0000e-005	7.5000e-004		4.9544	4.9544	1.6400e-003	8.9000e-004	5.2611

3.7 Architectural Coating - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	23.3266					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319
Total	23.4974	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319

Alexan Arcadia EIR no Mitigation LST - 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

3.7 Architectural Coating - 2025

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0761	0.0276	0.3050	2.1000e-004	0.0108	3.5000e-004	0.0112	2.9500e-003	3.2000e-004	3.2800e-003		20.9408	20.9408	6.5900e-003	3.7000e-003	22.2095
Total	0.0761	0.0276	0.3050	2.1000e-004	0.0108	3.5000e-004	0.0112	2.9500e-003	3.2000e-004	3.2800e-003		20.9408	20.9408	6.5900e-003	3.7000e-003	22.2095

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	23.3266					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515	0.0000	281.4481	281.4481	0.0154		281.8319
Total	23.4974	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515	0.0000	281.4481	281.4481	0.0154		281.8319

Alexan Arcadia EIR no Mitigation LST - 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

3.7 Architectural Coating - 2025

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0761	0.0276	0.3050	2.1000e-004	0.0108	3.5000e-004	0.0112	2.9500e-003	3.2000e-004	3.2800e-003		20.9408	20.9408	6.5900e-003	3.7000e-003	22.2095
Total	0.0761	0.0276	0.3050	2.1000e-004	0.0108	3.5000e-004	0.0112	2.9500e-003	3.2000e-004	3.2800e-003		20.9408	20.9408	6.5900e-003	3.7000e-003	22.2095

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Density

Alexan Arcadia EIR no Mitigation LST - 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	5.1420	4.8367	49.1784	0.1096	12.1356	0.0773	12.2130	3.2328	0.0718	3.3046		11,173.9629	11,173.9629	0.7504	0.4574	11,329.0414
Unmitigated	5.4383	5.2555	53.7443	0.1214	13.4840	0.0851	13.5692	3.5921	0.0791	3.6711		12,386.6182	12,386.6182	0.8139	0.4974	12,555.1917

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	1,691.84	1,527.01	1271.99	5,495,854	4,946,269
Enclosed Parking with Elevator	0.00	0.00	0.00		
Fast Food Restaurant w/o Drive Thru	75.86	152.48	109.55	165,918	149,326
General Office Building	107.49	24.42	7.70	262,111	235,900
Health Club	0.00	0.00	0.00		
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Recreational Swimming Pool	0.00	0.00	0.00		
Total	1,875.18	1,703.91	1,389.23	5,923,884	5,331,495

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
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Fast Food Restaurant w/o Drive	16.60	8.40	6.90	1.50	79.50	19.00	51	37	12
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
Health Club	16.60	8.40	6.90	16.90	64.10	19.00	52	39	9

Alexan Arcadia EIR no Mitigation LST - 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
Other Non-Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Recreational Swimming Pool	16.60	8.40	6.90	33.00	48.00	19.00	52	39	9

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.537891	0.065289	0.189998	0.126515	0.023567	0.006518	0.011114	0.008084	0.000933	0.000591	0.025474	0.000708	0.003318
Enclosed Parking with Elevator	0.537891	0.065289	0.189998	0.126515	0.023567	0.006518	0.011114	0.008084	0.000933	0.000591	0.025474	0.000708	0.003318
Fast Food Restaurant w/o Drive Thru	0.537891	0.065289	0.189998	0.126515	0.023567	0.006518	0.011114	0.008084	0.000933	0.000591	0.025474	0.000708	0.003318
General Office Building	0.537891	0.065289	0.189998	0.126515	0.023567	0.006518	0.011114	0.008084	0.000933	0.000591	0.025474	0.000708	0.003318
Health Club	0.537891	0.065289	0.189998	0.126515	0.023567	0.006518	0.011114	0.008084	0.000933	0.000591	0.025474	0.000708	0.003318
Other Non-Asphalt Surfaces	0.537891	0.065289	0.189998	0.126515	0.023567	0.006518	0.011114	0.008084	0.000933	0.000591	0.025474	0.000708	0.003318
Recreational Swimming Pool	0.537891	0.065289	0.189998	0.126515	0.023567	0.006518	0.011114	0.008084	0.000933	0.000591	0.025474	0.000708	0.003318

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Kilowatt Hours of Renewable Electricity Generated

Alexan Arcadia EIR no Mitigation LST - 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					
Natural Gas Mitigated	0.1364	1.1740	0.5609	7.4400e-003		0.0942	0.0942		0.0942	0.0942		1,487.4395	1,487.4395	0.0285	0.0273	1,496.2786
Natural Gas Unmitigated	0.1364	1.1740	0.5609	7.4400e-003		0.0942	0.0942		0.0942	0.0942		1,487.4395	1,487.4395	0.0285	0.0273	1,496.2786

Alexan Arcadia EIR no Mitigation LST - 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

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					
Apartments Mid Rise	11133.5	0.1201	1.0260	0.4366	6.5500e-003		0.0830	0.0830		0.0830	0.0830		1,309.8177	1,309.8177	0.0251	0.0240	1,317.6013
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	473.281	5.1000e-003	0.0464	0.0390	2.8000e-004		3.5300e-003	3.5300e-003		3.5300e-003	3.5300e-003		55.6801	55.6801	1.0700e-003	1.0200e-003	56.0110
General Office Building	749.636	8.0800e-003	0.0735	0.0617	4.4000e-004		5.5900e-003	5.5900e-003		5.5900e-003	5.5900e-003		88.1925	88.1925	1.6900e-003	1.6200e-003	88.7165
Health Club	286.868	3.0900e-003	0.0281	0.0236	1.7000e-004		2.1400e-003	2.1400e-003		2.1400e-003	2.1400e-003		33.7492	33.7492	6.5000e-004	6.2000e-004	33.9497
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Recreational Swimming Pool	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.1363	1.1740	0.5609	7.4400e-003		0.0942	0.0942		0.0942	0.0942		1,487.4394	1,487.4394	0.0285	0.0273	1,496.2786

Alexan Arcadia EIR no Mitigation LST - 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

5.2 Energy by Land Use - NaturalGas

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					
Apartments Mid Rise	11.1335	0.1201	1.0260	0.4366	6.5500e-003		0.0830	0.0830		0.0830	0.0830		1,309.8177	1,309.8177	0.0251	0.0240	1,317.6013
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	0.473281	5.1000e-003	0.0464	0.0390	2.8000e-004		3.5300e-003	3.5300e-003		3.5300e-003	3.5300e-003		55.6801	55.6801	1.0700e-003	1.0200e-003	56.0110
General Office Building	0.749636	8.0800e-003	0.0735	0.0617	4.4000e-004		5.5900e-003	5.5900e-003		5.5900e-003	5.5900e-003		88.1925	88.1925	1.6900e-003	1.6200e-003	88.7165
Health Club	0.286868	3.0900e-003	0.0281	0.0236	1.7000e-004		2.1400e-003	2.1400e-003		2.1400e-003	2.1400e-003		33.7492	33.7492	6.5000e-004	6.2000e-004	33.9497
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Recreational Swimming Pool	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.1363	1.1740	0.5609	7.4400e-003		0.0942	0.0942		0.0942	0.0942		1,487.4394	1,487.4394	0.0285	0.0273	1,496.2786

6.0 Area Detail

6.1 Mitigation Measures Area

Alexan Arcadia EIR no Mitigation LST - 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	8.8487	4.6810	27.5640	0.0294		0.4970	0.4970		0.4970	0.4970	0.0000	5,644.338 1	5,644.338 1	0.1519	0.1026	5,678.719 3
Unmitigated	8.8487	4.6810	27.5640	0.0294		0.4970	0.4970		0.4970	0.4970	0.0000	5,644.338 1	5,644.338 1	0.1519	0.1026	5,678.719 3

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	0.6391					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	6.9209					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.5132	4.3851	1.8660	0.0280		0.3545	0.3545		0.3545	0.3545	0.0000	5,598.000 0	5,598.000 0	0.1073	0.1026	5,631.266 1
Landscaping	0.7756	0.2959	25.6980	1.3600e-003		0.1425	0.1425		0.1425	0.1425		46.3381	46.3381	0.0446		47.4532
Total	8.8487	4.6810	27.5640	0.0294		0.4970	0.4970		0.4970	0.4970	0.0000	5,644.338 1	5,644.338 1	0.1519	0.1026	5,678.719 3

Alexan Arcadia EIR no Mitigation LST - 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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.6391					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	6.9209					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.5132	4.3851	1.8660	0.0280		0.3545	0.3545		0.3545	0.3545	0.0000	5,598.0000	5,598.0000	0.1073	0.1026	5,631.2661
Landscaping	0.7756	0.2959	25.6980	1.3600e-003		0.1425	0.1425		0.1425	0.1425		46.3381	46.3381	0.0446		47.4532
Total	8.8487	4.6810	27.5640	0.0294		0.4970	0.4970		0.4970	0.4970	0.0000	5,644.3381	5,644.3381	0.1519	0.1026	5,678.7193

7.0 Water Detail

7.1 Mitigation Measures Water

Alexan Arcadia EIR no Mitigation LST - 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

8.0 Waste Detail

8.1 Mitigation Measures Waste

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

Alexan Arcadia EIR no Mitigation LST - 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

Alexan Arcadia EIR no Mitigation LST

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	26.54	1000sqft	0.61	26,539.00	0
Enclosed Parking with Elevator	551.00	Space	1.24	220,400.00	0
Other Non-Asphalt Surfaces	41.35	1000sqft	0.95	41,350.00	0
Fast Food Restaurant w/o Drive Thru	0.75	1000sqft	0.02	750.00	0
Health Club	5.83	1000sqft	0.00	5,830.00	0
Recreational Swimming Pool	6.67	1000sqft	0.00	6,670.00	0
Apartments Mid Rise	311.00	Dwelling Unit	0.00	311,000.00	889

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	9			Operational Year	2026
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	390.98	CH4 Intensity (lb/MW hr)	0.033	N2O Intensity (lb/MW hr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Lot acre = ground lvl land use = 2.95 gross site area. SF Based on prelim design study. GOB = commercial, 8 live-work / common rooms. Health Club = Fitness and Game Room. Fast food = cafe.

Construction Phase - Building construction schedule provided by applicant.

Off-road Equipment - Default values

Off-road Equipment - Default values

Alexan Arcadia EIR no Mitigation LST - 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

Off-road Equipment - Default values

Off-road Equipment - Default values + 1 excavator added for excavation of subterranean parking, applicant confirmed.

Off-road Equipment - Default values

Off-road Equipment - Default values

Trips and VMT - Rounded trips to even values. Grading haul trips provided by applicant includes excavation. LST Analysis includes 1,000 feet of onsite vehicle operation.

Demolition - Removal of 94,815 sqft of paved surface and demolition of 17,324 sqft of existing buildings

Grading - Per applicant provided information for materials, graded area default values.

Architectural Coating - Default Values

Vehicle Trips - Based on TIA. General Office Building based on TIA traffic data for Live-Work spaces.

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Woodstoves - No woodstoves or wood fireplaces.

Area Coating - default

Energy Use - Default values

Water And Wastewater - Default values.

Solid Waste - Default values.

Construction Off-road Equipment Mitigation -

Mobile Land Use Mitigation - Increased density is based on the project definition including 319 units in 2.96 acres.

Area Mitigation - Default values

Energy Mitigation - Applicant provided information for onsite solar energy.

Fleet Mix -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	24.00
tblConstructionPhase	NumDays	6.00	26.00
tblConstructionPhase	NumDays	220.00	520.00
tblConstructionPhase	NumDays	10.00	12.00

Alexan Arcadia EIR no Mitigation LST - 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

tblConstructionPhase	NumDays	10.00	100.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberWood	15.55	0.00
tblGrading	MaterialExported	0.00	57,000.00
tblGrading	MaterialImported	0.00	520.00
tblLandUse	LandUseSquareFeet	26,540.00	26,539.00
tblLandUse	LotAcreage	4.96	1.24
tblLandUse	LotAcreage	0.13	0.00
tblLandUse	LotAcreage	0.15	0.00
tblLandUse	LotAcreage	8.18	0.00
tblTripsAndVMT	HaulingTripLength	20.00	0.19
tblTripsAndVMT	HaulingTripLength	20.00	0.19
tblTripsAndVMT	HaulingTripLength	20.00	0.19
tblTripsAndVMT	HaulingTripLength	20.00	0.19
tblTripsAndVMT	HaulingTripLength	20.00	0.19
tblTripsAndVMT	HaulingTripLength	20.00	0.19
tblTripsAndVMT	HaulingTripNumber	485.00	486.00
tblTripsAndVMT	HaulingTripNumber	65.00	66.00
tblTripsAndVMT	HaulingTripNumber	0.00	2,100.00
tblTripsAndVMT	VendorTripLength	6.90	0.19
tblTripsAndVMT	VendorTripLength	6.90	0.19
tblTripsAndVMT	VendorTripLength	6.90	0.19
tblTripsAndVMT	VendorTripLength	6.90	0.19

Alexan Arcadia EIR no Mitigation LST - 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

tblTripsAndVMT	VendorTripLength	6.90	0.19
tblTripsAndVMT	VendorTripLength	6.90	0.19
tblTripsAndVMT	VendorTripNumber	83.00	84.00
tblTripsAndVMT	WorkerTripLength	14.70	0.19
tblTripsAndVMT	WorkerTripLength	14.70	0.19
tblTripsAndVMT	WorkerTripLength	14.70	0.19
tblTripsAndVMT	WorkerTripLength	14.70	0.19
tblTripsAndVMT	WorkerTripLength	14.70	0.19
tblTripsAndVMT	WorkerTripLength	14.70	0.19
tblTripsAndVMT	WorkerTripLength	14.70	0.19
tblTripsAndVMT	WorkerTripNumber	13.00	14.00
tblTripsAndVMT	WorkerTripNumber	13.00	10.00
tblTripsAndVMT	WorkerTripNumber	15.00	16.00
tblVehicleTrips	ST_TR	696.00	203.31
tblVehicleTrips	ST_TR	2.21	0.92
tblVehicleTrips	ST_TR	20.87	0.00
tblVehicleTrips	ST_TR	9.10	0.00
tblVehicleTrips	SU_TR	500.00	146.06
tblVehicleTrips	SU_TR	0.70	0.29
tblVehicleTrips	SU_TR	26.73	0.00
tblVehicleTrips	SU_TR	13.60	0.00
tblVehicleTrips	WD_TR	346.23	101.14
tblVehicleTrips	WD_TR	9.74	4.05
tblVehicleTrips	WD_TR	32.93	0.00
tblVehicleTrips	WD_TR	28.82	0.00
tblWoodstoves	NumberCatalytic	15.55	0.00
tblWoodstoves	NumberNoncatalytic	15.55	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

Alexan Arcadia EIR no Mitigation LST - 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

2.0 Emissions Summary

Alexan Arcadia EIR no Mitigation LST - 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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	3.1270	36.3657	26.4634	0.0598	8.9991	1.2281	10.2272	3.6535	1.1301	4.7836	0.0000	5,895.608 4	5,895.608 4	1.6089	0.1624	5,984.218 3
2024	2.8987	22.2447	28.6365	0.0458	0.0739	0.9368	1.0107	0.0207	0.8833	0.9040	0.0000	4,299.932 1	4,299.932 1	1.0171	0.0513	4,340.646 7
2025	23.5694	13.3176	16.6575	0.0278	0.0714	0.4728	0.5442	0.0200	0.4525	0.4725	0.0000	2,578.282 7	2,578.282 7	0.4635	0.0488	2,604.412 5
Maximum	23.5694	36.3657	28.6365	0.0598	8.9991	1.2281	10.2272	3.6535	1.1301	4.7836	0.0000	5,895.608 4	5,895.608 4	1.6089	0.1624	5,984.218 3

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	3.1270	36.3657	26.4634	0.0598	4.0816	1.2281	5.3097	1.6532	1.1301	2.7832	0.0000	5,895.608 4	5,895.608 4	1.6089	0.1624	5,984.218 3
2024	2.8987	22.2447	28.6365	0.0458	0.0739	0.9368	1.0107	0.0207	0.8833	0.9040	0.0000	4,299.932 1	4,299.932 1	1.0171	0.0513	4,340.646 7
2025	23.5694	13.3176	16.6575	0.0278	0.0714	0.4728	0.5442	0.0200	0.4525	0.4725	0.0000	2,578.282 7	2,578.282 7	0.4635	0.0488	2,604.412 5
Maximum	23.5694	36.3657	28.6365	0.0598	4.0816	1.2281	5.3097	1.6532	1.1301	2.7832	0.0000	5,895.608 4	5,895.608 4	1.6089	0.1624	5,984.218 3

Alexan Arcadia EIR no Mitigation LST - 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

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	8.8487	4.6810	27.5640	0.0294		0.4970	0.4970		0.4970	0.4970	0.0000	5,644.338 1	5,644.338 1	0.1519	0.1026	5,678.719 3
Energy	0.1364	1.1740	0.5609	7.4400e-003		0.0942	0.0942		0.0942	0.0942		1,487.439 5	1,487.439 5	0.0285	0.0273	1,496.278 6
Mobile	5.3378	5.6702	52.8164	0.1163	13.4840	0.0852	13.5692	3.5921	0.0791	3.6711		11,870.03 77	11,870.03 77	0.8363	0.5186	12,045.49 34
Total	14.3229	11.5252	80.9413	0.1531	13.4840	0.6764	14.1604	3.5921	0.6703	4.2623	0.0000	19,001.81 52	19,001.81 52	1.0167	0.6485	19,220.49 13

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	8.8487	4.6810	27.5640	0.0294		0.4970	0.4970		0.4970	0.4970	0.0000	5,644.338 1	5,644.338 1	0.1519	0.1026	5,678.719 3
Energy	0.1364	1.1740	0.5609	7.4400e-003		0.0942	0.0942		0.0942	0.0942		1,487.439 5	1,487.439 5	0.0285	0.0273	1,496.278 6
Mobile	5.0382	5.2185	48.4980	0.1050	12.1356	0.0774	12.2130	3.2328	0.0718	3.3047		10,709.42 93	10,709.42 93	0.7730	0.4771	10,870.94 13
Total	14.0232	11.0735	76.6229	0.1418	12.1356	0.6686	12.8042	3.2328	0.6630	3.8959	0.0000	17,841.20 69	17,841.20 69	0.9534	0.6070	18,045.93 91

Alexan Arcadia EIR no Mitigation LST - 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
Percent Reduction	2.09	3.92	5.34	7.43	10.00	1.15	9.58	10.00	1.08	8.60	0.00	6.11	6.11	6.23	6.40	6.11

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	6/22/2023	7/19/2023	6	24	
2	Site Preparation	Site Preparation	7/20/2023	7/23/2023	6	3	
3	Grading	Grading	7/20/2023	8/18/2023	6	26	
4	Building Construction	Building Construction	8/19/2023	4/16/2025	6	520	
5	Paving	Paving	4/1/2024	4/14/2024	6	12	
6	Architectural Coating	Architectural Coating	4/17/2025	8/11/2025	6	100	

Acres of Grading (Site Preparation Phase): 4.5

Acres of Grading (Grading Phase): 26

Acres of Paving: 2.19

Residential Indoor: 629,775; Residential Outdoor: 209,925; Non-Residential Indoor: 50,786; Non-Residential Outdoor: 16,929; Striped Parking Area: 15,705 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Scrapers	1	8.00	367	0.48

Alexan Arcadia EIR no Mitigation LST - 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

Site Preparation	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	2	7.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Architectural Coating	Air Compressors	1	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	5	14.00	0.00	486.00	0.19	0.19	0.19	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	66.00	0.19	0.19	0.19	LD_Mix	HDT_Mix	HHDT
Grading	5	10.00	0.00	7,125.00	0.19	0.19	0.19	LD_Mix	HDT_Mix	HHDT
Building Construction	8	348.00	84.00	2,100.00	0.19	0.19	0.19	LD_Mix	HDT_Mix	HHDT
Paving	6	16.00	0.00	0.00	0.19	0.19	0.19	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	70.00	0.00	0.00	0.19	0.19	0.19	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Alexan Arcadia EIR no Mitigation LST - 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

Water Exposed Area

3.2 Demolition - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					4.3749	0.0000	4.3749	0.6624	0.0000	0.6624			0.0000			0.0000
Off-Road	1.4725	14.3184	13.4577	0.0241		0.6766	0.6766		0.6328	0.6328		2,324.3959	2,324.3959	0.5893		2,339.1278
Total	1.4725	14.3184	13.4577	0.0241	4.3749	0.6766	5.0515	0.6624	0.6328	1.2952		2,324.3959	2,324.3959	0.5893		2,339.1278

Alexan Arcadia EIR no Mitigation LST - 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

3.2 Demolition - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0192	0.4145	0.3160	6.4000e-004	3.7900e-003	4.1000e-004	4.2000e-003	1.0800e-003	3.9000e-004	1.4700e-003		69.7327	69.7327	2.1400e-003	0.0110	73.0733
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0169	7.0800e-003	0.0779	4.0000e-005	2.1600e-003	8.0000e-005	2.2400e-003	5.9000e-004	7.0000e-005	6.6000e-004		4.3474	4.3474	1.7700e-003	8.8000e-004	4.6525
Total	0.0361	0.4216	0.3939	6.8000e-004	5.9500e-003	4.9000e-004	6.4400e-003	1.6700e-003	4.6000e-004	2.1300e-003		74.0801	74.0801	3.9100e-003	0.0119	77.7258

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					1.9687	0.0000	1.9687	0.2981	0.0000	0.2981			0.0000			0.0000
Off-Road	1.4725	14.3184	13.4577	0.0241		0.6766	0.6766		0.6328	0.6328	0.0000	2,324.3959	2,324.3959	0.5893		2,339.1278
Total	1.4725	14.3184	13.4577	0.0241	1.9687	0.6766	2.6453	0.2981	0.6328	0.9309	0.0000	2,324.3959	2,324.3959	0.5893		2,339.1278

Alexan Arcadia EIR no Mitigation LST - 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

3.2 Demolition - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0192	0.4145	0.3160	6.4000e-004	3.7900e-003	4.1000e-004	4.2000e-003	1.0800e-003	3.9000e-004	1.4700e-003		69.7327	69.7327	2.1400e-003	0.0110	73.0733
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0169	7.0800e-003	0.0779	4.0000e-005	2.1600e-003	8.0000e-005	2.2400e-003	5.9000e-004	7.0000e-005	6.6000e-004		4.3474	4.3474	1.7700e-003	8.8000e-004	4.6525
Total	0.0361	0.4216	0.3939	6.8000e-004	5.9500e-003	4.9000e-004	6.4400e-003	1.6700e-003	4.6000e-004	2.1300e-003		74.0801	74.0801	3.9100e-003	0.0119	77.7258

3.3 Site Preparation - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.6104	0.0000	1.6104	0.1747	0.0000	0.1747			0.0000			0.0000
Off-Road	1.3027	14.2802	9.7820	0.0245		0.5419	0.5419		0.4985	0.4985		2,374.8634	2,374.8634	0.7681		2,394.0654
Total	1.3027	14.2802	9.7820	0.0245	1.6104	0.5419	2.1522	0.1747	0.4985	0.6733		2,374.8634	2,374.8634	0.7681		2,394.0654

Alexan Arcadia EIR no Mitigation LST - 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

3.3 Site Preparation - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0209	0.4504	0.3433	7.0000e-004	4.1200e-003	4.4000e-004	4.5600e-003	1.1700e-003	4.2000e-004	1.5900e-003		75.7590	75.7590	2.3300e-003	0.0120	79.3883
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	9.6500e-003	4.0500e-003	0.0445	2.0000e-005	1.2300e-003	4.0000e-005	1.2800e-003	3.4000e-004	4.0000e-005	3.8000e-004		2.4842	2.4842	1.0100e-003	5.0000e-004	2.6586
Total	0.0305	0.4544	0.3878	7.2000e-004	5.3500e-003	4.8000e-004	5.8400e-003	1.5100e-003	4.6000e-004	1.9700e-003		78.2432	78.2432	3.3400e-003	0.0125	82.0468

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					0.7247	0.0000	0.7247	0.0786	0.0000	0.0786			0.0000			0.0000
Off-Road	1.3027	14.2802	9.7820	0.0245		0.5419	0.5419		0.4985	0.4985	0.0000	2,374.8634	2,374.8634	0.7681		2,394.0654
Total	1.3027	14.2802	9.7820	0.0245	0.7247	0.5419	1.2665	0.0786	0.4985	0.5772	0.0000	2,374.8634	2,374.8634	0.7681		2,394.0654

Alexan Arcadia EIR no Mitigation LST - 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

3.3 Site Preparation - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0209	0.4504	0.3433	7.0000e-004	4.1200e-003	4.4000e-004	4.5600e-003	1.1700e-003	4.2000e-004	1.5900e-003		75.7590	75.7590	2.3300e-003	0.0120	79.3883
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	9.6500e-003	4.0500e-003	0.0445	2.0000e-005	1.2300e-003	4.0000e-005	1.2800e-003	3.4000e-004	4.0000e-005	3.8000e-004		2.4842	2.4842	1.0100e-003	5.0000e-004	2.6586
Total	0.0305	0.4544	0.3878	7.2000e-004	5.3500e-003	4.8000e-004	5.8400e-003	1.5100e-003	4.6000e-004	1.9700e-003		78.2432	78.2432	3.3400e-003	0.0125	82.0468

3.4 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					7.3305	0.0000	7.3305	3.4623	0.0000	3.4623			0.0000			0.0000
Off-Road	1.5217	16.0163	11.9615	0.0258		0.6802	0.6802		0.6257	0.6257		2,495.7204	2,495.7204	0.8072		2,515.8995
Total	1.5217	16.0163	11.9615	0.0258	7.3305	0.6802	8.0107	3.4623	0.6257	4.0880		2,495.7204	2,495.7204	0.8072		2,515.8995

Alexan Arcadia EIR no Mitigation LST - 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

3.4 Grading - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.2601	5.6098	4.2763	8.7200e-003	0.0514	5.5000e-003	0.0569	0.0146	5.2600e-003	0.0199		943.6762	943.6762	0.0290	0.1493	988.8834
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0121	5.0600e-003	0.0557	3.0000e-005	1.5400e-003	6.0000e-005	1.6000e-003	4.2000e-004	5.0000e-005	4.7000e-004		3.1053	3.1053	1.2600e-003	6.3000e-004	3.3232
Total	0.2721	5.6149	4.3320	8.7500e-003	0.0529	5.5600e-003	0.0585	0.0150	5.3100e-003	0.0203		946.7814	946.7814	0.0303	0.1499	992.2066

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					3.2987	0.0000	3.2987	1.5580	0.0000	1.5580			0.0000			0.0000
Off-Road	1.5217	16.0163	11.9615	0.0258		0.6802	0.6802		0.6257	0.6257	0.0000	2,495.7204	2,495.7204	0.8072		2,515.8995
Total	1.5217	16.0163	11.9615	0.0258	3.2987	0.6802	3.9789	1.5580	0.6257	2.1838	0.0000	2,495.7204	2,495.7204	0.8072		2,515.8995

Alexan Arcadia EIR no Mitigation LST - 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

3.4 Grading - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.2601	5.6098	4.2763	8.7200e-003	0.0514	5.5000e-003	0.0569	0.0146	5.2600e-003	0.0199		943.6762	943.6762	0.0290	0.1493	988.8834
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0121	5.0600e-003	0.0557	3.0000e-005	1.5400e-003	6.0000e-005	1.6000e-003	4.2000e-004	5.0000e-005	4.7000e-004		3.1053	3.1053	1.2600e-003	6.3000e-004	3.3232
Total	0.2721	5.6149	4.3320	8.7500e-003	0.0529	5.5600e-003	0.0585	0.0150	5.3100e-003	0.0203		946.7814	946.7814	0.0303	0.1499	992.2066

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	1.7136	13.6239	14.2145	0.0250		0.6136	0.6136		0.5880	0.5880		2,289.5233	2,289.5233	0.4330		2,300.3479
Total	1.7136	13.6239	14.2145	0.0250		0.6136	0.6136		0.5880	0.5880		2,289.5233	2,289.5233	0.4330		2,300.3479

Alexan Arcadia EIR no Mitigation LST - 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

3.5 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	3.8300e-003	0.0827	0.0630	1.3000e-004	7.6000e-004	8.0000e-005	8.4000e-004	2.2000e-004	8.0000e-005	2.9000e-004		13.9068	13.9068	4.3000e-004	2.2000e-003	14.5730
Vendor	0.0516	1.0689	0.8357	1.6700e-003	0.0170	1.0600e-003	0.0180	5.1100e-003	1.0100e-003	6.1200e-003		179.3638	179.3638	6.0600e-003	0.0279	187.8300
Worker	0.4197	0.1761	1.9368	1.0700e-003	0.0537	1.9200e-003	0.0556	0.0147	1.7600e-003	0.0164		108.0630	108.0630	0.0439	0.0218	115.6474
Total	0.4751	1.3276	2.8356	2.8700e-003	0.0714	3.0600e-003	0.0744	0.0200	2.8500e-003	0.0229		301.3336	301.3336	0.0504	0.0519	318.0504

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	1.7136	13.6239	14.2145	0.0250		0.6136	0.6136		0.5880	0.5880	0.0000	2,289.5233	2,289.5233	0.4330		2,300.3479
Total	1.7136	13.6239	14.2145	0.0250		0.6136	0.6136		0.5880	0.5880	0.0000	2,289.5233	2,289.5233	0.4330		2,300.3479

Alexan Arcadia EIR no Mitigation LST - 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

3.5 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	3.8300e-003	0.0827	0.0630	1.3000e-004	7.6000e-004	8.0000e-005	8.4000e-004	2.2000e-004	8.0000e-005	2.9000e-004		13.9068	13.9068	4.3000e-004	2.2000e-003	14.5730
Vendor	0.0516	1.0689	0.8357	1.6700e-003	0.0170	1.0600e-003	0.0180	5.1100e-003	1.0100e-003	6.1200e-003		179.3638	179.3638	6.0600e-003	0.0279	187.8300
Worker	0.4197	0.1761	1.9368	1.0700e-003	0.0537	1.9200e-003	0.0556	0.0147	1.7600e-003	0.0164		108.0630	108.0630	0.0439	0.0218	115.6474
Total	0.4751	1.3276	2.8356	2.8700e-003	0.0714	3.0600e-003	0.0744	0.0200	2.8500e-003	0.0229		301.3336	301.3336	0.0504	0.0519	318.0504

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	1.5971	12.8235	14.1002	0.0250		0.5381	0.5381		0.5153	0.5153		2,289.6541	2,289.6541	0.4265		2,300.3154
Total	1.5971	12.8235	14.1002	0.0250		0.5381	0.5381		0.5153	0.5153		2,289.6541	2,289.6541	0.4265		2,300.3154

Alexan Arcadia EIR no Mitigation LST - 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

3.5 Building Construction - 2024

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	3.8200e-003	0.0823	0.0630	1.3000e-004	7.6000e-004	8.0000e-005	8.4000e-004	2.2000e-004	8.0000e-005	2.9000e-004		13.7112	13.7112	4.3000e-004	2.1700e-003	14.3684
Vendor	0.0507	1.0659	0.8241	1.6400e-003	0.0170	1.0400e-003	0.0180	5.1100e-003	9.9000e-004	6.1100e-003		176.7417	176.7417	6.0000e-003	0.0275	185.0878
Worker	0.3868	0.1625	1.8569	1.0400e-003	0.0537	1.8300e-003	0.0555	0.0147	1.6800e-003	0.0164		104.8042	104.8042	0.0404	0.0207	111.9740
Total	0.4413	1.3108	2.7440	2.8100e-003	0.0714	2.9500e-003	0.0744	0.0200	2.7500e-003	0.0228		295.2571	295.2571	0.0468	0.0503	311.4302

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	1.5971	12.8235	14.1002	0.0250		0.5381	0.5381		0.5153	0.5153	0.0000	2,289.6541	2,289.6541	0.4265		2,300.3154
Total	1.5971	12.8235	14.1002	0.0250		0.5381	0.5381		0.5153	0.5153	0.0000	2,289.6541	2,289.6541	0.4265		2,300.3154

Alexan Arcadia EIR no Mitigation LST - 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

3.5 Building Construction - 2024

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	3.8200e-003	0.0823	0.0630	1.3000e-004	7.6000e-004	8.0000e-005	8.4000e-004	2.2000e-004	8.0000e-005	2.9000e-004		13.7112	13.7112	4.3000e-004	2.1700e-003	14.3684
Vendor	0.0507	1.0659	0.8241	1.6400e-003	0.0170	1.0400e-003	0.0180	5.1100e-003	9.9000e-004	6.1100e-003		176.7417	176.7417	6.0000e-003	0.0275	185.0878
Worker	0.3868	0.1625	1.8569	1.0400e-003	0.0537	1.8300e-003	0.0555	0.0147	1.6800e-003	0.0164		104.8042	104.8042	0.0404	0.0207	111.9740
Total	0.4413	1.3108	2.7440	2.8100e-003	0.0714	2.9500e-003	0.0744	0.0200	2.7500e-003	0.0228		295.2571	295.2571	0.0468	0.0503	311.4302

3.5 Building Construction - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4897	12.0233	14.0072	0.0250		0.4700	0.4700		0.4498	0.4498		2,289.8898	2,289.8898	0.4200		2,300.3887
Total	1.4897	12.0233	14.0072	0.0250		0.4700	0.4700		0.4498	0.4498		2,289.8898	2,289.8898	0.4200		2,300.3887

Alexan Arcadia EIR no Mitigation LST - 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

3.5 Building Construction - 2025

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	3.8100e-003	0.0819	0.0629	1.2000e-004	7.6000e-004	8.0000e-005	8.4000e-004	2.2000e-004	8.0000e-005	2.9000e-004		13.4765	13.4765	4.3000e-004	2.1300e-003	14.1228
Vendor	0.0499	1.0619	0.8140	1.6100e-003	0.0170	1.0200e-003	0.0180	5.1100e-003	9.8000e-004	6.0900e-003		173.6667	173.6667	5.9600e-003	0.0270	181.8725
Worker	0.3577	0.1505	1.7733	1.0000e-003	0.0537	1.7500e-003	0.0554	0.0147	1.6100e-003	0.0163		101.2496	101.2496	0.0371	0.0196	108.0285
Total	0.4114	1.2943	2.6503	2.7300e-003	0.0714	2.8500e-003	0.0743	0.0200	2.6700e-003	0.0227		288.3928	288.3928	0.0435	0.0488	304.0238

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	1.4897	12.0233	14.0072	0.0250		0.4700	0.4700		0.4498	0.4498	0.0000	2,289.8898	2,289.8898	0.4200		2,300.3887
Total	1.4897	12.0233	14.0072	0.0250		0.4700	0.4700		0.4498	0.4498	0.0000	2,289.8898	2,289.8898	0.4200		2,300.3887

Alexan Arcadia EIR no Mitigation LST - 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

3.5 Building Construction - 2025

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	3.8100e-003	0.0819	0.0629	1.2000e-004	7.6000e-004	8.0000e-005	8.4000e-004	2.2000e-004	8.0000e-005	2.9000e-004		13.4765	13.4765	4.3000e-004	2.1300e-003	14.1228
Vendor	0.0499	1.0619	0.8140	1.6100e-003	0.0170	1.0200e-003	0.0180	5.1100e-003	9.8000e-004	6.0900e-003		173.6667	173.6667	5.9600e-003	0.0270	181.8725
Worker	0.3577	0.1505	1.7733	1.0000e-003	0.0537	1.7500e-003	0.0554	0.0147	1.6100e-003	0.0163		101.2496	101.2496	0.0371	0.0196	108.0285
Total	0.4114	1.2943	2.6503	2.7300e-003	0.0714	2.8500e-003	0.0743	0.0200	2.6700e-003	0.0227		288.3928	288.3928	0.0435	0.0488	304.0238

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	0.8425	8.1030	11.7069	0.0179		0.3957	0.3957		0.3652	0.3652		1,710.2024	1,710.2024	0.5420		1,723.7529
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.8425	8.1030	11.7069	0.0179		0.3957	0.3957		0.3652	0.3652		1,710.2024	1,710.2024	0.5420		1,723.7529

Alexan Arcadia EIR no Mitigation LST - 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

3.6 Paving - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0178	7.4700e-003	0.0854	5.0000e-005	2.4700e-003	8.0000e-005	2.5500e-003	6.7000e-004	8.0000e-005	7.5000e-004		4.8186	4.8186	1.8600e-003	9.5000e-004	5.1482
Total	0.0178	7.4700e-003	0.0854	5.0000e-005	2.4700e-003	8.0000e-005	2.5500e-003	6.7000e-004	8.0000e-005	7.5000e-004		4.8186	4.8186	1.8600e-003	9.5000e-004	5.1482

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	0.8425	8.1030	11.7069	0.0179		0.3957	0.3957		0.3652	0.3652	0.0000	1,710.2024	1,710.2024	0.5420		1,723.7529
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.8425	8.1030	11.7069	0.0179		0.3957	0.3957		0.3652	0.3652	0.0000	1,710.2024	1,710.2024	0.5420		1,723.7529

Alexan Arcadia EIR no Mitigation LST - 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

3.6 Paving - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0178	7.4700e-003	0.0854	5.0000e-005	2.4700e-003	8.0000e-005	2.5500e-003	6.7000e-004	8.0000e-005	7.5000e-004		4.8186	4.8186	1.8600e-003	9.5000e-004	5.1482
Total	0.0178	7.4700e-003	0.0854	5.0000e-005	2.4700e-003	8.0000e-005	2.5500e-003	6.7000e-004	8.0000e-005	7.5000e-004		4.8186	4.8186	1.8600e-003	9.5000e-004	5.1482

3.7 Architectural Coating - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	23.3266					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319
Total	23.4974	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319

Alexan Arcadia EIR no Mitigation LST - 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

3.7 Architectural Coating - 2025

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0720	0.0303	0.3567	2.0000e-004	0.0108	3.5000e-004	0.0112	2.9500e-003	3.2000e-004	3.2800e-003		20.3663	20.3663	7.4700e-003	3.9500e-003	21.7299
Total	0.0720	0.0303	0.3567	2.0000e-004	0.0108	3.5000e-004	0.0112	2.9500e-003	3.2000e-004	3.2800e-003		20.3663	20.3663	7.4700e-003	3.9500e-003	21.7299

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	23.3266					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515	0.0000	281.4481	281.4481	0.0154		281.8319
Total	23.4974	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515	0.0000	281.4481	281.4481	0.0154		281.8319

Alexan Arcadia EIR no Mitigation LST - 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

3.7 Architectural Coating - 2025

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0720	0.0303	0.3567	2.0000e-004	0.0108	3.5000e-004	0.0112	2.9500e-003	3.2000e-004	3.2800e-003		20.3663	20.3663	7.4700e-003	3.9500e-003	21.7299
Total	0.0720	0.0303	0.3567	2.0000e-004	0.0108	3.5000e-004	0.0112	2.9500e-003	3.2000e-004	3.2800e-003		20.3663	20.3663	7.4700e-003	3.9500e-003	21.7299

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Density

Alexan Arcadia EIR no Mitigation LST - 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	5.0382	5.2185	48.4980	0.1050	12.1356	0.0774	12.2130	3.2328	0.0718	3.3047		10,709.4293	10,709.4293	0.7730	0.4771	10,870.9413
Unmitigated	5.3378	5.6702	52.8164	0.1163	13.4840	0.0852	13.5692	3.5921	0.0791	3.6711		11,870.0377	11,870.0377	0.8363	0.5186	12,045.4934

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	1,691.84	1,527.01	1271.99	5,495,854	4,946,269
Enclosed Parking with Elevator	0.00	0.00	0.00		
Fast Food Restaurant w/o Drive Thru	75.86	152.48	109.55	165,918	149,326
General Office Building	107.49	24.42	7.70	262,111	235,900
Health Club	0.00	0.00	0.00		
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Recreational Swimming Pool	0.00	0.00	0.00		
Total	1,875.18	1,703.91	1,389.23	5,923,884	5,331,495

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
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Fast Food Restaurant w/o Drive	16.60	8.40	6.90	1.50	79.50	19.00	51	37	12
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
Health Club	16.60	8.40	6.90	16.90	64.10	19.00	52	39	9

Alexan Arcadia EIR no Mitigation LST - 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

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
Other Non-Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Recreational Swimming Pool	16.60	8.40	6.90	33.00	48.00	19.00	52	39	9

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.537891	0.065289	0.189998	0.126515	0.023567	0.006518	0.011114	0.008084	0.000933	0.000591	0.025474	0.000708	0.003318
Enclosed Parking with Elevator	0.537891	0.065289	0.189998	0.126515	0.023567	0.006518	0.011114	0.008084	0.000933	0.000591	0.025474	0.000708	0.003318
Fast Food Restaurant w/o Drive Thru	0.537891	0.065289	0.189998	0.126515	0.023567	0.006518	0.011114	0.008084	0.000933	0.000591	0.025474	0.000708	0.003318
General Office Building	0.537891	0.065289	0.189998	0.126515	0.023567	0.006518	0.011114	0.008084	0.000933	0.000591	0.025474	0.000708	0.003318
Health Club	0.537891	0.065289	0.189998	0.126515	0.023567	0.006518	0.011114	0.008084	0.000933	0.000591	0.025474	0.000708	0.003318
Other Non-Asphalt Surfaces	0.537891	0.065289	0.189998	0.126515	0.023567	0.006518	0.011114	0.008084	0.000933	0.000591	0.025474	0.000708	0.003318
Recreational Swimming Pool	0.537891	0.065289	0.189998	0.126515	0.023567	0.006518	0.011114	0.008084	0.000933	0.000591	0.025474	0.000708	0.003318

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Kilowatt Hours of Renewable Electricity Generated

Alexan Arcadia EIR no Mitigation LST - 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					
Natural Gas Mitigated	0.1364	1.1740	0.5609	7.4400e-003		0.0942	0.0942		0.0942	0.0942		1,487.4395	1,487.4395	0.0285	0.0273	1,496.2786
Natural Gas Unmitigated	0.1364	1.1740	0.5609	7.4400e-003		0.0942	0.0942		0.0942	0.0942		1,487.4395	1,487.4395	0.0285	0.0273	1,496.2786

Alexan Arcadia EIR no Mitigation LST - 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

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					
Apartments Mid Rise	11133.5	0.1201	1.0260	0.4366	6.5500e-003		0.0830	0.0830		0.0830	0.0830		1,309.8177	1,309.8177	0.0251	0.0240	1,317.6013
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	473.281	5.1000e-003	0.0464	0.0390	2.8000e-004		3.5300e-003	3.5300e-003		3.5300e-003	3.5300e-003		55.6801	55.6801	1.0700e-003	1.0200e-003	56.0110
General Office Building	749.636	8.0800e-003	0.0735	0.0617	4.4000e-004		5.5900e-003	5.5900e-003		5.5900e-003	5.5900e-003		88.1925	88.1925	1.6900e-003	1.6200e-003	88.7165
Health Club	286.868	3.0900e-003	0.0281	0.0236	1.7000e-004		2.1400e-003	2.1400e-003		2.1400e-003	2.1400e-003		33.7492	33.7492	6.5000e-004	6.2000e-004	33.9497
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Recreational Swimming Pool	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.1363	1.1740	0.5609	7.4400e-003		0.0942	0.0942		0.0942	0.0942		1,487.4394	1,487.4394	0.0285	0.0273	1,496.2786

Alexan Arcadia EIR no Mitigation LST - 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

5.2 Energy by Land Use - NaturalGas

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					
Apartments Mid Rise	11.1335	0.1201	1.0260	0.4366	6.5500e-003		0.0830	0.0830		0.0830	0.0830		1,309.8177	1,309.8177	0.0251	0.0240	1,317.6013
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	0.473281	5.1000e-003	0.0464	0.0390	2.8000e-004		3.5300e-003	3.5300e-003		3.5300e-003	3.5300e-003		55.6801	55.6801	1.0700e-003	1.0200e-003	56.0110
General Office Building	0.749636	8.0800e-003	0.0735	0.0617	4.4000e-004		5.5900e-003	5.5900e-003		5.5900e-003	5.5900e-003		88.1925	88.1925	1.6900e-003	1.6200e-003	88.7165
Health Club	0.286868	3.0900e-003	0.0281	0.0236	1.7000e-004		2.1400e-003	2.1400e-003		2.1400e-003	2.1400e-003		33.7492	33.7492	6.5000e-004	6.2000e-004	33.9497
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Recreational Swimming Pool	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.1363	1.1740	0.5609	7.4400e-003		0.0942	0.0942		0.0942	0.0942		1,487.4394	1,487.4394	0.0285	0.0273	1,496.2786

6.0 Area Detail

6.1 Mitigation Measures Area

Alexan Arcadia EIR no Mitigation LST - 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	8.8487	4.6810	27.5640	0.0294		0.4970	0.4970		0.4970	0.4970	0.0000	5,644.338 1	5,644.338 1	0.1519	0.1026	5,678.719 3
Unmitigated	8.8487	4.6810	27.5640	0.0294		0.4970	0.4970		0.4970	0.4970	0.0000	5,644.338 1	5,644.338 1	0.1519	0.1026	5,678.719 3

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	0.6391					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	6.9209					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.5132	4.3851	1.8660	0.0280		0.3545	0.3545		0.3545	0.3545	0.0000	5,598.000 0	5,598.000 0	0.1073	0.1026	5,631.266 1
Landscaping	0.7756	0.2959	25.6980	1.3600e-003		0.1425	0.1425		0.1425	0.1425		46.3381	46.3381	0.0446		47.4532
Total	8.8487	4.6810	27.5640	0.0294		0.4970	0.4970		0.4970	0.4970	0.0000	5,644.338 1	5,644.338 1	0.1519	0.1026	5,678.719 3

Alexan Arcadia EIR no Mitigation LST - 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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.6391					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	6.9209					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.5132	4.3851	1.8660	0.0280		0.3545	0.3545		0.3545	0.3545	0.0000	5,598.0000	5,598.0000	0.1073	0.1026	5,631.2661
Landscaping	0.7756	0.2959	25.6980	1.3600e-003		0.1425	0.1425		0.1425	0.1425		46.3381	46.3381	0.0446		47.4532
Total	8.8487	4.6810	27.5640	0.0294		0.4970	0.4970		0.4970	0.4970	0.0000	5,644.3381	5,644.3381	0.1519	0.1026	5,678.7193

7.0 Water Detail

7.1 Mitigation Measures Water

Alexan Arcadia EIR no Mitigation LST - 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

8.0 Waste Detail

8.1 Mitigation Measures Waste

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

Alexan Arcadia
CalEEMod Files
Existing Land Use Analysis

Alexan Arcadia EIR Existing Conditions for Netting - Los Angeles-South Coast County, Annual

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

**Alexan Arcadia EIR Existing Conditions for Netting
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	9.00	1000sqft	0.21	9,000.00	0
Parking Lot	75.29	1000sqft	1.73	75,291.00	0
Regional Shopping Center	8.32	1000sqft	0.19	8,324.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	9			Operational Year	2026
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	390.98	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Operational analysis only.

Land Use - Existing Conditions.

Construction Phase - Operation analysis only.

Off-road Equipment - Default values

Off-road Equipment - Operation analysis only

Trips and VMT - Operation analysis only

Demolition - Operation analysis only

Grading - Operation analysis only

Architectural Coating - No-VOC coatings will be used for the proeject pre applicant. 5 g/L assumed.

Alexan Arcadia EIR Existing Conditions for Netting - Los Angeles-South Coast County, Annual

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

Vehicle Trips - Based on TIA.

Woodstoves - No woodstoves or wood fireplaces.

Area Coating - Default values

Landscape Equipment - Default values

Energy Use - Default values

Water And Wastewater - Default values

Solid Waste - Default Values

Construction Off-road Equipment Mitigation -

Area Mitigation - No-VOC paint per applicant

Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	3.00	1.00
tblGrading	AcresOfGrading	0.00	4.50
tblLandUse	LandUseSquareFeet	75,290.00	75,291.00
tblLandUse	LandUseSquareFeet	8,320.00	8,324.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblVehicleTrips	ST_TR	46.12	52.17
tblVehicleTrips	SU_TR	21.10	23.87
tblVehicleTrips	WD_TR	37.75	42.70

2.0 Emissions Summary

Alexan Arcadia EIR Existing Conditions for Netting - Los Angeles-South Coast County, Annual

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

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	0.0000	0.0000	0.0000	0.0000	2.3900e-003	0.0000	2.3900e-003	2.6000e-004	0.0000	2.6000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	2.3900e-003	0.0000	2.3900e-003	2.6000e-004	0.0000	2.6000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

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	0.0000	0.0000	0.0000	0.0000	1.0700e-003	0.0000	1.0700e-003	1.2000e-004	0.0000	1.2000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Maximum	0.0000	0.0000	0.0000	0.0000	1.0700e-003	0.0000	1.0700e-003	1.2000e-004	0.0000	1.2000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

	ROG	NOx	CO	SO2	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	55.23	0.00	55.23	53.85	0.00	53.85	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)

Alexan Arcadia EIR Existing Conditions for Netting - Los Angeles-South Coast County, Annual

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

		Highest		
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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	0.0767	1.0000e-005	1.1800e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.3000e-003	2.3000e-003	1.0000e-005	0.0000	2.4500e-003
Energy	5.7000e-004	5.2100e-003	4.3800e-003	3.0000e-005		4.0000e-004	4.0000e-004		4.0000e-004	4.0000e-004	0.0000	49.5947	49.5947	3.8200e-003	5.5000e-004	49.8550
Mobile	0.1792	0.1863	1.6740	3.4300e-003	0.3600	2.5800e-003	0.3625	0.0960	2.3900e-003	0.0984	0.0000	317.4825	317.4825	0.0241	0.0149	322.5130
Waste						0.0000	0.0000		0.0000	0.0000	3.4732	0.0000	3.4732	0.2053	0.0000	8.6046
Water						0.0000	0.0000		0.0000	0.0000	0.7030	7.7929	8.4959	0.0729	1.7800e-003	10.8493
Total	0.2564	0.1915	1.6796	3.4600e-003	0.3600	2.9800e-003	0.3629	0.0960	2.7900e-003	0.0988	4.1762	374.8723	379.0485	0.3060	0.0172	391.8244

Alexan Arcadia EIR Existing Conditions for Netting - Los Angeles-South Coast County, Annual

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

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.0767	1.0000e-005	1.1800e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.3000e-003	2.3000e-003	1.0000e-005	0.0000	2.4500e-003
Energy	5.7000e-004	5.2100e-003	4.3800e-003	3.0000e-005		4.0000e-004	4.0000e-004		4.0000e-004	4.0000e-004	0.0000	49.5947	49.5947	3.8200e-003	5.5000e-004	49.8550
Mobile	0.1792	0.1863	1.6740	3.4300e-003	0.3600	2.5800e-003	0.3625	0.0960	2.3900e-003	0.0984	0.0000	317.4825	317.4825	0.0241	0.0149	322.5130
Waste						0.0000	0.0000		0.0000	0.0000	3.4732	0.0000	3.4732	0.2053	0.0000	8.6046
Water						0.0000	0.0000		0.0000	0.0000	0.7030	7.7929	8.4959	0.0729	1.7800e-003	10.8493
Total	0.2564	0.1915	1.6796	3.4600e-003	0.3600	2.9800e-003	0.3629	0.0960	2.7900e-003	0.0988	4.1762	374.8723	379.0485	0.3060	0.0172	391.8244

	ROG	NOx	CO	SO2	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	Site Preparation	Site Preparation	7/29/2022	7/29/2022	5	1	

Acres of Grading (Site Preparation Phase): 4.5

Alexan Arcadia EIR Existing Conditions for Netting - Los Angeles-South Coast County, Annual

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

Acres of Grading (Grading Phase): 0

Acres of Paving: 1.73

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Graders	0	8.00	187	0.41
Site Preparation	Scrapers	0	8.00	367	0.48
Site Preparation	Tractors/Loaders/Backhoes	0	7.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

Alexan Arcadia EIR Existing Conditions for Netting - Los Angeles-South Coast County, Annual

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

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	0.1792	0.1863	1.6740	3.4300e-003	0.3600	2.5800e-003	0.3625	0.0960	2.3900e-003	0.0984	0.0000	317.4825	317.4825	0.0241	0.0149	322.5130
Unmitigated	0.1792	0.1863	1.6740	3.4300e-003	0.3600	2.5800e-003	0.3625	0.0960	2.3900e-003	0.0984	0.0000	317.4825	317.4825	0.0241	0.0149	322.5130

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Office Building	87.66	19.89	6.30	213,762	213,762
Parking Lot	0.00	0.00	0.00		
Regional Shopping Center	355.26	434.05	198.60	744,319	744,319
Total	442.92	453.94	204.90	958,081	958,081

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
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11

Alexan Arcadia EIR Existing Conditions for Netting - Los Angeles-South Coast County, Annual

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

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Office Building	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.003352
Parking Lot	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.003352
Regional Shopping Center	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.003352

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	43.9190	43.9190	3.7100e-003	4.5000e-004	44.1456
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	43.9190	43.9190	3.7100e-003	4.5000e-004	44.1456
NaturalGas Mitigated	5.7000e-004	5.2100e-003	4.3800e-003	3.0000e-005		4.0000e-004	4.0000e-004		4.0000e-004	4.0000e-004	0.0000	5.6757	5.6757	1.1000e-004	1.0000e-004	5.7094
NaturalGas Unmitigated	5.7000e-004	5.2100e-003	4.3800e-003	3.0000e-005		4.0000e-004	4.0000e-004		4.0000e-004	4.0000e-004	0.0000	5.6757	5.6757	1.1000e-004	1.0000e-004	5.7094

Alexan Arcadia EIR Existing Conditions for Netting - Los Angeles-South Coast County, Annual

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
General Office Building	92790	5.0000e-004	4.5500e-003	3.8200e-003	3.0000e-005		3.5000e-004	3.5000e-004		3.5000e-004	3.5000e-004	0.0000	4.9516	4.9516	9.0000e-005	9.0000e-005	4.9811
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	13568.1	7.0000e-005	6.7000e-004	5.6000e-004	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005	0.0000	0.7241	0.7241	1.0000e-005	1.0000e-005	0.7284
Total		5.7000e-004	5.2200e-003	4.3800e-003	3.0000e-005		4.0000e-004	4.0000e-004		4.0000e-004	4.0000e-004	0.0000	5.6757	5.6757	1.0000e-004	1.0000e-004	5.7094

Alexan Arcadia EIR Existing Conditions for Netting - Los Angeles-South Coast County, Annual

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

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
General Office Building	92790	5.0000e-004	4.5500e-003	3.8200e-003	3.0000e-005		3.5000e-004	3.5000e-004		3.5000e-004	3.5000e-004	0.0000	4.9516	4.9516	9.0000e-005	9.0000e-005	4.9811
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	13568.1	7.0000e-005	6.7000e-004	5.6000e-004	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005	0.0000	0.7241	0.7241	1.0000e-005	1.0000e-005	0.7284
Total		5.7000e-004	5.2200e-003	4.3800e-003	3.0000e-005		4.0000e-004	4.0000e-004		4.0000e-004	4.0000e-004	0.0000	5.6757	5.6757	1.0000e-004	1.0000e-004	5.7094

Alexan Arcadia EIR Existing Conditions for Netting - Los Angeles-South Coast County, Annual

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

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Office Building	112500	19.9514	1.6800e-003	2.0000e-004	20.0543
Parking Lot	26351.8	4.6734	3.9000e-004	5.0000e-005	4.6975
Regional Shopping Center	108795	19.2943	1.6300e-003	2.0000e-004	19.3938
Total		43.9190	3.7000e-003	4.5000e-004	44.1456

Alexan Arcadia EIR Existing Conditions for Netting - Los Angeles-South Coast County, Annual

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

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Office Building	112500	19.9514	1.6800e-003	2.0000e-004	20.0543
Parking Lot	26351.8	4.6734	3.9000e-004	5.0000e-005	4.6975
Regional Shopping Center	108795	19.2943	1.6300e-003	2.0000e-004	19.3938
Total		43.9190	3.7000e-003	4.5000e-004	44.1456

6.0 Area Detail

6.1 Mitigation Measures Area

Alexan Arcadia EIR Existing Conditions for Netting - Los Angeles-South Coast County, Annual

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0767	1.0000e-005	1.1800e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.3000e-003	2.3000e-003	1.0000e-005	0.0000	2.4500e-003
Unmitigated	0.0767	1.0000e-005	1.1800e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.3000e-003	2.3000e-003	1.0000e-005	0.0000	2.4500e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	9.0800e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0675					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.1000e-004	1.0000e-005	1.1800e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.3000e-003	2.3000e-003	1.0000e-005	0.0000	2.4500e-003
Total	0.0767	1.0000e-005	1.1800e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.3000e-003	2.3000e-003	1.0000e-005	0.0000	2.4500e-003

Alexan Arcadia EIR Existing Conditions for Netting - Los Angeles-South Coast County, Annual

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	9.0800e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0675					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.1000e-004	1.0000e-005	1.1800e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.3000e-003	2.3000e-003	1.0000e-005	0.0000	2.4500e-003
Total	0.0767	1.0000e-005	1.1800e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.3000e-003	2.3000e-003	1.0000e-005	0.0000	2.4500e-003

7.0 Water Detail

7.1 Mitigation Measures Water

Alexan Arcadia EIR Existing Conditions for Netting - Los Angeles-South Coast County, Annual

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

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	8.4959	0.0729	1.7800e-003	10.8493
Unmitigated	8.4959	0.0729	1.7800e-003	10.8493

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Office Building	1.5996 / 0.980402	6.1330	0.0526	1.2900e-003	7.8319
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	0.616283 / 0.377722	2.3629	0.0203	5.0000e-004	3.0174
Total		8.4959	0.0729	1.7900e-003	10.8493

Alexan Arcadia EIR Existing Conditions for Netting - Los Angeles-South Coast County, Annual

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

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Office Building	1.5996 / 0.980402	6.1330	0.0526	1.2900e-003	7.8319
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	0.616283 / 0.377722	2.3629	0.0203	5.0000e-004	3.0174
Total		8.4959	0.0729	1.7900e-003	10.8493

8.0 Waste Detail

8.1 Mitigation Measures Waste

Alexan Arcadia EIR Existing Conditions for Netting - Los Angeles-South Coast County, Annual

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

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	3.4732	0.2053	0.0000	8.6046
Unmitigated	3.4732	0.2053	0.0000	8.6046

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Office Building	8.37	1.6990	0.1004	0.0000	4.2093
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	8.74	1.7741	0.1049	0.0000	4.3954
Total		3.4732	0.2053	0.0000	8.6047

Alexan Arcadia EIR Existing Conditions for Netting - Los Angeles-South Coast County, Annual

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

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Office Building	8.37	1.6990	0.1004	0.0000	4.2093
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	8.74	1.7741	0.1049	0.0000	4.3954
Total		3.4732	0.2053	0.0000	8.6047

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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Alexan Arcadia EIR Existing Conditions for Netting - Los Angeles-South Coast County, Annual

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

11.0 Vegetation

Alexan Arcadia EIR Existing Conditions for Netting - 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

**Alexan Arcadia EIR Existing Conditions for Netting
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	9.00	1000sqft	0.21	9,000.00	0
Parking Lot	75.29	1000sqft	1.73	75,291.00	0
Regional Shopping Center	8.32	1000sqft	0.19	8,324.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	9			Operational Year	2026
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	390.98	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Operational analysis only.

Land Use - Existing Conditions.

Construction Phase - Operation analysis only.

Off-road Equipment - Default values

Off-road Equipment - Operation analysis only

Trips and VMT - Operation analysis only

Demolition - Operation analysis only

Grading - Operation analysis only

Architectural Coating - No-VOC coatings will be used for the proeject pre applicant. 5 g/L assumed.

Alexan Arcadia EIR Existing Conditions for Netting - 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

Vehicle Trips - Based on TIA.

Woodstoves - No woodstoves or wood fireplaces.

Area Coating - Default values

Landscape Equipment - Default values

Energy Use - Default values

Water And Wastewater - Default values

Solid Waste - Default Values

Construction Off-road Equipment Mitigation -

Area Mitigation - No-VOC paint per applicant

Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	3.00	1.00
tblGrading	AcresOfGrading	0.00	4.50
tblLandUse	LandUseSquareFeet	75,290.00	75,291.00
tblLandUse	LandUseSquareFeet	8,320.00	8,324.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblVehicleTrips	ST_TR	46.12	52.17
tblVehicleTrips	SU_TR	21.10	23.87
tblVehicleTrips	WD_TR	37.75	42.70

2.0 Emissions Summary

Alexan Arcadia EIR Existing Conditions for Netting - 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	0.4203	9.0000e-005	9.4300e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0203	0.0203	5.0000e-005		0.0216
Energy	3.1400e-003	0.0286	0.0240	1.7000e-004		2.1700e-003	2.1700e-003		2.1700e-003	2.1700e-003		34.2814	34.2814	6.6000e-004	6.3000e-004	34.4851
Mobile	1.3082	1.1935	11.7498	0.0248	2.5710	0.0181	2.5891	0.6848	0.0168	0.7016		2,531.1538	2,531.1538	0.1800	0.1092	2,568.2022
Total	1.7317	1.2221	11.7832	0.0250	2.5710	0.0203	2.5913	0.6848	0.0190	0.7038		2,565.4555	2,565.4555	0.1807	0.1099	2,602.7090

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	0.4203	9.0000e-005	9.4300e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0203	0.0203	5.0000e-005		0.0216
Energy	3.1400e-003	0.0286	0.0240	1.7000e-004		2.1700e-003	2.1700e-003		2.1700e-003	2.1700e-003		34.2814	34.2814	6.6000e-004	6.3000e-004	34.4851
Mobile	1.3082	1.1935	11.7498	0.0248	2.5710	0.0181	2.5891	0.6848	0.0168	0.7016		2,531.1538	2,531.1538	0.1800	0.1092	2,568.2022
Total	1.7317	1.2221	11.7832	0.0250	2.5710	0.0203	2.5913	0.6848	0.0190	0.7038		2,565.4555	2,565.4555	0.1807	0.1099	2,602.7090

Alexan Arcadia EIR Existing Conditions for Netting - 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
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	Site Preparation	Site Preparation	7/29/2022	7/29/2022	5	1	

Acres of Grading (Site Preparation Phase): 4.5

Acres of Grading (Grading Phase): 0

Acres of Paving: 1.73

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Graders	0	8.00	187	0.41
Site Preparation	Scrapers	0	8.00	367	0.48
Site Preparation	Tractors/Loaders/Backhoes	0	7.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Alexan Arcadia EIR Existing Conditions for Netting - 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

Water Exposed Area

3.2 Site Preparation - 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					4.7723	0.0000	4.7723	0.5153	0.0000	0.5153			0.0000			0.0000
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
Total	0.0000	0.0000	0.0000	0.0000	4.7723	0.0000	4.7723	0.5153	0.0000	0.5153		0.0000	0.0000	0.0000		0.0000

Alexan Arcadia EIR Existing Conditions for Netting - 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

3.2 Site Preparation - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	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					2.1475	0.0000	2.1475	0.2319	0.0000	0.2319			0.0000			0.0000
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
Total	0.0000	0.0000	0.0000	0.0000	2.1475	0.0000	2.1475	0.2319	0.0000	0.2319	0.0000	0.0000	0.0000	0.0000		0.0000

Alexan Arcadia EIR Existing Conditions for Netting - 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

3.2 Site Preparation - 2022

Mitigated Construction Off-Site

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Alexan Arcadia EIR Existing Conditions for Netting - 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	1.3082	1.1935	11.7498	0.0248	2.5710	0.0181	2.5891	0.6848	0.0168	0.7016		2,531.1538	2,531.1538	0.1800	0.1092	2,568.2022
Unmitigated	1.3082	1.1935	11.7498	0.0248	2.5710	0.0181	2.5891	0.6848	0.0168	0.7016		2,531.1538	2,531.1538	0.1800	0.1092	2,568.2022

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Office Building	87.66	19.89	6.30	213,762	213,762
Parking Lot	0.00	0.00	0.00		
Regional Shopping Center	355.26	434.05	198.60	744,319	744,319
Total	442.92	453.94	204.90	958,081	958,081

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
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Office Building	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.003352
Parking Lot	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.003352

Alexan Arcadia EIR Existing Conditions for Netting - 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

Regional Shopping Center	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.003352
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5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	3.1400e-003	0.0286	0.0240	1.7000e-004		2.1700e-003	2.1700e-003		2.1700e-003	2.1700e-003		34.2814	34.2814	6.6000e-004	6.3000e-004	34.4851
NaturalGas Unmitigated	3.1400e-003	0.0286	0.0240	1.7000e-004		2.1700e-003	2.1700e-003		2.1700e-003	2.1700e-003		34.2814	34.2814	6.6000e-004	6.3000e-004	34.4851

Alexan Arcadia EIR Existing Conditions for Netting - 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

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Office Building	254.219	2.7400e-003	0.0249	0.0209	1.5000e-004		1.8900e-003	1.8900e-003		1.8900e-003	1.8900e-003		29.9081	29.9081	5.7000e-004	5.5000e-004	30.0859
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	37.1729	4.0000e-004	3.6400e-003	3.0600e-003	2.0000e-005		2.8000e-004	2.8000e-004		2.8000e-004	2.8000e-004		4.3733	4.3733	8.0000e-005	8.0000e-005	4.3993
Total		3.1400e-003	0.0286	0.0240	1.7000e-004		2.1700e-003	2.1700e-003		2.1700e-003	2.1700e-003		34.2814	34.2814	6.5000e-004	6.3000e-004	34.4851

Alexan Arcadia EIR Existing Conditions for Netting - 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

5.2 Energy by Land Use - NaturalGas

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						
General Office Building	0.254219	2.7400e-003	0.0249	0.0209	1.5000e-004		1.8900e-003	1.8900e-003		1.8900e-003	1.8900e-003			29.9081	29.9081	5.7000e-004	5.5000e-004	30.0859
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000			0.0000	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	0.0371729	4.0000e-004	3.6400e-003	3.0600e-003	2.0000e-005		2.8000e-004	2.8000e-004		2.8000e-004	2.8000e-004			4.3733	4.3733	8.0000e-005	8.0000e-005	4.3993
Total		3.1400e-003	0.0286	0.0240	1.7000e-004		2.1700e-003	2.1700e-003		2.1700e-003	2.1700e-003			34.2814	34.2814	6.5000e-004	6.3000e-004	34.4851

6.0 Area Detail

6.1 Mitigation Measures Area

Alexan Arcadia EIR Existing Conditions for Netting - 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	0.4203	9.0000e-005	9.4300e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0203	0.0203	5.0000e-005		0.0216
Unmitigated	0.4203	9.0000e-005	9.4300e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0203	0.0203	5.0000e-005		0.0216

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	0.0497					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.3697					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	8.7000e-004	9.0000e-005	9.4300e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0203	0.0203	5.0000e-005		0.0216
Total	0.4203	9.0000e-005	9.4300e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0203	0.0203	5.0000e-005		0.0216

Alexan Arcadia EIR Existing Conditions for Netting - 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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0497					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.3697					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	8.7000e-004	9.0000e-005	9.4300e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0203	0.0203	5.0000e-005		0.0216
Total	0.4203	9.0000e-005	9.4300e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0203	0.0203	5.0000e-005		0.0216

7.0 Water Detail

7.1 Mitigation Measures Water

Alexan Arcadia EIR Existing Conditions for Netting - 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

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

Alexan Arcadia EIR Existing Conditions for Netting - 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

Alexan Arcadia EIR Existing Conditions for Netting

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	9.00	1000sqft	0.21	9,000.00	0
Parking Lot	75.29	1000sqft	1.73	75,291.00	0
Regional Shopping Center	8.32	1000sqft	0.19	8,324.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	9			Operational Year	2026
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	390.98	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Operational analysis only.

Land Use - Existing Conditions.

Construction Phase - Operation analysis only.

Off-road Equipment - Default values

Off-road Equipment - Operation analysis only

Trips and VMT - Operation analysis only

Demolition - Operation analysis only

Grading - Operation analysis only

Architectural Coating - No-VOC coatings will be used for the proeject pre applicant. 5 g/L assumed.

Alexan Arcadia EIR Existing Conditions for Netting - 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

Vehicle Trips - Based on TIA.

Woodstoves - No woodstoves or wood fireplaces.

Area Coating - Default values

Landscape Equipment - Default values

Energy Use - Default values

Water And Wastewater - Default values

Solid Waste - Default Values

Construction Off-road Equipment Mitigation -

Area Mitigation - No-VOC paint per applicant

Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	3.00	1.00
tblGrading	AcresOfGrading	0.00	4.50
tblLandUse	LandUseSquareFeet	75,290.00	75,291.00
tblLandUse	LandUseSquareFeet	8,320.00	8,324.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblVehicleTrips	ST_TR	46.12	52.17
tblVehicleTrips	SU_TR	21.10	23.87
tblVehicleTrips	WD_TR	37.75	42.70

2.0 Emissions Summary

Alexan Arcadia EIR Existing Conditions for Netting - 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

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	0.4203	9.0000e-005	9.4300e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0203	0.0203	5.0000e-005		0.0216
Energy	3.1400e-003	0.0286	0.0240	1.7000e-004		2.1700e-003	2.1700e-003		2.1700e-003	2.1700e-003		34.2814	34.2814	6.6000e-004	6.3000e-004	34.4851
Mobile	1.2784	1.2890	11.6445	0.0238	2.5710	0.0181	2.5891	0.6848	0.0168	0.7016		2,425.2689	2,425.2689	0.1868	0.1142	2,463.9669
Total	1.7019	1.3176	11.6780	0.0240	2.5710	0.0203	2.5913	0.6848	0.0190	0.7038		2,459.5706	2,459.5706	0.1875	0.1148	2,498.4736

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	0.4203	9.0000e-005	9.4300e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0203	0.0203	5.0000e-005		0.0216
Energy	3.1400e-003	0.0286	0.0240	1.7000e-004		2.1700e-003	2.1700e-003		2.1700e-003	2.1700e-003		34.2814	34.2814	6.6000e-004	6.3000e-004	34.4851
Mobile	1.2784	1.2890	11.6445	0.0238	2.5710	0.0181	2.5891	0.6848	0.0168	0.7016		2,425.2689	2,425.2689	0.1868	0.1142	2,463.9669
Total	1.7019	1.3176	11.6780	0.0240	2.5710	0.0203	2.5913	0.6848	0.0190	0.7038		2,459.5706	2,459.5706	0.1875	0.1148	2,498.4736

Alexan Arcadia EIR Existing Conditions for Netting - 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
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	Site Preparation	Site Preparation	7/29/2022	7/29/2022	5	1	

Acres of Grading (Site Preparation Phase): 4.5

Acres of Grading (Grading Phase): 0

Acres of Paving: 1.73

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Graders	0	8.00	187	0.41
Site Preparation	Scrapers	0	8.00	367	0.48
Site Preparation	Tractors/Loaders/Backhoes	0	7.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Alexan Arcadia EIR Existing Conditions for Netting - 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

Water Exposed Area

3.2 Site Preparation - 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					4.7723	0.0000	4.7723	0.5153	0.0000	0.5153			0.0000			0.0000
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
Total	0.0000	0.0000	0.0000	0.0000	4.7723	0.0000	4.7723	0.5153	0.0000	0.5153		0.0000	0.0000	0.0000		0.0000

Alexan Arcadia EIR Existing Conditions for Netting - 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

3.2 Site Preparation - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	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					2.1475	0.0000	2.1475	0.2319	0.0000	0.2319			0.0000			0.0000
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
Total	0.0000	0.0000	0.0000	0.0000	2.1475	0.0000	2.1475	0.2319	0.0000	0.2319	0.0000	0.0000	0.0000	0.0000		0.0000

Alexan Arcadia EIR Existing Conditions for Netting - 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

3.2 Site Preparation - 2022

Mitigated Construction Off-Site

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Alexan Arcadia EIR Existing Conditions for Netting - 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	1.2784	1.2890	11.6445	0.0238	2.5710	0.0181	2.5891	0.6848	0.0168	0.7016		2,425,268 9	2,425,268 9	0.1868	0.1142	2,463,966 9
Unmitigated	1.2784	1.2890	11.6445	0.0238	2.5710	0.0181	2.5891	0.6848	0.0168	0.7016		2,425,268 9	2,425,268 9	0.1868	0.1142	2,463,966 9

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Office Building	87.66	19.89	6.30	213,762	213,762
Parking Lot	0.00	0.00	0.00		
Regional Shopping Center	355.26	434.05	198.60	744,319	744,319
Total	442.92	453.94	204.90	958,081	958,081

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
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Office Building	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.003352
Parking Lot	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.003352

Alexan Arcadia EIR Existing Conditions for Netting - 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

Regional Shopping Center	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.003352
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5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	3.1400e-003	0.0286	0.0240	1.7000e-004		2.1700e-003	2.1700e-003		2.1700e-003	2.1700e-003		34.2814	34.2814	6.6000e-004	6.3000e-004	34.4851
NaturalGas Unmitigated	3.1400e-003	0.0286	0.0240	1.7000e-004		2.1700e-003	2.1700e-003		2.1700e-003	2.1700e-003		34.2814	34.2814	6.6000e-004	6.3000e-004	34.4851

Alexan Arcadia EIR Existing Conditions for Netting - 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

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Office Building	254.219	2.7400e-003	0.0249	0.0209	1.5000e-004		1.8900e-003	1.8900e-003		1.8900e-003	1.8900e-003		29.9081	29.9081	5.7000e-004	5.5000e-004	30.0859
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	37.1729	4.0000e-004	3.6400e-003	3.0600e-003	2.0000e-005		2.8000e-004	2.8000e-004		2.8000e-004	2.8000e-004		4.3733	4.3733	8.0000e-005	8.0000e-005	4.3993
Total		3.1400e-003	0.0286	0.0240	1.7000e-004		2.1700e-003	2.1700e-003		2.1700e-003	2.1700e-003		34.2814	34.2814	6.5000e-004	6.3000e-004	34.4851

Alexan Arcadia EIR Existing Conditions for Netting - 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

5.2 Energy by Land Use - NaturalGas

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					
General Office Building	0.254219	2.7400e-003	0.0249	0.0209	1.5000e-004		1.8900e-003	1.8900e-003		1.8900e-003	1.8900e-003		29.9081	29.9081	5.7000e-004	5.5000e-004	30.0859
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	0.0371729	4.0000e-004	3.6400e-003	3.0600e-003	2.0000e-005		2.8000e-004	2.8000e-004		2.8000e-004	2.8000e-004		4.3733	4.3733	8.0000e-005	8.0000e-005	4.3993
Total		3.1400e-003	0.0286	0.0240	1.7000e-004		2.1700e-003	2.1700e-003		2.1700e-003	2.1700e-003		34.2814	34.2814	6.5000e-004	6.3000e-004	34.4851

6.0 Area Detail

6.1 Mitigation Measures Area

Alexan Arcadia EIR Existing Conditions for Netting - 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	0.4203	9.0000e-005	9.4300e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0203	0.0203	5.0000e-005		0.0216
Unmitigated	0.4203	9.0000e-005	9.4300e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0203	0.0203	5.0000e-005		0.0216

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	0.0497					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.3697					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	8.7000e-004	9.0000e-005	9.4300e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0203	0.0203	5.0000e-005		0.0216
Total	0.4203	9.0000e-005	9.4300e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0203	0.0203	5.0000e-005		0.0216

Alexan Arcadia EIR Existing Conditions for Netting - 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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0497					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.3697					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	8.7000e-004	9.0000e-005	9.4300e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0203	0.0203	5.0000e-005		0.0216
Total	0.4203	9.0000e-005	9.4300e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0203	0.0203	5.0000e-005		0.0216

7.0 Water Detail

7.1 Mitigation Measures Water

Alexan Arcadia EIR Existing Conditions for Netting - 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

8.0 Waste Detail

8.1 Mitigation Measures Waste

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
