

Appendix B

Air Quality and Greenhouse Gas Emissions Calculations

Culver Crossings
Construction Assumptions
 Project Site Acreage
 Project Summary

4.46

Land Use	CalEEMod Landuse Type	Unit Amount	Size Metrics	Lot Acreage	Square Feet
Commercial Office Building	Commercial/General Office Building	167	1000	1.63	167,000
Commercial Office Building	Commercial/General Office Building	369	1000	2.83	369,000

Existing Uses to be Removed

Land Use	CalEEMod Landuse Type	Unit Amount	Size Metrics	Lot Acreage	Square Feet
Commercial Office Building		1.0			18,821
Commercial Office Building		1.0			86,226

Project Description

Location	CEC Forecasting Climate Zone	Start of Construction	Operational Year	Utility Company
Los Angeles County	11	2/16/2023	2026	Southern California Edison

Construction Schedule - Q1 2023 to Q1 2026

Phase	Phase Name	CalEEMod Phase Type	Start Date	End Date	Total Days	# of Workers per day	Total One-way Worker Trips per day	Trip Length	Vendor Trips per day	Total One-Way Vendor Trips per day	Trip Length	Total Haul Trucks	Total One-way Haul Trips	Maximum Trucks per Day	Trip Length
PA1	Demolition	Demolition	2/16/2023	3/16/2023	25	15	30	14.7	2	4	6.9	89	178	4	30
PA1	Site Preparation	Site Preparation	3/1/2023	4/1/2023	28	4	8	14.7	2	4	6.9	20	40	1	30
PA1	Grading/Excavation	Grading	3/17/2023	6/23/2023	85	6	12	14.7	2	4	6.9	6333	12666	75	30
PA1	Drainage/Utilities/Trenching	Trenching	6/24/2023	7/25/2023	27	10	20	14.7	2	4	6.9	0	0	0	30
PA1	Foundations/Concrete Pours	Building Construction	7/26/2023	2/6/2024	168	30	60	14.7	102	204	6.9	0	0	0	30
PA1	Building Construction	Building Construction	12/26/2023	12/20/2024	310	75	150	14.7	28	56	6.9	0	0	0	30
PA1	Architectural Coating	Architectural Coating	6/15/2024	11/9/2024	127	10	20	14.7	2	4	6.9	0	0	0	30
PA1	Paving	Paving	7/5/2024	11/9/2024	110	8	16	14.7	2	4	6.9	0	0	0	30
PA2	Demolition	Demolition	7/11/2023	9/5/2023	49	20	40	14.7	2	4	6.9	410	820	9	30
PA2	Site Preparation	Site Preparation	8/15/2023	10/24/2023	61	5	10	14.7	2	4	6.9	80	160	2	30
PA2	Grading/Excavation	Grading	9/6/2023	2/23/2024	147	9	18	14.7	2	4	6.9	13000	26000	89	30
PA2	Drainage/Utilities/Trenching	Grading	2/24/2024	4/19/2024	48	10	20	14.7	2	4	6.9	0	0	0	30
PA2	Foundations/Concrete Pours	Building Construction	4/22/2024	3/13/2025	280	60	120	14.7	132	264	6.9	0	0	0	30
PA2	Building Construction	Building Construction	2/6/2025	12/20/2025	273	125	250	14.7	61	122	6.9	0	0	0	30
PA2	Architectural Coating	Architectural Coating	8/10/2025	12/1/2025	97	12	24	14.7	2	4	6.9	0	0	0	30
PA2	Paving	Paving	9/15/2025	12/1/2025	67	12	24	14.7	2	4	6.9	0	0	0	30

Note: Duration of construction phases were provided by the client. Assumes 6 days a week work schedule.
 Standard dust control measures and track plates at entrances/exits, street sweeping, water truck.

Demolition Culver Crossings

Demolition Quantities ^{1,2}	Concrete (CY)	Debris (tons)
B1	646	387
B2	2,959	1,772

^{1,2} Source: Provided by client in data needs file (2022/05/22)

B1	Concrete Haul Truck Capacity (CY)	10
	Debris Haul Truck Capacity (tons)	16
	Total Haul Trucks ¹	89
	Total One-way Haul Trips	178
	Duration (days)	25
	Daily Haul Trucks	4
B2	Concrete Haul Truck Capacity (CY)	10
	Debris Haul Truck Capacity (tons)	16
	Total Haul Trucks ²	410
	Total One-way Haul Trips	820
	Duration (days)	49
	Daily Haul Trucks	9

Site Prep Culver Crossings

Site Prep Quantities	Export (CY)	Import (CY)	Site Acreage
B1	200	0	1.63
B2	800	0	2.83

Source: Provided by client in data needs file (2022/05/22)

B1	Haul Truck Capacity (CY)	10
	Total Haul Trucks	20
	Total One-way Haul Trips	40
	Duration (days)	28
	Daily Haul Trucks	1
B2	Haul Truck Capacity (CY)	10
	Total Haul Trucks	80
	Total One-way Haul Trips	160
	Duration (days)	61
	Daily Haul Trucks	2

Grading/Excavation Culver Crossings

Grading/ Excavation Quantities	Export (CY)	Import (CY)	Site Acreage
B1	95,000	0	1.63
B2	195,000	0	2.83

Source: Provided by client in data needs file (2022/05/22)

B1	Haul Truck Capacity (CY)	15
	Total Haul Trucks	6333
	Total One-way Haul Trips	12666
	Duration (days)	85
	Daily Haul Trucks	75
B2	Haul Truck Capacity (CY)	15
	Total Haul Trucks	13000
	Total One-way Haul Trips	26000
	Duration (days)	147
	Daily Haul Trucks	89

Construction Equipment
B1 Equipment Mix

Phase Name	Equipment Type	Equipment Count ¹	Hours/Day	Horse Power	Load Factor
Demolition	Air Compressors	1	8	78	0.48
Demolition	Backhoes	1	8	97	0.37
Demolition	Crawler Tractors	1	8	212	0.43
Demolition	Dumpers/Tenders	1	8	16	0.38
Demolition	Excavators	1	8	158	0.38
Demolition	Forklifts	1	8	89	0.20
Demolition	Generator Sets	1	8	84	0.74
Demolition	Jackhammers (Backhoes)	2	8	97	0.37
Demolition	Skid Steer Loaders	2	8	65	0.37
Demolition	Sweepers/Scrubbers	1	8	64	0.46
Site Preparation	Excavators	1	8	158	0.38
Site Preparation	Forklifts	1	8	89	0.20
Site Preparation	Loaders	1	8	97	0.37
Site Preparation	Scrapers	1	8	367	0.48
Site Preparation	Sweepers/Scrubbers	1	8	64	0.46
Grading/Excavation	Bore/Drill Rigs	1	8	221	0.50
Grading/Excavation	Crawler Tractors	1	8	212	0.43
Grading/Excavation	Excavators	2	8	158	0.38
Grading/Excavation	Pile Drivers (Excavators)	2	8	701	0.38
Grading/Excavation	Sweepers/Scrubbers	1	8	64	0.46
Drainage/Utility/Trenching	Backhoes	1	8	97	0.37
Drainage/Utility/Trenching	Forklifts	1	8	89	0.20
Drainage/Utility/Trenching	Skid Steer Loaders	1	8	65	0.37
Foundations/Concrete Pours	Cement and Mortar Mixers	102	8	9	0.56
Foundations/Concrete Pours	Pumps	2	8	84	0.74
Building Construction	Air Compressors	1	8	78	0.48
Building Construction	Cement and Mortar Mixers	1	8	9	0.56
Building Construction	Cranes	1	8	231	0.29
Building Construction	Forklifts	1	8	89	0.20
Building Construction	Generator Sets	1	8	84	0.74
Building Construction	Pumps	1	8	84	0.74
Building Construction	Sweepers/Scrubbers	1	8	64	0.46
Architectural Coating	Air Compressors	1	8	78	0.48
Architectural Coating	Generator Sets	1	8	84	0.74
Paving	Crushing/Proc. Equipment	1	8	85	0.78
Paving	Dumpers/Tenders	1	8	16	0.38
Paving	Pavers	1	8	130	0.42
Paving	Paving Equipment	1	8	132	0.36
Paving	Rollers	1	8	80	0.38
Paving	Signal Boards	1	8	6	0.82
Paving	Sweepers/Scrubbers	1	8	64	0.46

Based on equipment provided by client for demolition, site preparation, grading/excavation, drainage/utility/trenching, building construction, architectural coating, and paving.

**Construction Equipment
B2 Equipment Mix**

Phase Name	Equipment Type	Equipment Count ¹	Hours/Day	Horse Power	Load Factor
Demolition	Air Compressors	3	8	78	0.48
Demolition	Backhoes	1	8	97	0.37
Demolition	Crawler Tractors	1	8	212	0.43
Demolition	Dumpers/Tenders	1	8	16	0.38
Demolition	Excavators	1	8	158	0.38
Demolition	Forklifts	1	8	89	0.2
Demolition	Generator Sets	1	8	84	0.74
Demolition	Jackhammers (Backhoes)	3	8	97	0.37
Demolition	Skid Steer Loaders	1	8	65	0.37
Demolition	Sweepers/Scrubbers	1	8	64	0.46
Site Preparation	Excavators	2	8	158	0.38
Site Preparation	Forklifts	1	8	89	0.2
Site Preparation	Loaders	2	8	97	0.37
Site Preparation	Scrapers	1	8	367	0.48
Site Preparation	Sweepers/Scrubbers	1	8	64	0.46
Grading/Excavation	Bore/Drill Rigs	2	8	221	0.5
Grading/Excavation	Crawler Tractors	1	8	212	0.43
Grading/Excavation	Excavators	3	8	158	0.38
Grading/Excavation	Pile Drivers (Excavators)	2	8	701	0.38
Grading/Excavation	Sweepers/Scrubbers	2	8	64	0.46
Drainage/Utility/Trenching	Backhoes	1	8	97	0.37
Drainage/Utility/Trenching	Forklifts	2	8	89	0.2
Drainage/Utility/Trenching	Skid Steer Loaders	1	8	65	0.37
Foundations/Concrete Pour	Cement and Mortar Mixers	133	8	9	0.56
Foundations/Concrete Pour	Pumps	3	8	84	0.74
Building Construction	Air Compressors	1	8	78	0.48
Building Construction	Cement and Mortar Mixers	2	8	9	0.56
Building Construction	Cranes	1	8	231	0.29
Building Construction	Crawler Tractors	1	8	212	0.43
Building Construction	Forklifts	2	8	89	0.2
Building Construction	Generator Sets	2	8	84	0.74
Building Construction	Sweepers/Scrubbers	1	8	64	0.46
Architectural Coating	Air Compressors	1	8	78	0.48
Paving	Crushing/Proc. Equipment	2	8	85	0.78
Paving	Dumpers/Tenders	1	8	16	0.38

Based on equipment provided by client for demolition, site preparation, grading/excavation, drainage/utility/trenching, building construction, architectural coating, and paving.

Concrete Estimates Culver Crossings

Building	Land Use¹	Concrete Volume (CY)	Concrete Truck Capacity (CY)	Total Trucks Needed (Vendor Trips)	Trucks per Day
1	Concrete Pour	29,522	10	2,952	102
2	Concrete Pour	62,181	10	6,218	133
1	Paving	75	10	8	1
2	Paving	140	10	14	1

¹ Includes asphalt paving (streets, parking areas) and concrete (sidewalk, drive approaches)

Crossings Campus

Concrete pours

Building 1

Pour days	7/26/2023	8/2/2023	8/9/2023	8/16/2023	8/23/2023	8/30/2023	9/6/2023	9/13/2023	9/20/2023	9/27/2023	10/4/2023	10/11/2023	10/18/2023	10/25/2023	11/1/2023	11/8/2023	11/15/2023	11/22/2023	11/29/2023	12/6/2023	12/13/2023	12/20/2023	12/27/2023	1/3/2024	1/10/2024	
Max cubic yardage	1018	1018	1018	1018	1018	1018	1018	1018	1018	1018	1018	1018	1018	1018	1018	1018	1018	1018	1018	1018	1018	1018	1018	1018	1018	
Max trucks	102	102	102	102	102	102	102	102	102	102	102	102	102	102	102	102	102	102	102	102	102	102	102	102	102	
Total Cubic Yardage	29522																									
Total Trucks	2958																									

Building 2

Pour days	4/22/2024	4/29/2024	5/6/2024	5/13/2024	5/20/2024	5/27/2024	6/3/2024	6/10/2024	6/17/2024	6/24/2024	7/1/2024	7/8/2024	7/15/2024	7/22/2024	7/29/2024	8/5/2024	8/12/2024	8/19/2024	8/26/2024	9/2/2024	9/9/2024	9/16/2024	9/23/2024	9/30/2024	10/7/2024	
Max cubic yardage	1323	1323	1323	1323	1323	1323	1323	1323	1323	1323	1323	1323	1323	1323	1323	1323	1323	1323	1323	1323	1323	1323	1323	1323	1323	
Max trucks	133	133	133	133	133	133	133	133	133	133	133	133	133	133	133	133	133	133	133	133	133	133	133	133	133	
Total Cubic Yardage	62181																									
Total Trucks	6251																									

Air Quality Construction Analysis
 Unmitigated Construction Scenario

Regional Emissions Summary		lbs/day					
Building	Subphase	ROG	NOX	CO	SO2	Total PM10	Total PM2.5
1	Demolition 2023	2.22	21.16	24.61	0.05	1.99	1.07
	Site Preparation 2023	1.45	14.44	15.13	0.03	0.80	0.62
	Grading/Excavation 2023	2.74	44.64	27.81	0.22	4.38	1.81
	Drainage/Utilities/Trenching 2023	0.40	3.57	5.63	0.01	0.27	0.17
	Foundations/Concrete Pours 2023	7.03	50.53	43.20	0.13	2.83	2.02
	Building Construction 2023	2.20	16.53	21.75	0.06	1.62	0.86
	Foundations/Concrete Pours 2024	6.97	49.89	42.99	0.13	2.79	1.98
	Building Construction 2024	2.07	15.47	21.20	0.05	1.54	0.78
	Architectural Coating 2024	14.67	4.36	6.88	0.01	0.30	0.21
Paving 2024	1.28	10.17	14.76	0.02	0.58	0.49	
2	Demolition 2023	2.96	27.82	32.55	0.07	3.51	1.56
	Site Preparation 2023	1.80	17.73	20.76	0.04	1.00	0.77
	Grading/Excavation 2023	3.91	58.03	39.91	0.28	5.43	2.37
	Grading/Excavation 2024	3.82	55.34	39.94	0.28	5.35	2.28
	Drainage/Utilities/Trenching 2024	0.47	4.24	6.70	0.01	0.30	0.20
	Foundations/Concrete Pours 2024	9.36	66.12	59.11	0.18	3.87	2.66
	Foundations/Concrete Pours 2025	9.27	65.30	58.78	0.18	3.82	2.61
	Building Construction 2025	3.00	23.43	30.31	0.09	2.47	1.13
	Architectural Coating 2025	35.81	3.25	5.72	0.01	0.26	0.16
Paving 2025	0.97	5.92	9.79	0.02	0.37	0.26	
Overlapping Phases - Regional Emissions							
2023		ROG	NOX	CO	SO2	Total PM10	Total PM2.5
Demolition (B1), Site Preparation (B1)		3.67	35.60	39.73	0.08	2.80	1.70
Site Preparation (B1), Grading/Excavation (B1)		4.19	59.08	42.94	0.25	5.18	2.43
Drainage/Utilities/Trenching (B1), Demolition (B2)		3.35	31.38	38.18	0.08	3.78	1.73
Foundations/Concrete Pours (B1), Demolition (B2)		9.99	78.35	75.74	0.21	6.34	3.58
Foundations/Concrete Pours (B1), Demolition (B2), Site Preparation (B2)		11.79	96.08	96.50	0.25	7.34	4.35
Foundations/Concrete Pours (B1), Site Preparation (B2), Grading/Excavation (B2)		12.75	126.30	103.86	0.46	9.26	5.16
Foundations/Concrete Pours (B1), Building Construction (B1), Grading/Excavation (B2)		13.15	125.10	104.85	0.47	9.88	5.25
2024		ROG	NOX	CO	SO2	Total PM10	Total PM2.5
Foundations/Concrete Pours (B1), Building Construction (B1), Grading/Excavation (B2)		12.86	120.70	104.13	0.47	9.68	5.05
Building Construction (B1), Grading/Excavation (B2)		5.89	70.80	61.14	0.34	6.88	3.07
Building Construction (B1), Drainage/Utilities/Trenching (B2)		2.54	19.70	27.90	0.07	1.84	0.98
Building Construction (B1), Foundations/Concrete Pours (B2)		11.43	81.59	80.31	0.24	5.41	3.45
Building Construction (B1), Architectural Coating (B1), Foundations/Concrete Pours (B2)		26.10	85.95	87.19	0.25	5.71	3.66
Building Construction (B1), Architectural Coating (B1), Paving (B1), Foundations/Concrete Pours (B2)		27.39	96.12	101.94	0.27	6.29	4.15
2025		ROG	NOX	CO	SO2	Total PM10	Total PM2.5
Foundations/Concrete Pours (B2), Building Construction (B2)		12.27	88.73	89.10	0.27	6.29	3.74
Building Construction (B2), Architectural Coating (B2)		38.80	26.68	36.03	0.10	2.74	1.30
Building Construction (B2), Architectural Coating (B2), Paving (B2)		39.77	32.60	45.82	0.12	3.10	1.56
Daily Maximum Emissions		39.77	126.30	104.85	0.47	9.88	5.25
SCAQMD Regional Threshold		75	100	550	150	150	55
Exceeds Threshold?		No	Yes	No	No	No	No

Air Quality Construction Analysis

Unmitigated Construction Scenario

Localized Emissions Summary		lbs/day			
Building	Subphase	NOX	CO	Total PM10	Total PM2.5
1	Demolition 2023	19.73	22.98	1.68	1.00
	Site Preparation 2023	14.03	14.69	0.72	0.60
	Grading/Excavation 2023	19.45	20.06	0.97	0.76
	Drainage/Utilities/Trenching 2023	3.36	4.76	0.16	0.15
	Foundations/Concrete Pours 2023	43.06	38.90	1.73	1.73
	Building Construction 2023	14.06	15.02	0.70	0.67
	Foundations/Concrete Pours 2024	42.71	38.89	1.69	1.69
	Building Construction 2024	13.11	14.94	0.62	0.59
	Architectural Coating 2024	4.17	6.08	0.19	0.19
Paving 2024	9.99	14.11	0.49	0.47	
2	Demolition 2023	24.74	30.04	2.94	1.40
	Site Preparation 2023	17.12	20.18	0.88	0.74
	Grading/Excavation 2023	28.15	30.56	1.38	1.11
	Grading/Excavation 2024	26.36	30.57	1.29	1.03
	Drainage/Utilities/Trenching 2024	4.04	5.90	0.20	0.18
	Foundations/Concrete Pours 2024	56.70	52.17	2.26	2.26
	Foundations/Concrete Pours 2025	56.25	52.16	2.21	2.21
	Building Construction 2025	18.74	20.26	0.83	0.79
	Architectural Coating 2025	3.05	4.82	0.14	0.14
Paving 2025	5.72	8.89	0.24	0.24	
Overlapping Phases - Localized Emissions					
2023		NOX	CO	Total PM10	Total PM2.5
Demolition (B1), Site Preparation (B1)		33.76	37.67	2.40	1.60
Site Preparation (B1), Grading/Excavation (B1)		33.48	34.75	1.69	1.36
Drainage/Utilities/Trenching (B1), Demolition (B2)		28.10	34.80	3.10	1.56
Foundations/Concrete Pours (B1), Demolition (B2)		67.80	68.94	4.67	3.13
Foundations/Concrete Pours (B1), Demolition (B2), Site Preparation (B2)		84.92	89.12	5.54	3.87
Foundations/Concrete Pours (B1), Site Preparation (B2), Grading/Excavation (B2)		88.33	89.64	3.98	3.59
Foundations/Concrete Pours (B1), Building Construction (B1), Grading/Excavation (B2)		85.26	84.48	3.80	3.52
2024		NOX	CO	Total PM10	Total PM2.5
Foundations/Concrete Pours (B1), Building Construction (B1), Grading/Excavation (B2)		82.18	84.40	3.60	3.32
Building Construction (B1), Grading/Excavation (B2)		39.47	45.50	1.91	1.63
Building Construction (B1), Drainage/Utilities/Trenching (B2)		17.15	20.84	0.81	0.77
Building Construction (B1), Foundations/Concrete Pours (B2)		69.82	67.11	2.87	2.85
Building Construction (B1), Architectural Coating (B1), Foundations/Concrete Pours (B2)		73.99	73.19	3.07	3.04
Building Construction (B1), Architectural Coating (B1), Paving (B1), Foundations/Concrete Pours (B2)		83.98	87.29	3.56	3.51
2025		NOX	CO	Total PM10	Total PM2.5
Foundations/Concrete Pours (B2), Building Construction (B2)		74.99	72.42	3.04	2.99
Building Construction (B2), Architectural Coating (B2)		21.80	25.09	0.97	0.92
Building Construction (B2), Architectural Coating (B2), Paving (B2)		27.52	33.97	1.21	1.16
Daily Maximum Emissions		88.33	89.64	5.54	3.87
SCAQMD Localized Threshold		208	1404	12	6
Exceeds Threshold?		No	No	No	No

Air Quality Construction Analysis

Mitigated Construction Scenario

Regional Emissions Summary		lbs/day					
Building	Subphase	ROG	NOX	CO	SO2	Total PM10	Total PM2.5
1	Demolition 2023	0.73	6.21	27.51	0.05	0.68	0.20
	Site Preparation 2023	0.41	3.16	16.62	0.03	0.16	0.07
	Grading/Excavation 2023	1.43	29.81	39.96	0.22	3.58	1.16
	Drainage/Utilities/Trenching 2023	0.19	1.62	5.94	0.01	0.12	0.03
	Foundations/Concrete Pours 2023	6.51	45.60	43.86	0.13	2.58	1.77
	Building Construction 2023	1.28	8.91	22.51	0.06	1.12	0.38
	Foundations/Concrete Pours 2024	6.49	45.31	43.67	0.13	2.58	1.77
	Building Construction 2024	1.23	8.47	21.98	0.05	1.11	0.37
	Architectural Coating 2024	12.37	0.65	7.30	0.01	0.12	0.04
Paving 2024	0.46	3.34	16.10	0.02	0.15	0.08	
2	Demolition 2023	0.92	8.36	35.62	0.07	1.34	0.35
	Site Preparation 2023	0.52	3.81	23.02	0.04	0.21	0.09
	Grading/Excavation 2023	1.97	37.43	57.73	0.28	4.29	1.41
	Grading/Excavation 2024	1.96	36.53	57.75	0.28	4.29	1.41
	Drainage/Utilities/Trenching 2024	0.20	1.68	7.04	0.01	0.12	0.03
	Foundations/Concrete Pours 2024	8.64	59.24	60.12	0.18	3.55	2.34
	Foundations/Concrete Pours 2025	8.61	58.88	59.81	0.18	3.55	2.33
	Building Construction 2025	1.81	12.76	32.66	0.09	1.86	0.55
	Architectural Coating 2025	35.43	0.54	5.78	0.01	0.14	0.03
Paving 2025	0.30	1.27	9.80	0.02	0.16	0.06	
Overlapping Phases - Regional Emissions							
2023		ROG	NOX	CO	SO2	Total PM10	Total PM2.5
Demolition (B1), Site Preparation (B1)		1.14	9.37	44.13	0.08	0.84	0.27
Site Preparation (B1), Grading/Excavation (B1)		1.84	32.97	56.57	0.25	3.74	1.23
Drainage/Utilities/Trenching (B1), Demolition (B2)		1.11	9.98	41.56	0.08	1.46	0.38
Foundations/Concrete Pours (B1), Demolition (B2)		7.43	53.96	79.48	0.21	3.92	2.12
Foundations/Concrete Pours (B1), Demolition (B2), Site Preparation (B2)		7.95	57.77	102.50	0.25	4.14	2.21
Foundations/Concrete Pours (B1), Site Preparation (B2), Grading/Excavation (B2)		9.00	86.83	124.60	0.46	7.08	3.28
Foundations/Concrete Pours (B1), Building Construction (B1), Grading/Excavation (B2)		9.75	91.94	124.10	0.47	7.99	3.56
2024		ROG	NOX	CO	SO2	Total PM10	Total PM2.5
Foundations/Concrete Pours (B1), Building Construction (B1), Grading/Excavation (B2)		9.68	90.30	123.40	0.47	7.97	3.55
Building Construction (B1), Grading/Excavation (B2)		3.19	45.00	79.73	0.34	5.40	1.78
Building Construction (B1), Drainage/Utilities/Trenching (B2)		1.43	10.16	29.02	0.07	1.23	0.40
Building Construction (B1), Foundations/Concrete Pours (B2)		9.86	67.71	82.10	0.24	4.66	2.71
Building Construction (B1), Architectural Coating (B1), Foundations/Concrete Pours (B2)		22.23	68.36	89.41	0.25	4.78	2.74
Building Construction (B1), Architectural Coating (B1), Paving (B1), Foundations/Concrete Pours (B2)		22.70	71.70	105.50	0.27	4.93	2.82
2025		ROG	NOX	CO	SO2	Total PM10	Total PM2.5
Foundations/Concrete Pours (B2), Building Construction (B2)		10.42	71.64	92.47	0.27	5.40	2.88
Building Construction (B2), Architectural Coating (B2)		37.23	13.30	38.45	0.10	1.99	0.58
Building Construction (B2), Architectural Coating (B2), Paving (B2)		37.53	14.57	48.25	0.12	2.15	0.64
Daily Maximum Emissions		37.53	91.94	124.60	0.47	7.99	3.56
SCAQMD Regional Threshold		75	100	550	150	150	55
Exceeds Threshold?		No	No	No	No	No	No

Air Quality Construction Analysis

Mitigated Construction Scenario

Building	Localized Emissions Summary	lbs/day			
	Subphase	NOX	CO	Total PM10	Total PM2.5
1	Demolition 2023	4.77	25.88	0.37	0.12
	Site Preparation 2023	2.75	16.18	0.07	0.05
	Grading/Excavation 2023	4.63	32.21	0.17	0.11
	Drainage/Utilities/Trenching 2023	1.41	5.07	0.01	0.01
	Foundations/Concrete Pours 2023	38.12	39.57	1.48	1.48
	Building Construction 2023	6.43	15.78	0.20	0.19
	Foundations/Concrete Pours 2024	38.12	39.57	1.48	1.48
	Building Construction 2024	6.12	15.72	0.19	0.18
	Architectural Coating 2024	0.46	6.50	0.01	0.01
Paving 2024	3.16	15.45	0.06	0.06	
2	Demolition 2023	5.28	33.11	0.77	0.20
	Site Preparation 2023	3.19	22.44	0.09	0.06
	Grading/Excavation 2023	7.55	48.38	0.23	0.16
	Grading/Excavation 2024	7.55	48.38	0.23	0.16
	Drainage/Utilities/Trenching 2024	1.49	6.23	0.01	0.01
	Foundations/Concrete Pours 2024	49.82	53.18	1.93	1.93
	Foundations/Concrete Pours 2025	49.82	53.18	1.93	1.93
	Building Construction 2025	8.07	22.61	0.21	0.20
	Architectural Coating 2025	0.34	4.89	0.01	0.01
Paving 2025	1.07	8.90	0.04	0.04	
Overlapping Phases - Localized Emissions					
2023		NOX	CO	Total PM10	Total PM2.5
Demolition (B1), Site Preparation (B1)		7.53	42.06	0.44	0.17
Site Preparation (B1), Grading/Excavation (B1)		7.38	48.38	0.24	0.16
Drainage/Utilities/Trenching (B1), Demolition (B2)		6.69	38.19	0.78	0.21
Foundations/Concrete Pours (B1), Demolition (B2)		43.41	72.68	2.25	1.67
Foundations/Concrete Pours (B1), Demolition (B2), Site Preparation (B2)		46.60	95.12	2.34	1.74
Foundations/Concrete Pours (B1), Site Preparation (B2), Grading/Excavation (B2)		48.86	110.38	1.80	1.70
Foundations/Concrete Pours (B1), Building Construction (B1), Grading/Excavation (B2)		52.10	103.73	1.91	1.83
2024		NOX	CO	Total PM10	Total PM2.5
Foundations/Concrete Pours (B1), Building Construction (B1), Grading/Excavation (B2)		51.79	103.67	1.90	1.82
Building Construction (B1), Grading/Excavation (B2)		13.66	64.10	0.42	0.34
Building Construction (B1), Drainage/Utilities/Trenching (B2)		7.61	21.96	0.20	0.19
Building Construction (B1), Foundations/Concrete Pours (B2)		55.94	68.90	2.12	2.11
Building Construction (B1), Architectural Coating (B1), Foundations/Concrete Pours (B2)		56.40	75.40	2.13	2.12
Building Construction (B1), Architectural Coating (B1), Paving (B1), Foundations/Concrete Pours (B2)		59.56	90.85	2.20	2.19
2025		NOX	CO	Total PM10	Total PM2.5
Foundations/Concrete Pours (B2), Building Construction (B2)		57.90	75.79	2.14	2.13
Building Construction (B2), Architectural Coating (B2)		8.42	27.50	0.22	0.21
Building Construction (B2), Architectural Coating (B2), Paving (B2)		9.49	36.40	0.26	0.25
Daily Maximum Emissions		59.56	110.38	2.34	2.19
SCAQMD Localized Threshold		208	1404	12	6
Exceeds Threshold?		No	No	No	No

Onroad B1 Emissions Summary by Year/Trip Type/Subphase

Year	Type	BLDG	Subphase	lbs/year											
				NOx	PM2.5	PM10	CO2	CH4	N2O	ROG	TOG	CO	SOx	PM10 Dust	PM2.5 Dust
2023	Haul	B1	Demolition	29.87	0.28	0.29	20,096.98	0.03	3.17	0.69	0.79	8.62	0.19	3.69	0.96
2023	Haul	B1	Grading/Excavation	2,125.43	19.85	20.75	1,430,046.84	2.28	225.30	49.11	55.91	613.45	13.54	262.71	68.27
2023	Haul	B1	Site Preparation	6.71	0.06	0.07	4,516.18	0.01	0.71	0.16	0.18	1.94	0.04	0.83	0.22
2023	Vendor	B1	Building Construction	10.00	0.08	0.08	6,131.10	0.01	0.97	0.21	0.24	2.47	0.06	1.05	0.25
2023	Vendor	B1	Demolition	3.57	0.03	0.03	2,189.68	0.00	0.34	0.07	0.09	0.88	0.02	0.37	0.09
2023	Vendor	B1	Drainage/Utilities/Trenching	3.86	0.03	0.03	2,364.85	0.00	0.37	0.08	0.09	0.95	0.02	0.40	0.10
2023	Vendor	B1	Foundations/Concrete Pours	990.37	8.02	8.38	607,504.90	0.96	95.71	20.75	23.62	244.38	5.75	103.94	24.96
2023	Vendor	B1	Grading/Excavation	12.14	0.10	0.10	7,444.91	0.01	1.17	0.25	0.29	2.99	0.07	1.27	0.31
2023	Vendor	B1	Site Preparation	4.00	0.03	0.03	2,452.44	0.00	0.39	0.08	0.10	0.99	0.02	0.42	0.10
2023	Worker	B1	Building Construction	2.40	0.04	0.04	8,028.30	0.25	0.22	2.88	3.15	31.19	0.08	3.42	0.58
2023	Worker	B1	Demolition	2.40	0.04	0.04	8,028.30	0.25	0.22	2.88	3.15	31.19	0.08	3.42	0.58
2023	Worker	B1	Drainage/Utilities/Trenching	1.73	0.03	0.03	5,780.38	0.18	0.16	2.07	2.26	22.46	0.06	2.46	0.42
2023	Worker	B1	Foundations/Concrete Pours	26.16	0.44	0.48	87,347.93	2.71	2.40	31.30	34.22	339.33	0.86	37.18	6.28
2023	Worker	B1	Grading/Excavation	3.27	0.06	0.06	10,918.49	0.34	0.30	3.91	4.28	42.42	0.11	4.65	0.78
2023	Worker	B1	Site Preparation	0.72	0.01	0.01	2,397.79	0.07	0.07	0.86	0.94	9.31	0.02	1.02	0.17
2024	Vendor	B1	Architectural Coating	17.45	0.14	0.15	11,023.37	0.02	1.74	0.37	0.42	4.47	0.10	1.90	0.46
2024	Vendor	B1	Building Construction	586.81	4.72	4.93	370,628.21	0.57	58.39	12.37	14.08	150.15	3.51	64.03	15.38
2024	Vendor	B1	Foundations/Concrete Pours	224.28	1.80	1.88	141,654.62	0.22	22.32	4.73	5.38	57.39	1.34	24.47	5.88
2024	Vendor	B1	Paving	15.12	0.12	0.13	9,547.80	0.01	1.50	0.32	0.36	3.87	0.09	1.65	0.40
2024	Worker	B1	Architectural Coating	7.29	0.13	0.14	26,542.24	0.78	0.70	9.18	10.00	97.70	0.26	11.57	1.95
2024	Worker	B1	Building Construction	131.36	2.35	2.55	478,073.83	13.98	12.53	165.39	180.06	1,759.72	4.73	208.35	35.18
2024	Worker	B1	Foundations/Concrete Pours	5.51	0.10	0.11	20,063.43	0.59	0.53	6.94	7.56	73.85	0.20	8.74	1.48
2024	Worker	B1	Paving	5.05	0.09	0.10	18,391.47	0.54	0.48	6.36	6.93	67.70	0.18	8.02	1.35

Onroad B1 Emissions Summary by Subphase/Year

Subphase	lbs/day									
	ROG	NOX	CO	SO2	Fugitive PM10	Exhaust PM10	Total PM10	Fugitive PM2.5	Exhaust PM2.5	Total PM2.5
Demolition 2023	0.15	1.43	1.63	0.01	0.30	0.01	0.31	0.07	0.01	0.08
Site Preparation 2023	0.04	0.41	0.44	0.00	0.08	0.00	0.09	0.02	0.00	0.02
Grading/Excavation 2023	0.63	25.19	7.75	0.16	3.16	0.25	3.41	0.82	0.24	1.05
Drainage/Utilities/Trenching 2023	0.08	0.21	0.87	0.00	0.11	0.00	0.11	0.02	0.00	0.02
Foundations/Concrete Pours 2023	0.38	7.47	4.29	0.05	1.04	0.07	1.10	0.23	0.06	0.29
Building Construction 2023	0.62	2.48	6.73	0.03	0.89	0.03	0.92	0.17	0.02	0.19
Foundations/Concrete Pours 2024	0.36	7.18	4.10	0.05	1.04	0.06	1.10	0.23	0.06	0.29
Building Construction 2024	0.58	2.35	6.26	0.03	0.89	0.02	0.92	0.17	0.02	0.19
Architectural Coating 2024	0.08	0.19	0.80	0.00	0.11	0.00	0.11	0.02	0.00	0.02
Paving 2024	0.06	0.18	0.65	0.00	0.09	0.00	0.09	0.02	0.00	0.02

Onroad B2 Emissions Summary by Year/Trip Type/Subphase

Year	Type	BLDG	Subphase	lbs/year											
				NOx	PM2.5	PM10	CO2	CH4	N2O	ROG	TOG	CO	SOx	PM10 Dust	PM2.5 Dust
2023	Haul	B2	Demolition	137.60	1.29	1.34	92,581.59	0.15	14.59	3.18	3.62	39.72	0.88	17.01	4.42
2023	Haul	B2	Grading/Excavation	2,967.99	27.72	28.98	1,996,948.16	3.19	314.62	68.58	78.07	856.64	18.91	366.85	95.34
2023	Haul	B2	Site Preparation	26.85	0.25	0.26	18,064.70	0.03	2.85	0.62	0.71	7.75	0.17	3.32	0.86
2023	Vendor	B2	Demolition	7.00	0.06	0.06	4,291.77	0.01	0.68	0.15	0.17	1.73	0.04	0.73	0.18
2023	Vendor	B2	Grading/Excavation	14.28	0.12	0.12	8,758.72	0.01	1.38	0.30	0.34	3.52	0.08	1.50	0.36
2023	Vendor	B2	Site Preparation	8.71	0.07	0.07	5,342.82	0.01	0.84	0.18	0.21	2.15	0.05	0.91	0.22
2023	Worker	B2	Demolition	6.28	0.11	0.12	20,980.63	0.65	0.58	7.52	8.22	81.51	0.21	8.93	1.51
2023	Worker	B2	Grading/Excavation	5.77	0.10	0.11	19,267.93	0.60	0.53	6.91	7.55	74.85	0.19	8.20	1.39
2023	Worker	B2	Site Preparation	1.96	0.03	0.04	6,529.69	0.20	0.18	2.34	2.56	25.37	0.06	2.78	0.47
2024	Haul	B2	Grading/Excavation	1,353.17	12.98	13.56	926,778.53	1.50	146.01	32.31	36.78	406.18	8.78	172.65	44.89
2024	Vendor	B2	Drainage/Utilities/Trenching	6.60	0.05	0.06	4,166.31	0.01	0.66	0.14	0.16	1.69	0.04	0.72	0.17
2024	Vendor	B2	Foundations/Concrete Pours	1,977.29	15.89	16.61	1,248,852.16	1.94	196.76	41.68	47.45	505.94	11.83	215.77	51.83
2024	Vendor	B2	Grading/Excavation	6.46	0.05	0.05	4,079.51	0.01	0.64	0.14	0.16	1.65	0.04	0.70	0.17
2024	Worker	B2	Drainage/Utilities/Trenching	2.76	0.05	0.05	10,031.71	0.29	0.26	3.47	3.78	36.93	0.10	4.37	0.74
2024	Worker	B2	Foundations/Concrete Pours	75.11	1.34	1.46	273,364.19	7.99	7.17	94.57	102.96	1,006.21	2.70	119.14	20.11
2024	Worker	B2	Grading/Excavation	2.43	0.04	0.05	8,840.45	0.26	0.23	3.06	3.33	32.54	0.09	3.85	0.65
2025	Vendor	B2	Architectural Coating	12.85	0.10	0.11	8,333.26	0.01	1.31	0.27	0.31	3.40	0.08	1.46	0.35
2025	Vendor	B2	Building Construction	1,102.68	8.73	9.13	715,329.11	1.09	112.70	23.38	26.62	292.23	6.77	124.93	30.01
2025	Vendor	B2	Foundations/Concrete Pours	541.91	4.29	4.49	351,543.47	0.53	55.39	11.49	13.08	143.61	3.33	61.39	14.75
2025	Vendor	B2	Paving	8.87	0.07	0.07	5,755.97	0.01	0.91	0.19	0.21	2.35	0.05	1.01	0.24
2025	Worker	B2	Architectural Coating	6.05	0.11	0.12	23,778.62	0.66	0.60	8.00	8.68	83.62	0.24	10.60	1.79
2025	Worker	B2	Building Construction	177.30	3.35	3.64	697,117.99	19.31	17.56	234.66	254.53	2,451.51	6.89	310.76	52.46
2025	Worker	B2	Foundations/Concrete Pours	19.33	0.37	0.40	75,993.52	2.11	1.91	25.58	27.75	267.24	0.75	33.88	5.72
2025	Worker	B2	Paving	4.18	0.08	0.09	16,424.41	0.45	0.41	5.53	6.00	57.76	0.16	7.32	1.24

Onroad B2 Emissions Summary by Subphase/Year

Subphase	lbs/day									
	ROG	NOX	CO	SO2	Fugitive PM10	Exhaust PM10	Total PM10	Fugitive PM2.5	Exhaust PM2.5	Total PM2.5
Demolition 2023	0.22	3.08	2.51	0.02	0.54	0.03	0.58	0.12	0.03	0.15
Site Preparation 2023	0.05	0.61	0.58	0.00	0.11	0.01	0.12	0.03	0.01	0.03
Grading/Excavation 2023	0.76	29.88	9.35	0.19	3.77	0.29	4.06	0.97	0.28	1.25
Grading/Excavation 2024	0.76	28.98	9.37	0.19	3.77	0.29	4.06	0.97	0.28	1.25
Drainage/Utilities/Trenching 2024	0.08	0.19	0.80	0.00	0.11	0.00	0.11	0.02	0.00	0.02
Foundations/Concrete Pours 2024	0.63	9.41	6.94	0.07	1.54	0.08	1.62	0.33	0.08	0.41
Foundations/Concrete Pours 2025	0.60	9.05	6.63	0.07	1.54	0.08	1.62	0.33	0.08	0.41
Building Construction 2025	0.95	4.69	10.05	0.05	1.60	0.05	1.64	0.30	0.04	0.35
Architectural Coating 2025	0.09	0.19	0.90	0.00	0.12	0.00	0.13	0.02	0.00	0.02
Paving 2025	0.09	0.19	0.90	0.00	0.12	0.00	0.13	0.02	0.00	0.02

AQ Construction Summary

Air Quality Construction Analysis

GHG		Metric Tons/Year CO2e		
Source	Year	On-Road Mobile Sources	On-Site Construction Equipment	Total
B1 Construction	2023	1032	719	1751
	2024	499	628	1127
B2 Construction	2023	1051	612	1663
	2024	1128	1058	2186
	2025	880	791	1671
Construction Office				11
Water Energy Estimates				57
Total				8466
Amortized Construction				282

Culver Crossing B1 - 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

Culver Crossing B1
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	167.00	1000sqft	1.63	167,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	11			Operational Year	2024
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 -

Land Use - Provided by client.

Construction Phase - Provided by client.

Off-road Equipment - Provided by client.

Off-road Equipment - Provided by client.

Off-road Equipment - Provided by client.

Off-road Equipment - Provided by client.

Off-road Equipment - Provided by client.

Off-road Equipment - Provided by client.

Off-road Equipment - Provided by client.

Off-road Equipment - Provided by client.

Trips and VMT - Calculated using EMFAC 2021 outside of CalEEMod.

Culver Crossing B1 - 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

Demolition -

Grading - CalEEMod generated.

Construction Off-road Equipment Mitigation - Provided by client.

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstEquipMitigation	FuelType	Diesel	Electrical
tblConstructionPhase	NumDays	20.00	25.00
tblConstructionPhase	NumDays	2.00	28.00
tblConstructionPhase	NumDays	4.00	85.00
tblConstructionPhase	NumDays	200.00	168.00
tblConstructionPhase	NumDays	200.00	310.00
tblConstructionPhase	NumDays	10.00	127.00
tblConstructionPhase	NumDays	10.00	110.00
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
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblGrading	AcresOfGrading	2.00	4.00
tblGrading	AcresOfGrading	2.00	1.88
tblGrading	MaterialExported	0.00	95,000.00
tblGrading	MaterialExported	0.00	200.00
tblLandUse	LotAcreage	3.83	1.63
tblOffRoadEquipment	HorsePower	158.00	701.00
tblOffRoadEquipment	UsageHours	6.00	8.00

Culver Crossing B1 - Los Angeles-South Coast County, Summer

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

tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblTripsAndVMT	HaulingTripNumber	86.00	0.00
tblTripsAndVMT	HaulingTripNumber	25.00	0.00
tblTripsAndVMT	HaulingTripNumber	11,875.00	0.00
tblTripsAndVMT	VendorTripNumber	27.00	0.00
tblTripsAndVMT	VendorTripNumber	27.00	0.00
tblTripsAndVMT	WorkerTripNumber	28.00	0.00
tblTripsAndVMT	WorkerTripNumber	13.00	0.00
tblTripsAndVMT	WorkerTripNumber	18.00	0.00
tblTripsAndVMT	WorkerTripNumber	8.00	0.00
tblTripsAndVMT	WorkerTripNumber	53.00	0.00
tblTripsAndVMT	WorkerTripNumber	53.00	0.00
tblTripsAndVMT	WorkerTripNumber	18.00	0.00
tblTripsAndVMT	WorkerTripNumber	11.00	0.00

2.0 Emissions Summary

Culver Crossing B1 - 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	8.2327	57.1155	53.9190	0.1134	0.8131	2.4288	2.4288	0.1200	2.4026	2.4026	0.0000	9,023.609 4	9,023.609 4	2.8149	0.0000	9,048.204 1
2024	17.3116	55.8248	53.8294	0.1134	0.0000	2.3126	2.3126	0.0000	2.2891	2.2891	0.0000	9,023.597 5	9,023.597 5	0.9770	0.0000	9,048.022 0
Maximum	17.3116	57.1155	53.9190	0.1134	0.8131	2.4288	2.4288	0.1200	2.4026	2.4026	0.0000	9,023.609 4	9,023.609 4	2.8149	0.0000	9,048.204 1

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	8.2327	57.1155	53.9190	0.1134	0.3171	2.4288	2.4288	0.0468	2.4026	2.4026	0.0000	9,023.609 4	9,023.609 4	2.8149	0.0000	9,048.204 1
2024	17.3116	55.8248	53.8294	0.1134	0.0000	2.3126	2.3126	0.0000	2.2891	2.2891	0.0000	9,023.597 5	9,023.597 5	0.9770	0.0000	9,048.022 0
Maximum	17.3116	57.1155	53.9190	0.1134	0.3171	2.4288	2.4288	0.0468	2.4026	2.4026	0.0000	9,023.609 4	9,023.609 4	2.8149	0.0000	9,048.204 1

Culver Crossing B1 - 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	3.7323	1.5000e-004	0.0170	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0366	0.0366	1.0000e-004		0.0389
Energy	0.0509	0.4625	0.3885	2.7700e-003		0.0352	0.0352		0.0352	0.0352		554.9621	554.9621	0.0106	0.0102	558.2600
Mobile	4.7572	4.7548	47.6929	0.1057	11.0320	0.0751	11.1071	2.9386	0.0698	3.0084		10,774.1626	10,774.1626	0.7079	0.4350	10,921.4885
Total	8.5404	5.2174	48.0984	0.1085	11.0320	0.1104	11.1423	2.9386	0.1050	3.0436		11,329.1613	11,329.1613	0.7186	0.4452	11,479.7874

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.7323	1.5000e-004	0.0170	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0366	0.0366	1.0000e-004		0.0389
Energy	0.0509	0.4625	0.3885	2.7700e-003		0.0352	0.0352		0.0352	0.0352		554.9621	554.9621	0.0106	0.0102	558.2600
Mobile	4.7572	4.7548	47.6929	0.1057	11.0320	0.0751	11.1071	2.9386	0.0698	3.0084		10,774.1626	10,774.1626	0.7079	0.4350	10,921.4885
Total	8.5404	5.2174	48.0984	0.1085	11.0320	0.1104	11.1423	2.9386	0.1050	3.0436		11,329.1613	11,329.1613	0.7186	0.4452	11,479.7874

Culver Crossing B1 - 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	Demolition	Demolition	2/16/2023	3/16/2023	6	25	
2	Site Preparation	Site Preparation	3/1/2023	4/1/2023	6	28	
3	Grading/Excavation	Grading	3/17/2023	6/23/2023	6	85	
4	Drainage/Utilities/Trenching	Trenching	6/24/2023	7/25/2023	6	27	
5	Foundations/Concrete Pours	Building Construction	7/26/2023	2/6/2024	6	168	
6	Building Construction	Building Construction	12/26/2023	12/20/2024	6	310	
7	Paving	Paving	6/15/2024	11/9/2024	6	127	
8	Architectural Coating	Architectural Coating	7/5/2024	11/9/2024	6	110	

Acres of Grading (Site Preparation Phase): 1.88

Acres of Grading (Grading Phase): 4

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 250,500; Non-Residential Outdoor: 83,500; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Air Compressors	1	8.00	78	0.48
Demolition	Crawler Tractors	1	8.00	212	0.43
Demolition	Dumpers/Tenders	1	8.00	16	0.38

Culver Crossing B1 - 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

Demolition	Excavators	1	8.00	158	0.38
Demolition	Forklifts	1	8.00	89	0.20
Demolition	Generator Sets	1	8.00	84	0.74
Demolition	Skid Steer Loaders	1	8.00	65	0.37
Demolition	Sweepers/Scrubbers	1	8.00	64	0.46
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Site Preparation	Excavators	1	8.00	158	0.38
Site Preparation	Forklifts	1	8.00	89	0.20
Site Preparation	Scrapers	1	8.00	367	0.48
Site Preparation	Sweepers/Scrubbers	1	8.00	64	0.46
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading/Excavation	Bore/Drill Rigs	2	8.00	221	0.50
Grading/Excavation	Crawler Tractors	1	8.00	212	0.43
Grading/Excavation	Excavators	2	8.00	158	0.38
Grading/Excavation	Excavators	1	8.00	701	0.38
Grading/Excavation	Sweepers/Scrubbers	1	8.00	64	0.46
Drainage/Utilities/Trenching	Forklifts	1	8.00	89	0.20
Drainage/Utilities/Trenching	Skid Steer Loaders	1	8.00	65	0.37
Drainage/Utilities/Trenching	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Foundations/Concrete Pours	Cement and Mortar Mixers	102	8.00	9	0.56
Foundations/Concrete Pours	Pumps	2	8.00	84	0.74
Building Construction	Air Compressors	1	8.00	78	0.48
Building Construction	Cement and Mortar Mixers	1	8.00	9	0.56
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	1	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Pumps	1	8.00	84	0.74
Building Construction	Sweepers/Scrubbers	1	8.00	64	0.46
Paving	Crushing/Proc. Equipment	1	8.00	85	0.78

Culver Crossing B1 - 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

Paving	Dumpers/Tenders	1	8.00	16	0.38
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	1	8.00	80	0.38
Paving	Signal Boards	1	8.00	6	0.82
Paving	Sweepers/Scrubbers	1	8.00	64	0.46
Architectural Coating	Air Compressors	1	8.00	78	0.48
Architectural Coating	Generator Sets	1	8.00	84	0.74

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	11	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	5	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading/Excavation	7	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Drainage/Utilities/Trenching	3	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Foundations/Concrete Pours	104	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	2	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Alternative Fuel for Construction Equipment

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

Culver Crossing B1 - 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 On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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					0.7411	0.0000	0.7411	0.1122	0.0000	0.1122			0.0000			0.0000
Off-Road	2.0715	19.7279	22.9791	0.0398		0.9394	0.9394		0.8835	0.8835		3,817.0393	3,817.0393	0.9483		3,840.7475
Total	2.0715	19.7279	22.9791	0.0398	0.7411	0.9394	1.6805	0.1122	0.8835	0.9957		3,817.0393	3,817.0393	0.9483		3,840.7475

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

Culver Crossing B1 - 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 On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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					0.2890	0.0000	0.2890	0.0438	0.0000	0.0438			0.0000			0.0000
Off-Road	2.0715	19.7279	22.9791	0.0398		0.9394	0.9394		0.8835	0.8835	0.0000	3,817.0393	3,817.0393	0.9483		3,840.7475
Total	2.0715	19.7279	22.9791	0.0398	0.2890	0.9394	1.2284	0.0438	0.8835	0.9272	0.0000	3,817.0393	3,817.0393	0.9483		3,840.7475

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

Culver Crossing B1 - 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 On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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					0.0720	0.0000	0.0720	7.8100e-003	0.0000	7.8100e-003			0.0000			0.0000
Off-Road	1.4114	14.0333	14.6895	0.0275		0.6445	0.6445		0.5930	0.5930		2,666.018 ₂	2,666.018 ₂	0.8622		2,687.574 ₃
Total	1.4114	14.0333	14.6895	0.0275	0.0720	0.6445	0.7165	7.8100e-003	0.5930	0.6008		2,666.018₂	2,666.018₂	0.8622		2,687.574₃

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

Culver Crossing B1 - 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 On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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					0.0281	0.0000	0.0281	3.0500e-003	0.0000	3.0500e-003			0.0000			0.0000
Off-Road	1.4114	14.0333	14.6895	0.0275		0.6445	0.6445		0.5930	0.5930	0.0000	2,666.018 ₂	2,666.018 ₂	0.8622		2,687.574 ₃
Total	1.4114	14.0333	14.6895	0.0275	0.0281	0.6445	0.6726	3.0500e-003	0.5930	0.5960	0.0000	2,666.018₂	2,666.018₂	0.8622		2,687.574₃

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

Culver Crossing B1 - 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/Excavation - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.1763	0.0000	0.1763	0.0245	0.0000	0.0245			0.0000			0.0000
Off-Road	2.1099	19.4503	20.0617	0.0624		0.7944	0.7944		0.7308	0.7308		6,037.4020	6,037.4020	1.9526		6,086.2174
Total	2.1099	19.4503	20.0617	0.0624	0.1763	0.7944	0.9707	0.0245	0.7308	0.7553		6,037.4020	6,037.4020	1.9526		6,086.2174

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

Culver Crossing B1 - 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/Excavation - 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	lb/day										lb/day					
Fugitive Dust					0.0688	0.0000	0.0688	9.5700e-003	0.0000	9.5700e-003			0.0000			0.0000
Off-Road	2.1099	19.4503	20.0617	0.0624		0.7944	0.7944		0.7308	0.7308	0.0000	6,037.4020	6,037.4020	1.9526		6,086.2174
Total	2.1099	19.4503	20.0617	0.0624	0.0688	0.7944	0.8631	9.5700e-003	0.7308	0.7404	0.0000	6,037.4020	6,037.4020	1.9526		6,086.2174

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

Culver Crossing B1 - 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 Drainage/Utilities/Trenching - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.3190	3.3600	4.7615	6.7200e-003		0.1644	0.1644		0.1512	0.1512		650.0936	650.0936	0.2103		655.3499
Total	0.3190	3.3600	4.7615	6.7200e-003		0.1644	0.1644		0.1512	0.1512		650.0936	650.0936	0.2103		655.3499

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

Culver Crossing B1 - 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 Drainage/Utilities/Trenching - 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	lb/day										lb/day					
Off-Road	0.3190	3.3600	4.7615	6.7200e-003		0.1644	0.1644		0.1512	0.1512	0.0000	650.0936	650.0936	0.2103		655.3499
Total	0.3190	3.3600	4.7615	6.7200e-003		0.1644	0.1644		0.1512	0.1512	0.0000	650.0936	650.0936	0.2103		655.3499

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

Culver Crossing B1 - 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 Foundations/Concrete Pours - 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	6.6488	43.0605	38.9034	0.0857		1.7295	1.7295		1.7295	1.7295		6,398.7334	6,398.7334	0.5920		6,413.5322
Total	6.6488	43.0605	38.9034	0.0857		1.7295	1.7295		1.7295	1.7295		6,398.7334	6,398.7334	0.5920		6,413.5322

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

Culver Crossing B1 - 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 Foundations/Concrete Pours - 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	lb/day										lb/day					
Off-Road	6.6488	43.0605	38.9034	0.0857		1.7295	1.7295		1.7295	1.7295	0.0000	6,398.733 4	6,398.733 4	0.5920		6,413.532 2
Total	6.6488	43.0605	38.9034	0.0857		1.7295	1.7295		1.7295	1.7295	0.0000	6,398.733 4	6,398.733 4	0.5920		6,413.532 2

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

Culver Crossing B1 - 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 Foundations/Concrete Pours - 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	6.6049	42.7118	38.8924	0.0857		1.6944	1.6944		1.6944	1.6944		6,398.7334	6,398.7334	0.5898		6,413.4774
Total	6.6049	42.7118	38.8924	0.0857		1.6944	1.6944		1.6944	1.6944		6,398.7334	6,398.7334	0.5898		6,413.4774

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

Culver Crossing B1 - 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 Foundations/Concrete Pours - 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	lb/day										lb/day					
Off-Road	6.6049	42.7118	38.8924	0.0857		1.6944	1.6944		1.6944	1.6944	0.0000	6,398.7334	6,398.7334	0.5898		6,413.4774
Total	6.6049	42.7118	38.8924	0.0857		1.6944	1.6944		1.6944	1.6944	0.0000	6,398.7334	6,398.7334	0.5898		6,413.4774

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

Culver Crossing B1 - 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 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	1.5840	14.0550	15.0156	0.0277		0.6993	0.6993		0.6731	0.6731		2,624.8760	2,624.8760	0.3918		2,634.6719
Total	1.5840	14.0550	15.0156	0.0277		0.6993	0.6993		0.6731	0.6731		2,624.8760	2,624.8760	0.3918		2,634.6719

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

Culver Crossing B1 - 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 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	lb/day										lb/day					
Off-Road	1.5840	14.0550	15.0156	0.0277		0.6993	0.6993		0.6731	0.6731	0.0000	2,624.8760	2,624.8760	0.3918		2,634.6719
Total	1.5840	14.0550	15.0156	0.0277		0.6993	0.6993		0.6731	0.6731	0.0000	2,624.8760	2,624.8760	0.3918		2,634.6719

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

Culver Crossing B1 - 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 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	1.4890	13.1130	14.9370	0.0277		0.6183	0.6183		0.5947	0.5947		2,624.864 1	2,624.864 1	0.3872		2,634.544 7
Total	1.4890	13.1130	14.9370	0.0277		0.6183	0.6183		0.5947	0.5947		2,624.864 1	2,624.864 1	0.3872		2,634.544 7

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

Culver Crossing B1 - 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 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	lb/day										lb/day					
Off-Road	1.4890	13.1130	14.9370	0.0277		0.6183	0.6183		0.5947	0.5947	0.0000	2,624.864 1	2,624.864 1	0.3872		2,634.544 7
Total	1.4890	13.1130	14.9370	0.0277		0.6183	0.6183		0.5947	0.5947	0.0000	2,624.864 1	2,624.864 1	0.3872		2,634.544 7

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

Culver Crossing B1 - 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

3.8 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	1.2229	9.9886	14.1053	0.0224		0.4943	0.4943		0.4678	0.4678		2,124.7340	2,124.7340	0.4857		2,136.8760
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.2229	9.9886	14.1053	0.0224		0.4943	0.4943		0.4678	0.4678		2,124.7340	2,124.7340	0.4857		2,136.8760

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

Culver Crossing B1 - 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

3.8 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	lb/day										lb/day					
Off-Road	1.2229	9.9886	14.1053	0.0224		0.4943	0.4943		0.4678	0.4678	0.0000	2,124.7340	2,124.7340	0.4857		2,136.8760
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.2229	9.9886	14.1053	0.0224		0.4943	0.4943		0.4678	0.4678	0.0000	2,124.7340	2,124.7340	0.4857		2,136.8760

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

Culver Crossing B1 - 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

3.9 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	14.0736					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.5261	4.1696	6.0774	0.0105		0.1920	0.1920		0.1920	0.1920		998.2986	998.2986	0.0464		999.4573
Total	14.5996	4.1696	6.0774	0.0105		0.1920	0.1920		0.1920	0.1920		998.2986	998.2986	0.0464		999.4573

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

Culver Crossing B1 - 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

3.9 Architectural Coating - 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	lb/day										lb/day					
Archit. Coating	14.0736					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.5261	4.1696	6.0774	0.0105		0.1920	0.1920		0.1920	0.1920	0.0000	998.2986	998.2986	0.0464		999.4573
Total	14.5996	4.1696	6.0774	0.0105		0.1920	0.1920		0.1920	0.1920	0.0000	998.2986	998.2986	0.0464		999.4573

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

Culver Crossing B1 - 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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	4.7572	4.7548	47.6929	0.1057	11.0320	0.0751	11.1071	2.9386	0.0698	3.0084		10,774.16 26	10,774.16 26	0.7079	0.4350	10,921.48 85
Unmitigated	4.7572	4.7548	47.6929	0.1057	11.0320	0.0751	11.1071	2.9386	0.0698	3.0084		10,774.16 26	10,774.16 26	0.7079	0.4350	10,921.48 85

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Office Building	1,626.58	369.07	116.90	3,966,479	3,966,479
Total	1,626.58	369.07	116.90	3,966,479	3,966,479

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

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

Culver Crossing B1 - 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

5.0 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	0.0509	0.4625	0.3885	2.7700e-003		0.0352	0.0352		0.0352	0.0352		554.9621	554.9621	0.0106	0.0102	558.2600
NaturalGas Unmitigated	0.0509	0.4625	0.3885	2.7700e-003		0.0352	0.0352		0.0352	0.0352		554.9621	554.9621	0.0106	0.0102	558.2600

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	4717.18	0.0509	0.4625	0.3885	2.7700e-003		0.0352	0.0352		0.0352	0.0352		554.9621	554.9621	0.0106	0.0102	558.2600
Total		0.0509	0.4625	0.3885	2.7700e-003		0.0352	0.0352		0.0352	0.0352		554.9621	554.9621	0.0106	0.0102	558.2600

Culver Crossing B1 - 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	4.71718	0.0509	0.4625	0.3885	2.7700e-003		0.0352	0.0352		0.0352	0.0352		554.9621	554.9621	0.0106	0.0102	558.2600
Total		0.0509	0.4625	0.3885	2.7700e-003		0.0352	0.0352		0.0352	0.0352		554.9621	554.9621	0.0106	0.0102	558.2600

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.7323	1.5000e-004	0.0170	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0366	0.0366	1.0000e-004		0.0389
Unmitigated	3.7323	1.5000e-004	0.0170	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0366	0.0366	1.0000e-004		0.0389

Culver Crossing B1 - 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

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	0.4241					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.3066					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.5700e-003	1.5000e-004	0.0170	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0366	0.0366	1.0000e-004		0.0389
Total	3.7323	1.5000e-004	0.0170	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0366	0.0366	1.0000e-004		0.0389

Culver Crossing B1 - 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	0.4241					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.3066					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.5700e-003	1.5000e-004	0.0170	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0366	0.0366	1.0000e-004		0.0389
Total	3.7323	1.5000e-004	0.0170	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0366	0.0366	1.0000e-004		0.0389

7.0 Water Detail

7.1 Mitigation Measures Water

Culver Crossing B1 - 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
----------------	--------	-----------	-----------	-------------	-------------	-----------

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
----------------	--------

11.0 Vegetation

Culver Crossing B1 - 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

Culver Crossing B1
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	167.00	1000sqft	1.63	167,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	11			Operational Year	2024
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 -

Land Use - Provided by client.

Construction Phase - Provided by client.

Off-road Equipment - Provided by client.

Off-road Equipment - Provided by client.

Off-road Equipment - Provided by client.

Off-road Equipment - Provided by client.

Off-road Equipment - Provided by client.

Off-road Equipment - Provided by client.

Off-road Equipment - Provided by client.

Off-road Equipment - Provided by client.

Trips and VMT - Calculated using EMFAC 2021 outside of CalEEMod.

Culver Crossing B1 - 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

Demolition -

Grading - CalEEMod generated.

Construction Off-road Equipment Mitigation - Provided by client.

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstEquipMitigation	FuelType	Diesel	Electrical
tblConstructionPhase	NumDays	20.00	25.00
tblConstructionPhase	NumDays	2.00	28.00
tblConstructionPhase	NumDays	4.00	85.00
tblConstructionPhase	NumDays	200.00	168.00
tblConstructionPhase	NumDays	200.00	310.00
tblConstructionPhase	NumDays	10.00	127.00
tblConstructionPhase	NumDays	10.00	110.00
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
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblGrading	AcresOfGrading	2.00	4.00
tblGrading	AcresOfGrading	2.00	1.88
tblGrading	MaterialExported	0.00	95,000.00
tblGrading	MaterialExported	0.00	200.00
tblLandUse	LotAcreage	3.83	1.63
tblOffRoadEquipment	HorsePower	158.00	701.00
tblOffRoadEquipment	UsageHours	6.00	8.00

Culver Crossing B1 - 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

tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblTripsAndVMT	HaulingTripNumber	86.00	0.00
tblTripsAndVMT	HaulingTripNumber	25.00	0.00
tblTripsAndVMT	HaulingTripNumber	11,875.00	0.00
tblTripsAndVMT	VendorTripNumber	27.00	0.00
tblTripsAndVMT	VendorTripNumber	27.00	0.00
tblTripsAndVMT	WorkerTripNumber	28.00	0.00
tblTripsAndVMT	WorkerTripNumber	13.00	0.00
tblTripsAndVMT	WorkerTripNumber	18.00	0.00
tblTripsAndVMT	WorkerTripNumber	8.00	0.00
tblTripsAndVMT	WorkerTripNumber	53.00	0.00
tblTripsAndVMT	WorkerTripNumber	53.00	0.00
tblTripsAndVMT	WorkerTripNumber	18.00	0.00
tblTripsAndVMT	WorkerTripNumber	11.00	0.00

2.0 Emissions Summary

Culver Crossing B1 - 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	8.2327	57.1155	53.9190	0.1134	0.8131	2.4288	2.4288	0.1200	2.4026	2.4026	0.0000	9,023.609 4	9,023.609 4	2.8149	0.0000	9,048.204 1
2024	17.3116	55.8248	53.8294	0.1134	0.0000	2.3126	2.3126	0.0000	2.2891	2.2891	0.0000	9,023.597 5	9,023.597 5	0.9770	0.0000	9,048.022 0
Maximum	17.3116	57.1155	53.9190	0.1134	0.8131	2.4288	2.4288	0.1200	2.4026	2.4026	0.0000	9,023.609 4	9,023.609 4	2.8149	0.0000	9,048.204 1

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	8.2327	57.1155	53.9190	0.1134	0.3171	2.4288	2.4288	0.0468	2.4026	2.4026	0.0000	9,023.609 4	9,023.609 4	2.8149	0.0000	9,048.204 1
2024	17.3116	55.8248	53.8294	0.1134	0.0000	2.3126	2.3126	0.0000	2.2891	2.2891	0.0000	9,023.597 5	9,023.597 5	0.9770	0.0000	9,048.022 0
Maximum	17.3116	57.1155	53.9190	0.1134	0.3171	2.4288	2.4288	0.0468	2.4026	2.4026	0.0000	9,023.609 4	9,023.609 4	2.8149	0.0000	9,048.204 1

Culver Crossing B1 - 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	3.7323	1.5000e-004	0.0170	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0366	0.0366	1.0000e-004		0.0389
Energy	0.0509	0.4625	0.3885	2.7700e-003		0.0352	0.0352		0.0352	0.0352		554.9621	554.9621	0.0106	0.0102	558.2600
Mobile	4.6706	5.1345	46.7134	0.1012	11.0320	0.0752	11.1072	2.9386	0.0698	3.0084		10,318.5172	10,318.5172	0.7283	0.4542	10,472.0838
Total	8.4537	5.5971	47.1189	0.1040	11.0320	0.1104	11.1424	2.9386	0.1050	3.0436		10,873.5158	10,873.5158	0.7390	0.4644	11,030.3828

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.7323	1.5000e-004	0.0170	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0366	0.0366	1.0000e-004		0.0389
Energy	0.0509	0.4625	0.3885	2.7700e-003		0.0352	0.0352		0.0352	0.0352		554.9621	554.9621	0.0106	0.0102	558.2600
Mobile	4.6706	5.1345	46.7134	0.1012	11.0320	0.0752	11.1072	2.9386	0.0698	3.0084		10,318.5172	10,318.5172	0.7283	0.4542	10,472.0838
Total	8.4537	5.5971	47.1189	0.1040	11.0320	0.1104	11.1424	2.9386	0.1050	3.0436		10,873.5158	10,873.5158	0.7390	0.4644	11,030.3828

Culver Crossing B1 - 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	Demolition	Demolition	2/16/2023	3/16/2023	6	25	
2	Site Preparation	Site Preparation	3/1/2023	4/1/2023	6	28	
3	Grading/Excavation	Grading	3/17/2023	6/23/2023	6	85	
4	Drainage/Utilities/Trenching	Trenching	6/24/2023	7/25/2023	6	27	
5	Foundations/Concrete Pours	Building Construction	7/26/2023	2/6/2024	6	168	
6	Building Construction	Building Construction	12/26/2023	12/20/2024	6	310	
7	Paving	Paving	6/15/2024	11/9/2024	6	127	
8	Architectural Coating	Architectural Coating	7/5/2024	11/9/2024	6	110	

Acres of Grading (Site Preparation Phase): 1.88

Acres of Grading (Grading Phase): 4

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 250,500; Non-Residential Outdoor: 83,500; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Air Compressors	1	8.00	78	0.48
Demolition	Crawler Tractors	1	8.00	212	0.43
Demolition	Dumpers/Tenders	1	8.00	16	0.38

Culver Crossing B1 - 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

Demolition	Excavators	1	8.00	158	0.38
Demolition	Forklifts	1	8.00	89	0.20
Demolition	Generator Sets	1	8.00	84	0.74
Demolition	Skid Steer Loaders	1	8.00	65	0.37
Demolition	Sweepers/Scrubbers	1	8.00	64	0.46
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Site Preparation	Excavators	1	8.00	158	0.38
Site Preparation	Forklifts	1	8.00	89	0.20
Site Preparation	Scrapers	1	8.00	367	0.48
Site Preparation	Sweepers/Scrubbers	1	8.00	64	0.46
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading/Excavation	Bore/Drill Rigs	2	8.00	221	0.50
Grading/Excavation	Crawler Tractors	1	8.00	212	0.43
Grading/Excavation	Excavators	2	8.00	158	0.38
Grading/Excavation	Excavators	1	8.00	701	0.38
Grading/Excavation	Sweepers/Scrubbers	1	8.00	64	0.46
Drainage/Utilities/Trenching	Forklifts	1	8.00	89	0.20
Drainage/Utilities/Trenching	Skid Steer Loaders	1	8.00	65	0.37
Drainage/Utilities/Trenching	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Foundations/Concrete Pours	Cement and Mortar Mixers	102	8.00	9	0.56
Foundations/Concrete Pours	Pumps	2	8.00	84	0.74
Building Construction	Air Compressors	1	8.00	78	0.48
Building Construction	Cement and Mortar Mixers	1	8.00	9	0.56
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	1	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Pumps	1	8.00	84	0.74
Building Construction	Sweepers/Scrubbers	1	8.00	64	0.46
Paving	Crushing/Proc. Equipment	1	8.00	85	0.78

Culver Crossing B1 - 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

Paving	Dumpers/Tenders	1	8.00	16	0.38
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	1	8.00	80	0.38
Paving	Signal Boards	1	8.00	6	0.82
Paving	Sweepers/Scrubbers	1	8.00	64	0.46
Architectural Coating	Air Compressors	1	8.00	78	0.48
Architectural Coating	Generator Sets	1	8.00	84	0.74

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	11	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	5	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading/Excavation	7	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Drainage/Utilities/Trenching	3	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Foundations/Concrete Pours	104	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	2	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Alternative Fuel for Construction Equipment

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

Culver Crossing B1 - 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 On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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					0.7411	0.0000	0.7411	0.1122	0.0000	0.1122			0.0000			0.0000
Off-Road	2.0715	19.7279	22.9791	0.0398		0.9394	0.9394		0.8835	0.8835		3,817.0393	3,817.0393	0.9483		3,840.7475
Total	2.0715	19.7279	22.9791	0.0398	0.7411	0.9394	1.6805	0.1122	0.8835	0.9957		3,817.0393	3,817.0393	0.9483		3,840.7475

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

Culver Crossing B1 - 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 On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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					0.2890	0.0000	0.2890	0.0438	0.0000	0.0438			0.0000			0.0000
Off-Road	2.0715	19.7279	22.9791	0.0398		0.9394	0.9394		0.8835	0.8835	0.0000	3,817.039 3	3,817.039 3	0.9483		3,840.747 5
Total	2.0715	19.7279	22.9791	0.0398	0.2890	0.9394	1.2284	0.0438	0.8835	0.9272	0.0000	3,817.039 3	3,817.039 3	0.9483		3,840.747 5

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

Culver Crossing B1 - 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 On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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					0.0720	0.0000	0.0720	7.8100e-003	0.0000	7.8100e-003			0.0000			0.0000
Off-Road	1.4114	14.0333	14.6895	0.0275		0.6445	0.6445		0.5930	0.5930		2,666.018 ₂	2,666.018 ₂	0.8622		2,687.574 ₃
Total	1.4114	14.0333	14.6895	0.0275	0.0720	0.6445	0.7165	7.8100e-003	0.5930	0.6008		2,666.018₂	2,666.018₂	0.8622		2,687.574₃

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

Culver Crossing B1 - 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 On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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					0.0281	0.0000	0.0281	3.0500e-003	0.0000	3.0500e-003			0.0000			0.0000
Off-Road	1.4114	14.0333	14.6895	0.0275		0.6445	0.6445		0.5930	0.5930	0.0000	2,666.018 ₂	2,666.018 ₂	0.8622		2,687.574 ₃
Total	1.4114	14.0333	14.6895	0.0275	0.0281	0.6445	0.6726	3.0500e-003	0.5930	0.5960	0.0000	2,666.018₂	2,666.018₂	0.8622		2,687.574₃

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

Culver Crossing B1 - 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/Excavation - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.1763	0.0000	0.1763	0.0245	0.0000	0.0245			0.0000			0.0000
Off-Road	2.1099	19.4503	20.0617	0.0624		0.7944	0.7944		0.7308	0.7308		6,037.4020	6,037.4020	1.9526		6,086.2174
Total	2.1099	19.4503	20.0617	0.0624	0.1763	0.7944	0.9707	0.0245	0.7308	0.7553		6,037.4020	6,037.4020	1.9526		6,086.2174

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

Culver Crossing B1 - 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/Excavation - 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	lb/day										lb/day					
Fugitive Dust					0.0688	0.0000	0.0688	9.5700e-003	0.0000	9.5700e-003			0.0000			0.0000
Off-Road	2.1099	19.4503	20.0617	0.0624		0.7944	0.7944		0.7308	0.7308	0.0000	6,037.4020	6,037.4020	1.9526		6,086.2174
Total	2.1099	19.4503	20.0617	0.0624	0.0688	0.7944	0.8631	9.5700e-003	0.7308	0.7404	0.0000	6,037.4020	6,037.4020	1.9526		6,086.2174

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

Culver Crossing B1 - 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 Drainage/Utilities/Trenching - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.3190	3.3600	4.7615	6.7200e-003		0.1644	0.1644		0.1512	0.1512		650.0936	650.0936	0.2103		655.3499
Total	0.3190	3.3600	4.7615	6.7200e-003		0.1644	0.1644		0.1512	0.1512		650.0936	650.0936	0.2103		655.3499

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

Culver Crossing B1 - 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 Drainage/Utilities/Trenching - 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	lb/day										lb/day					
Off-Road	0.3190	3.3600	4.7615	6.7200e-003		0.1644	0.1644		0.1512	0.1512	0.0000	650.0936	650.0936	0.2103		655.3499
Total	0.3190	3.3600	4.7615	6.7200e-003		0.1644	0.1644		0.1512	0.1512	0.0000	650.0936	650.0936	0.2103		655.3499

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

Culver Crossing B1 - 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 Foundations/Concrete Pours - 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	6.6488	43.0605	38.9034	0.0857		1.7295	1.7295		1.7295	1.7295		6,398.7334	6,398.7334	0.5920		6,413.5322
Total	6.6488	43.0605	38.9034	0.0857		1.7295	1.7295		1.7295	1.7295		6,398.7334	6,398.7334	0.5920		6,413.5322

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

Culver Crossing B1 - 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 Foundations/Concrete Pours - 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	lb/day										lb/day					
Off-Road	6.6488	43.0605	38.9034	0.0857		1.7295	1.7295		1.7295	1.7295	0.0000	6,398.733 4	6,398.733 4	0.5920		6,413.532 2
Total	6.6488	43.0605	38.9034	0.0857		1.7295	1.7295		1.7295	1.7295	0.0000	6,398.733 4	6,398.733 4	0.5920		6,413.532 2

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

Culver Crossing B1 - 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 Foundations/Concrete Pours - 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	6.6049	42.7118	38.8924	0.0857		1.6944	1.6944		1.6944	1.6944		6,398.7334	6,398.7334	0.5898		6,413.4774
Total	6.6049	42.7118	38.8924	0.0857		1.6944	1.6944		1.6944	1.6944		6,398.7334	6,398.7334	0.5898		6,413.4774

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

Culver Crossing B1 - 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 Foundations/Concrete Pours - 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	lb/day										lb/day					
Off-Road	6.6049	42.7118	38.8924	0.0857		1.6944	1.6944		1.6944	1.6944	0.0000	6,398.7334	6,398.7334	0.5898		6,413.4774
Total	6.6049	42.7118	38.8924	0.0857		1.6944	1.6944		1.6944	1.6944	0.0000	6,398.7334	6,398.7334	0.5898		6,413.4774

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

Culver Crossing B1 - 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 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	1.5840	14.0550	15.0156	0.0277		0.6993	0.6993		0.6731	0.6731		2,624.8760	2,624.8760	0.3918		2,634.6719
Total	1.5840	14.0550	15.0156	0.0277		0.6993	0.6993		0.6731	0.6731		2,624.8760	2,624.8760	0.3918		2,634.6719

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

Culver Crossing B1 - 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 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	lb/day										lb/day					
Off-Road	1.5840	14.0550	15.0156	0.0277		0.6993	0.6993		0.6731	0.6731	0.0000	2,624.8760	2,624.8760	0.3918		2,634.6719
Total	1.5840	14.0550	15.0156	0.0277		0.6993	0.6993		0.6731	0.6731	0.0000	2,624.8760	2,624.8760	0.3918		2,634.6719

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

Culver Crossing B1 - 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 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	1.4890	13.1130	14.9370	0.0277		0.6183	0.6183		0.5947	0.5947		2,624.864 1	2,624.864 1	0.3872		2,634.544 7
Total	1.4890	13.1130	14.9370	0.0277		0.6183	0.6183		0.5947	0.5947		2,624.864 1	2,624.864 1	0.3872		2,634.544 7

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

Culver Crossing B1 - 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 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	lb/day										lb/day					
Off-Road	1.4890	13.1130	14.9370	0.0277		0.6183	0.6183		0.5947	0.5947	0.0000	2,624.864 1	2,624.864 1	0.3872		2,634.544 7
Total	1.4890	13.1130	14.9370	0.0277		0.6183	0.6183		0.5947	0.5947	0.0000	2,624.864 1	2,624.864 1	0.3872		2,634.544 7

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

Culver Crossing B1 - 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

3.8 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	1.2229	9.9886	14.1053	0.0224		0.4943	0.4943		0.4678	0.4678		2,124.7340	2,124.7340	0.4857		2,136.8760
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.2229	9.9886	14.1053	0.0224		0.4943	0.4943		0.4678	0.4678		2,124.7340	2,124.7340	0.4857		2,136.8760

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

Culver Crossing B1 - 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

3.8 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	lb/day										lb/day					
Off-Road	1.2229	9.9886	14.1053	0.0224		0.4943	0.4943		0.4678	0.4678	0.0000	2,124.7340	2,124.7340	0.4857		2,136.8760
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.2229	9.9886	14.1053	0.0224		0.4943	0.4943		0.4678	0.4678	0.0000	2,124.7340	2,124.7340	0.4857		2,136.8760

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

Culver Crossing B1 - 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

3.9 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	14.0736					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.5261	4.1696	6.0774	0.0105		0.1920	0.1920		0.1920	0.1920		998.2986	998.2986	0.0464		999.4573
Total	14.5996	4.1696	6.0774	0.0105		0.1920	0.1920		0.1920	0.1920		998.2986	998.2986	0.0464		999.4573

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

Culver Crossing B1 - 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

3.9 Architectural Coating - 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	lb/day										lb/day					
Archit. Coating	14.0736					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.5261	4.1696	6.0774	0.0105		0.1920	0.1920		0.1920	0.1920	0.0000	998.2986	998.2986	0.0464		999.4573
Total	14.5996	4.1696	6.0774	0.0105		0.1920	0.1920		0.1920	0.1920	0.0000	998.2986	998.2986	0.0464		999.4573

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

Culver Crossing B1 - 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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	4.6706	5.1345	46.7134	0.1012	11.0320	0.0752	11.1072	2.9386	0.0698	3.0084		10,318.5172	10,318.5172	0.7283	0.4542	10,472.0838
Unmitigated	4.6706	5.1345	46.7134	0.1012	11.0320	0.0752	11.1072	2.9386	0.0698	3.0084		10,318.5172	10,318.5172	0.7283	0.4542	10,472.0838

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Office Building	1,626.58	369.07	116.90	3,966,479	3,966,479
Total	1,626.58	369.07	116.90	3,966,479	3,966,479

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

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

Culver Crossing B1 - 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

5.0 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	0.0509	0.4625	0.3885	2.7700e-003		0.0352	0.0352		0.0352	0.0352		554.9621	554.9621	0.0106	0.0102	558.2600
NaturalGas Unmitigated	0.0509	0.4625	0.3885	2.7700e-003		0.0352	0.0352		0.0352	0.0352		554.9621	554.9621	0.0106	0.0102	558.2600

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	4717.18	0.0509	0.4625	0.3885	2.7700e-003		0.0352	0.0352		0.0352	0.0352		554.9621	554.9621	0.0106	0.0102	558.2600
Total		0.0509	0.4625	0.3885	2.7700e-003		0.0352	0.0352		0.0352	0.0352		554.9621	554.9621	0.0106	0.0102	558.2600

Culver Crossing B1 - 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 - Natural Gas

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Office Building	4.71718	0.0509	0.4625	0.3885	2.7700e-003		0.0352	0.0352		0.0352	0.0352		554.9621	554.9621	0.0106	0.0102	558.2600
Total		0.0509	0.4625	0.3885	2.7700e-003		0.0352	0.0352		0.0352	0.0352		554.9621	554.9621	0.0106	0.0102	558.2600

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.7323	1.5000e-004	0.0170	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0366	0.0366	1.0000e-004		0.0389
Unmitigated	3.7323	1.5000e-004	0.0170	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0366	0.0366	1.0000e-004		0.0389

Culver Crossing B1 - 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

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	0.4241					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.3066					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.5700e-003	1.5000e-004	0.0170	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0366	0.0366	1.0000e-004		0.0389
Total	3.7323	1.5000e-004	0.0170	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0366	0.0366	1.0000e-004		0.0389

Culver Crossing B1 - 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	0.4241					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.3066					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.5700e-003	1.5000e-004	0.0170	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0366	0.0366	1.0000e-004		0.0389
Total	3.7323	1.5000e-004	0.0170	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0366	0.0366	1.0000e-004		0.0389

7.0 Water Detail

7.1 Mitigation Measures Water

Culver Crossing B1 - 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
----------------	--------	-----------	-----------	-------------	-------------	-----------

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
----------------	--------

11.0 Vegetation

Culver Crossing B1 - 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

Culver Crossing B1

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	167.00	1000sqft	1.63	167,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	11			Operational Year	2024
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 -

Land Use - Provided by client.

Construction Phase - Provided by client.

Off-road Equipment - Provided by client.

Off-road Equipment - Provided by client.

Off-road Equipment - Provided by client.

Off-road Equipment - Provided by client.

Off-road Equipment - Provided by client.

Off-road Equipment - Provided by client.

Off-road Equipment - Provided by client.

Off-road Equipment - Provided by client.

Trips and VMT - Calculated using EMFAC 2021 outside of CalEEMod.

Culver Crossing B1 - 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

Demolition -

Grading - CalEEMod generated.

Construction Off-road Equipment Mitigation - Provided by client.

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstEquipMitigation	FuelType	Diesel	Electrical
tblConstructionPhase	NumDays	20.00	25.00
tblConstructionPhase	NumDays	2.00	28.00
tblConstructionPhase	NumDays	4.00	85.00
tblConstructionPhase	NumDays	200.00	168.00
tblConstructionPhase	NumDays	200.00	310.00
tblConstructionPhase	NumDays	10.00	127.00
tblConstructionPhase	NumDays	10.00	110.00
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
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblGrading	AcresOfGrading	2.00	4.00
tblGrading	AcresOfGrading	2.00	1.88
tblGrading	MaterialExported	0.00	95,000.00
tblGrading	MaterialExported	0.00	200.00
tblLandUse	LotAcreage	3.83	1.63
tblOffRoadEquipment	HorsePower	158.00	701.00
tblOffRoadEquipment	UsageHours	6.00	8.00

Culver Crossing B1 - 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

tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblTripsAndVMT	HaulingTripNumber	86.00	0.00
tblTripsAndVMT	HaulingTripNumber	25.00	0.00
tblTripsAndVMT	HaulingTripNumber	11,875.00	0.00
tblTripsAndVMT	VendorTripNumber	27.00	0.00
tblTripsAndVMT	VendorTripNumber	27.00	0.00
tblTripsAndVMT	WorkerTripNumber	28.00	0.00
tblTripsAndVMT	WorkerTripNumber	13.00	0.00
tblTripsAndVMT	WorkerTripNumber	18.00	0.00
tblTripsAndVMT	WorkerTripNumber	8.00	0.00
tblTripsAndVMT	WorkerTripNumber	53.00	0.00
tblTripsAndVMT	WorkerTripNumber	53.00	0.00
tblTripsAndVMT	WorkerTripNumber	18.00	0.00
tblTripsAndVMT	WorkerTripNumber	11.00	0.00

2.0 Emissions Summary

Culver Crossing B1 - 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					
2023	0.5957	4.2783	4.0928	9.5200e-003	0.0178	0.1761	0.1939	2.5500e-003	0.1717	0.1743	0.0000	718.5621	718.5621	0.1370	0.0000	721.9863
2024	1.2134	3.5467	4.1301	7.5900e-003	0.0000	0.1633	0.1633	0.0000	0.1581	0.1581	0.0000	628.2241	628.2241	0.0924	0.0000	630.5347
Maximum	1.2134	4.2783	4.1301	9.5200e-003	0.0178	0.1761	0.1939	2.5500e-003	0.1717	0.1743	0.0000	718.5621	718.5621	0.1370	0.0000	721.9863

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	0.5957	4.2783	4.0928	9.5200e-003	6.9300e-003	0.1761	0.1830	1.0000e-003	0.1717	0.1727	0.0000	718.5613	718.5613	0.1370	0.0000	721.9855
2024	1.2134	3.5467	4.1301	7.5900e-003	0.0000	0.1633	0.1633	0.0000	0.1581	0.1581	0.0000	628.2234	628.2234	0.0924	0.0000	630.5339
Maximum	1.2134	4.2783	4.1301	9.5200e-003	6.9300e-003	0.1761	0.1830	1.0000e-003	0.1717	0.1727	0.0000	718.5613	718.5613	0.1370	0.0000	721.9855

Culver Crossing B1 - 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
Percent Reduction	0.00	0.00	0.00	0.00	60.98	0.00	3.03	60.78	0.00	0.47	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	2-16-2023	5-15-2023	1.0372	1.0372
2	5-16-2023	8-15-2023	0.8582	0.8582
3	8-16-2023	11-15-2023	1.9600	1.9600
4	11-16-2023	2-15-2024	2.0901	2.0901
5	2-16-2024	5-15-2024	0.5632	0.5632
6	5-16-2024	8-15-2024	1.2115	1.2115
7	8-16-2024	9-30-2024	0.8789	0.8789
		Highest	2.0901	2.0901

Culver Crossing B1 - 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

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	0.6811	2.0000e-005	2.1300e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.1400e-003	4.1400e-003	1.0000e-005	0.0000	4.4200e-003
Energy	9.2800e-003	0.0844	0.0709	5.1000e-004		6.4100e-003	6.4100e-003		6.4100e-003	6.4100e-003	0.0000	462.0890	462.0890	0.0330	5.4700e-003	464.5449
Mobile	0.6326	0.7172	6.4916	0.0141	1.4902	0.0103	1.5006	0.3976	9.6000e-003	0.4072	0.0000	1,303.325 2	1,303.325 2	0.0906	0.0571	1,322.606 3
Waste						0.0000	0.0000		0.0000	0.0000	31.5265	0.0000	31.5265	1.8632	0.0000	78.1056
Water						0.0000	0.0000		0.0000	0.0000	9.4166	104.3848	113.8014	0.9760	0.0239	145.3246
Total	1.3229	0.8016	6.5646	0.0146	1.4902	0.0168	1.5070	0.3976	0.0160	0.4136	40.9431	1,869.803 2	1,910.746 3	2.9627	0.0865	2,010.585 9

Culver Crossing B1 - 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	0.6811	2.0000e-005	2.1300e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.1400e-003	4.1400e-003	1.0000e-005	0.0000	4.4200e-003
Energy	9.2800e-003	0.0844	0.0709	5.1000e-004		6.4100e-003	6.4100e-003		6.4100e-003	6.4100e-003	0.0000	462.0890	462.0890	0.0330	5.4700e-003	464.5449
Mobile	0.6326	0.7172	6.4916	0.0141	1.4902	0.0103	1.5006	0.3976	9.6000e-003	0.4072	0.0000	1,303.325 2	1,303.325 2	0.0906	0.0571	1,322.606 3
Waste						0.0000	0.0000		0.0000	0.0000	31.5265	0.0000	31.5265	1.8632	0.0000	78.1056
Water						0.0000	0.0000		0.0000	0.0000	9.4166	104.3848	113.8014	0.9760	0.0239	145.3246
Total	1.3229	0.8016	6.5646	0.0146	1.4902	0.0168	1.5070	0.3976	0.0160	0.4136	40.9431	1,869.803 2	1,910.746 3	2.9627	0.0865	2,010.585 9

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

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	2/16/2023	3/16/2023	6	25	
2	Site Preparation	Site Preparation	3/1/2023	4/1/2023	6	28	
3	Grading/Excavation	Grading	3/17/2023	6/23/2023	6	85	

Culver Crossing B1 - 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	Drainage/Utilities/Trenching	Trenching	6/24/2023	7/25/2023	6	27
5	Foundations/Concrete Pours	Building Construction	7/26/2023	2/6/2024	6	168
6	Building Construction	Building Construction	12/26/2023	12/20/2024	6	310
7	Paving	Paving	6/15/2024	11/9/2024	6	127
8	Architectural Coating	Architectural Coating	7/5/2024	11/9/2024	6	110

Acres of Grading (Site Preparation Phase): 1.88

Acres of Grading (Grading Phase): 4

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 250,500; Non-Residential Outdoor: 83,500; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Air Compressors	1	8.00	78	0.48
Demolition	Crawler Tractors	1	8.00	212	0.43
Demolition	Dumpers/Tenders	1	8.00	16	0.38
Demolition	Excavators	1	8.00	158	0.38
Demolition	Forklifts	1	8.00	89	0.20
Demolition	Generator Sets	1	8.00	84	0.74
Demolition	Skid Steer Loaders	1	8.00	65	0.37
Demolition	Sweepers/Scrubbers	1	8.00	64	0.46
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Site Preparation	Excavators	1	8.00	158	0.38
Site Preparation	Forklifts	1	8.00	89	0.20
Site Preparation	Scrapers	1	8.00	367	0.48
Site Preparation	Sweepers/Scrubbers	1	8.00	64	0.46
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading/Excavation	Bore/Drill Rigs	2	8.00	221	0.50

Culver Crossing B1 - 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

Grading/Excavation	Crawler Tractors	1	8.00	212	0.43
Grading/Excavation	Excavators	2	8.00	158	0.38
Grading/Excavation	Excavators	1	8.00	701	0.38
Grading/Excavation	Sweepers/Scrubbers	1	8.00	64	0.46
Drainage/Utilities/Trenching	Forklifts	1	8.00	89	0.20
Drainage/Utilities/Trenching	Skid Steer Loaders	1	8.00	65	0.37
Drainage/Utilities/Trenching	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Foundations/Concrete Pours	Cement and Mortar Mixers	102	8.00	9	0.56
Foundations/Concrete Pours	Pumps	2	8.00	84	0.74
Building Construction	Air Compressors	1	8.00	78	0.48
Building Construction	Cement and Mortar Mixers	1	8.00	9	0.56
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	1	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Pumps	1	8.00	84	0.74
Building Construction	Sweepers/Scrubbers	1	8.00	64	0.46
Paving	Crushing/Proc. Equipment	1	8.00	85	0.78
Paving	Dumpers/Tenders	1	8.00	16	0.38
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	1	8.00	80	0.38
Paving	Signal Boards	1	8.00	6	0.82
Paving	Sweepers/Scrubbers	1	8.00	64	0.46
Architectural Coating	Air Compressors	1	8.00	78	0.48
Architectural Coating	Generator Sets	1	8.00	84	0.74

Trips and VMT

Culver Crossing B1 - 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

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	11	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	5	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading/Excavation	7	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Drainage/Utilities/Trenching	3	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Foundations/Concrete Pours	104	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	2	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

- Use Alternative Fuel for Construction Equipment
- Water Exposed Area
- Reduce Vehicle Speed on Unpaved Roads

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					9.2600e-003	0.0000	9.2600e-003	1.4000e-003	0.0000	1.4000e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0259	0.2466	0.2872	5.0000e-004		0.0117	0.0117		0.0110	0.0110	0.0000	43.2845	43.2845	0.0108	0.0000	43.5533
Total	0.0259	0.2466	0.2872	5.0000e-004	9.2600e-003	0.0117	0.0210	1.4000e-003	0.0110	0.0124	0.0000	43.2845	43.2845	0.0108	0.0000	43.5533

Culver Crossing B1 - 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

3.2 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	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	0.0000	0.0000	0.0000	0.0000	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	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	tons/yr										MT/yr					
Fugitive Dust					3.6100e-003	0.0000	3.6100e-003	5.5000e-004	0.0000	5.5000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0259	0.2466	0.2872	5.0000e-004		0.0117	0.0117		0.0110	0.0110	0.0000	43.2845	43.2845	0.0108	0.0000	43.5533
Total	0.0259	0.2466	0.2872	5.0000e-004	3.6100e-003	0.0117	0.0154	5.5000e-004	0.0110	0.0116	0.0000	43.2845	43.2845	0.0108	0.0000	43.5533

Culver Crossing B1 - 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

3.2 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	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	0.0000	0.0000	0.0000	0.0000	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	0.0000

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					1.0100e-003	0.0000	1.0100e-003	1.1000e-004	0.0000	1.1000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0198	0.1965	0.2057	3.9000e-004		9.0200e-003	9.0200e-003		8.3000e-003	8.3000e-003	0.0000	33.8600	33.8600	0.0110	0.0000	34.1338
Total	0.0198	0.1965	0.2057	3.9000e-004	1.0100e-003	9.0200e-003	0.0100	1.1000e-004	8.3000e-003	8.4100e-003	0.0000	33.8600	33.8600	0.0110	0.0000	34.1338

Culver Crossing B1 - 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

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	0.0000	0.0000	0.0000	0.0000	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	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	tons/yr										MT/yr					
Fugitive Dust					3.9000e-004	0.0000	3.9000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0198	0.1965	0.2057	3.9000e-004		9.0200e-003	9.0200e-003		8.3000e-003	8.3000e-003	0.0000	33.8600	33.8600	0.0110	0.0000	34.1337
Total	0.0198	0.1965	0.2057	3.9000e-004	3.9000e-004	9.0200e-003	9.4100e-003	4.0000e-005	8.3000e-003	8.3400e-003	0.0000	33.8600	33.8600	0.0110	0.0000	34.1337

Culver Crossing B1 - 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 Off-Site

	ROG	NOx	CO	SO2	Fugitive 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	0.0000	0.0000	0.0000	0.0000	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	0.0000

3.4 Grading/Excavation - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					7.4900e-003	0.0000	7.4900e-003	1.0400e-003	0.0000	1.0400e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0897	0.8266	0.8526	2.6500e-003		0.0338	0.0338		0.0311	0.0311	0.0000	232.7742	232.7742	0.0753	0.0000	234.6563
Total	0.0897	0.8266	0.8526	2.6500e-003	7.4900e-003	0.0338	0.0413	1.0400e-003	0.0311	0.0321	0.0000	232.7742	232.7742	0.0753	0.0000	234.6563

Culver Crossing B1 - 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

3.4 Grading/Excavation - 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	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	0.0000	0.0000	0.0000	0.0000	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	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	tons/yr										MT/yr					
Fugitive Dust					2.9200e-003	0.0000	2.9200e-003	4.1000e-004	0.0000	4.1000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0897	0.8266	0.8526	2.6500e-003		0.0338	0.0338		0.0311	0.0311	0.0000	232.7739	232.7739	0.0753	0.0000	234.6560
Total	0.0897	0.8266	0.8526	2.6500e-003	2.9200e-003	0.0338	0.0367	4.1000e-004	0.0311	0.0315	0.0000	232.7739	232.7739	0.0753	0.0000	234.6560

Culver Crossing B1 - 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

3.4 Grading/Excavation - 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	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	0.0000	0.0000	0.0000	0.0000	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	0.0000

3.5 Drainage/Utilities/Trenching - 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	4.3100e-003	0.0454	0.0643	9.0000e-005		2.2200e-003	2.2200e-003		2.0400e-003	2.0400e-003	0.0000	7.9617	7.9617	2.5700e-003	0.0000	8.0261
Total	4.3100e-003	0.0454	0.0643	9.0000e-005		2.2200e-003	2.2200e-003		2.0400e-003	2.0400e-003	0.0000	7.9617	7.9617	2.5700e-003	0.0000	8.0261

Culver Crossing B1 - 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

3.5 Drainage/Utilities/Trenching - 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	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	0.0000	0.0000	0.0000	0.0000	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	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	tons/yr										MT/yr					
Off-Road	4.3100e-003	0.0454	0.0643	9.0000e-005		2.2200e-003	2.2200e-003		2.0400e-003	2.0400e-003	0.0000	7.9617	7.9617	2.5700e-003	0.0000	8.0261
Total	4.3100e-003	0.0454	0.0643	9.0000e-005		2.2200e-003	2.2200e-003		2.0400e-003	2.0400e-003	0.0000	7.9617	7.9617	2.5700e-003	0.0000	8.0261

Culver Crossing B1 - 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

3.5 Drainage/Utilities/Trenching - 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	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	0.0000	0.0000	0.0000	0.0000	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	0.0000

3.6 Foundations/Concrete Pours - 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	0.4521	2.9281	2.6454	5.8300e-003		0.1176	0.1176		0.1176	0.1176	0.0000	394.7287	394.7287	0.0365	0.0000	395.6416
Total	0.4521	2.9281	2.6454	5.8300e-003		0.1176	0.1176		0.1176	0.1176	0.0000	394.7287	394.7287	0.0365	0.0000	395.6416

Culver Crossing B1 - 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 Foundations/Concrete Pours - 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	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	0.0000	0.0000	0.0000	0.0000	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	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	tons/yr										MT/yr					
Off-Road	0.4521	2.9281	2.6454	5.8300e-003		0.1176	0.1176		0.1176	0.1176	0.0000	394.7282	394.7282	0.0365	0.0000	395.6411
Total	0.4521	2.9281	2.6454	5.8300e-003		0.1176	0.1176		0.1176	0.1176	0.0000	394.7282	394.7282	0.0365	0.0000	395.6411

Culver Crossing B1 - 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 Foundations/Concrete Pours - 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	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	0.0000	0.0000	0.0000	0.0000	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	0.0000

3.6 Foundations/Concrete Pours - 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	0.1057	0.6834	0.6223	1.3700e-003		0.0271	0.0271		0.0271	0.0271	0.0000	92.8773	92.8773	8.5600e-003	0.0000	93.0913
Total	0.1057	0.6834	0.6223	1.3700e-003		0.0271	0.0271		0.0271	0.0271	0.0000	92.8773	92.8773	8.5600e-003	0.0000	93.0913

Culver Crossing B1 - 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 Foundations/Concrete Pours - 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	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	0.0000	0.0000	0.0000	0.0000	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	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	tons/yr										MT/yr					
Off-Road	0.1057	0.6834	0.6223	1.3700e-003		0.0271	0.0271		0.0271	0.0271	0.0000	92.8772	92.8772	8.5600e-003	0.0000	93.0912
Total	0.1057	0.6834	0.6223	1.3700e-003		0.0271	0.0271		0.0271	0.0271	0.0000	92.8772	92.8772	8.5600e-003	0.0000	93.0912

Culver Crossing B1 - 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 Foundations/Concrete Pours - 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	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	0.0000	0.0000	0.0000	0.0000	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	0.0000

3.7 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	3.9600e-003	0.0351	0.0375	7.0000e-005		1.7500e-003	1.7500e-003		1.6800e-003	1.6800e-003	0.0000	5.9531	5.9531	8.9000e-004	0.0000	5.9753
Total	3.9600e-003	0.0351	0.0375	7.0000e-005		1.7500e-003	1.7500e-003		1.6800e-003	1.6800e-003	0.0000	5.9531	5.9531	8.9000e-004	0.0000	5.9753

Culver Crossing B1 - 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 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	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	0.0000	0.0000	0.0000	0.0000	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	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	tons/yr										MT/yr					
Off-Road	3.9600e-003	0.0351	0.0375	7.0000e-005		1.7500e-003	1.7500e-003		1.6800e-003	1.6800e-003	0.0000	5.9531	5.9531	8.9000e-004	0.0000	5.9753
Total	3.9600e-003	0.0351	0.0375	7.0000e-005		1.7500e-003	1.7500e-003		1.6800e-003	1.6800e-003	0.0000	5.9531	5.9531	8.9000e-004	0.0000	5.9753

Culver Crossing B1 - 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 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	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	0.0000	0.0000	0.0000	0.0000	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	0.0000

3.7 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	0.2271	1.9997	2.2779	4.2200e-003		0.0943	0.0943		0.0907	0.0907	0.0000	363.1386	363.1386	0.0536	0.0000	364.4779
Total	0.2271	1.9997	2.2779	4.2200e-003		0.0943	0.0943		0.0907	0.0907	0.0000	363.1386	363.1386	0.0536	0.0000	364.4779

Culver Crossing B1 - 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 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	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	0.0000	0.0000	0.0000	0.0000	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	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	tons/yr										MT/yr					
Off-Road	0.2271	1.9997	2.2779	4.2200e-003		0.0943	0.0943		0.0907	0.0907	0.0000	363.1382	363.1382	0.0536	0.0000	364.4774
Total	0.2271	1.9997	2.2779	4.2200e-003		0.0943	0.0943		0.0907	0.0907	0.0000	363.1382	363.1382	0.0536	0.0000	364.4774

Culver Crossing B1 - 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 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	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	0.0000	0.0000	0.0000	0.0000	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	0.0000

3.8 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	0.0777	0.6343	0.8957	1.4200e-003		0.0314	0.0314		0.0297	0.0297	0.0000	122.3979	122.3979	0.0280	0.0000	123.0974
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0777	0.6343	0.8957	1.4200e-003		0.0314	0.0314		0.0297	0.0297	0.0000	122.3979	122.3979	0.0280	0.0000	123.0974

Culver Crossing B1 - 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

3.8 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	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	0.0000	0.0000	0.0000	0.0000	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	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	tons/yr										MT/yr					
Off-Road	0.0777	0.6343	0.8957	1.4200e-003		0.0314	0.0314		0.0297	0.0297	0.0000	122.3978	122.3978	0.0280	0.0000	123.0972
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0777	0.6343	0.8957	1.4200e-003		0.0314	0.0314		0.0297	0.0297	0.0000	122.3978	122.3978	0.0280	0.0000	123.0972

Culver Crossing B1 - 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

3.8 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	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	0.0000	0.0000	0.0000	0.0000	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	0.0000

3.9 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.7741					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0289	0.2293	0.3343	5.8000e-004		0.0106	0.0106		0.0106	0.0106	0.0000	49.8103	49.8103	2.3100e-003	0.0000	49.8681
Total	0.8030	0.2293	0.3343	5.8000e-004		0.0106	0.0106		0.0106	0.0106	0.0000	49.8103	49.8103	2.3100e-003	0.0000	49.8681

Culver Crossing B1 - 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

3.9 Architectural Coating - 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	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	0.0000	0.0000	0.0000	0.0000	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	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	tons/yr										MT/yr					
Archit. Coating	0.7741					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0289	0.2293	0.3343	5.8000e-004		0.0106	0.0106		0.0106	0.0106	0.0000	49.8102	49.8102	2.3100e-003	0.0000	49.8680
Total	0.8030	0.2293	0.3343	5.8000e-004		0.0106	0.0106		0.0106	0.0106	0.0000	49.8102	49.8102	2.3100e-003	0.0000	49.8680

Culver Crossing B1 - 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	0.6326	0.7172	6.4916	0.0141	1.4902	0.0103	1.5006	0.3976	9.6000e-003	0.4072	0.0000	1,303.3252	1,303.3252	0.0906	0.0571	1,322.6063
Unmitigated	0.6326	0.7172	6.4916	0.0141	1.4902	0.0103	1.5006	0.3976	9.6000e-003	0.4072	0.0000	1,303.3252	1,303.3252	0.0906	0.0571	1,322.6063

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Office Building	1,626.58	369.07	116.90	3,966,479	3,966,479
Total	1,626.58	369.07	116.90	3,966,479	3,966,479

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

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

Culver Crossing B1 - 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

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	370.2088	370.2088	0.0313	3.7900e-003	372.1187
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	370.2088	370.2088	0.0313	3.7900e-003	372.1187
NaturalGas Mitigated	9.2800e-003	0.0844	0.0709	5.1000e-004		6.4100e-003	6.4100e-003		6.4100e-003	6.4100e-003	0.0000	91.8802	91.8802	1.7600e-003	1.6800e-003	92.4262
NaturalGas Unmitigated	9.2800e-003	0.0844	0.0709	5.1000e-004		6.4100e-003	6.4100e-003		6.4100e-003	6.4100e-003	0.0000	91.8802	91.8802	1.7600e-003	1.6800e-003	92.4262

Culver Crossing B1 - 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	1.72177e+006	9.2800e-003	0.0844	0.0709	5.1000e-004		6.4100e-003	6.4100e-003		6.4100e-003	6.4100e-003	0.0000	91.8802	91.8802	1.7600e-003	1.6800e-003	92.4262
Total		9.2800e-003	0.0844	0.0709	5.1000e-004		6.4100e-003	6.4100e-003		6.4100e-003	6.4100e-003	0.0000	91.8802	91.8802	1.7600e-003	1.6800e-003	92.4262

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	1.72177e+006	9.2800e-003	0.0844	0.0709	5.1000e-004		6.4100e-003	6.4100e-003		6.4100e-003	6.4100e-003	0.0000	91.8802	91.8802	1.7600e-003	1.6800e-003	92.4262
Total		9.2800e-003	0.0844	0.0709	5.1000e-004		6.4100e-003	6.4100e-003		6.4100e-003	6.4100e-003	0.0000	91.8802	91.8802	1.7600e-003	1.6800e-003	92.4262

Culver Crossing B1 - 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	2.0875e+006	370.2088	0.0313	3.7900e-003	372.1187
Total		370.2088	0.0313	3.7900e-003	372.1187

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Office Building	2.0875e+006	370.2088	0.0313	3.7900e-003	372.1187
Total		370.2088	0.0313	3.7900e-003	372.1187

6.0 Area Detail

6.1 Mitigation Measures Area

Culver Crossing B1 - 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	0.6811	2.0000e-005	2.1300e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.1400e-003	4.1400e-003	1.0000e-005	0.0000	4.4200e-003
Unmitigated	0.6811	2.0000e-005	2.1300e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.1400e-003	4.1400e-003	1.0000e-005	0.0000	4.4200e-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	0.0774					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.6035					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.0000e-004	2.0000e-005	2.1300e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.1400e-003	4.1400e-003	1.0000e-005	0.0000	4.4200e-003
Total	0.6811	2.0000e-005	2.1300e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.1400e-003	4.1400e-003	1.0000e-005	0.0000	4.4200e-003

Culver Crossing B1 - 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	0.0774					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.6035					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.0000e-004	2.0000e-005	2.1300e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.1400e-003	4.1400e-003	1.0000e-005	0.0000	4.4200e-003
Total	0.6811	2.0000e-005	2.1300e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.1400e-003	4.1400e-003	1.0000e-005	0.0000	4.4200e-003

7.0 Water Detail

7.1 Mitigation Measures Water

Culver Crossing B1 - 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	113.8014	0.9760	0.0239	145.3246
Unmitigated	113.8014	0.9760	0.0239	145.3246

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Office Building	29.6815 / 18.1919	113.8014	0.9760	0.0239	145.3246
Total		113.8014	0.9760	0.0239	145.3246

Culver Crossing B1 - 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	29.6815 / 18.1919	113.8014	0.9760	0.0239	145.3246
Total		113.8014	0.9760	0.0239	145.3246

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	31.5265	1.8632	0.0000	78.1056
Unmitigated	31.5265	1.8632	0.0000	78.1056

Culver Crossing B1 - 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			
General Office Building	155.31	31.5265	1.8632	0.0000	78.1056
Total		31.5265	1.8632	0.0000	78.1056

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Office Building	155.31	31.5265	1.8632	0.0000	78.1056
Total		31.5265	1.8632	0.0000	78.1056

9.0 Operational Offroad

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

Culver Crossing B1 - 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

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
----------------	--------

11.0 Vegetation

Culver Crossings B2 - 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

Trips and VMT - Calculated using EMFAC 2021 outside of CalEEMod.

Demolition -

Grading - CalEEMod calculated.

Vehicle Trips -

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Construction Off-road Equipment Mitigation - Provided by client.

Fleet Mix -

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstEquipMitigation	FuelType	Diesel	Electrical
tblConstructionPhase	NumDays	20.00	49.00
tblConstructionPhase	NumDays	3.00	61.00
tblConstructionPhase	NumDays	6.00	147.00
tblConstructionPhase	NumDays	220.00	280.00
tblConstructionPhase	NumDays	220.00	273.00
tblConstructionPhase	NumDays	10.00	67.00
tblConstructionPhase	NumDays	10.00	97.00
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
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	PhaseEndDate	8/7/2023	9/5/2023

Culver Crossings B2 - 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	PhaseEndDate	8/10/2023	10/24/2023
tblConstructionPhase	PhaseEndDate	8/18/2023	2/23/2024
tblConstructionPhase	PhaseEndDate	8/18/2023	4/19/2024
tblConstructionPhase	PhaseEndDate	6/21/2024	3/13/2025
tblConstructionPhase	PhaseEndDate	4/25/2025	12/20/2025
tblConstructionPhase	PhaseEndDate	5/9/2025	12/1/2025
tblConstructionPhase	PhaseEndDate	5/23/2025	12/1/2025
tblConstructionPhase	PhaseStartDate	8/8/2023	8/15/2023
tblConstructionPhase	PhaseStartDate	8/11/2023	9/6/2023
tblConstructionPhase	PhaseStartDate	8/19/2023	2/24/2024
tblConstructionPhase	PhaseStartDate	8/19/2023	4/22/2024
tblConstructionPhase	PhaseStartDate	6/22/2024	2/6/2025
tblConstructionPhase	PhaseStartDate	4/26/2025	9/15/2025
tblConstructionPhase	PhaseStartDate	5/10/2025	8/11/2025
tblGrading	AcresOfGrading	3.00	6.00
tblGrading	AcresOfGrading	3.00	4.50
tblGrading	MaterialExported	0.00	195,000.00
tblGrading	MaterialExported	0.00	800.00
tblLandUse	LotAcreage	8.47	2.83
tblOffRoadEquipment	HorsePower	158.00	701.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblTripsAndVMT	HaulingTripNumber	392.00	0.00
tblTripsAndVMT	HaulingTripNumber	100.00	0.00

Culver Crossings B2 - 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

tbITripsAndVMT	HaulingTripNumber	24,375.00	0.00
tbITripsAndVMT	VendorTripNumber	60.00	0.00
tbITripsAndVMT	VendorTripNumber	60.00	0.00
tbITripsAndVMT	WorkerTripNumber	35.00	0.00
tbITripsAndVMT	WorkerTripNumber	18.00	0.00
tbITripsAndVMT	WorkerTripNumber	25.00	0.00
tbITripsAndVMT	WorkerTripNumber	10.00	0.00
tbITripsAndVMT	WorkerTripNumber	118.00	0.00
tbITripsAndVMT	WorkerTripNumber	118.00	0.00
tbITripsAndVMT	WorkerTripNumber	8.00	0.00
tbITripsAndVMT	WorkerTripNumber	24.00	0.00

2.0 Emissions Summary

Culver Crossings B2 - 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	4.9080	45.2659	50.7348	0.1287	1.8119	2.0002	3.8121	0.2709	1.8745	2.1454	0.0000	12,453.3203	12,453.3203	4.0277	0.0000	12,554.0117
2024	8.7322	56.7041	52.1714	0.1143	0.1933	2.2553	2.2553	0.0274	2.2553	2.2553	0.0000	8,990.1111	8,990.1111	2.9076	0.0000	9,062.8007
2025	38.6534	74.9899	72.4188	0.1546	0.0000	3.0366	3.0366	0.0000	2.9932	2.9932	0.0000	12,415.6488	12,415.6488	1.5311	0.0000	12,453.9272
Maximum	38.6534	74.9899	72.4188	0.1546	1.8119	3.0366	3.8121	0.2709	2.9932	2.9932	0.0000	12,453.3203	12,453.3203	4.0277	0.0000	12,554.0117

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	4.9080	45.2659	50.7348	0.1287	0.7066	2.0002	2.7068	0.1057	1.8745	1.9802	0.0000	12,453.3203	12,453.3203	4.0277	0.0000	12,554.0117
2024	8.7322	56.7041	52.1714	0.1143	0.0754	2.2553	2.2553	0.0107	2.2553	2.2553	0.0000	8,990.1111	8,990.1111	2.9076	0.0000	9,062.8007
2025	38.6534	74.9899	72.4188	0.1546	0.0000	3.0366	3.0366	0.0000	2.9932	2.9932	0.0000	12,415.6487	12,415.6487	1.5311	0.0000	12,453.9272
Maximum	38.6534	74.9899	72.4188	0.1546	0.7066	3.0366	3.0366	0.1057	2.9932	2.9932	0.0000	12,453.3203	12,453.3203	4.0277	0.0000	12,554.0117

Culver Crossings B2 - 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	8.2468	3.4000e-004	0.0376	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004		0.0808	0.0808	2.1000e-004		0.0860
Energy	0.1124	1.0219	0.8584	6.1300e-003		0.0777	0.0777		0.0777	0.0777		1,226.2337	1,226.2337	0.0235	0.0225	1,233.5206
Mobile	10.1904	9.9847	100.9957	0.2261	24.3780	0.1603	24.5383	6.4939	0.1489	6.6427		23,059.2673	23,059.2673	1.5172	0.9295	23,374.1825
Total	18.5496	11.0069	101.8916	0.2323	24.3780	0.2381	24.6161	6.4939	0.2266	6.7205		24,285.5818	24,285.5818	1.5409	0.9520	24,607.7891

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	8.2468	3.4000e-004	0.0376	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004		0.0808	0.0808	2.1000e-004		0.0860
Energy	0.1124	1.0219	0.8584	6.1300e-003		0.0777	0.0777		0.0777	0.0777		1,226.2337	1,226.2337	0.0235	0.0225	1,233.5206
Mobile	10.1904	9.9847	100.9957	0.2261	24.3780	0.1603	24.5383	6.4939	0.1489	6.6427		23,059.2673	23,059.2673	1.5172	0.9295	23,374.1825
Total	18.5496	11.0069	101.8916	0.2323	24.3780	0.2381	24.6161	6.4939	0.2266	6.7205		24,285.5818	24,285.5818	1.5409	0.9520	24,607.7891

Culver Crossings B2 - 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	Demolition	Demolition	7/11/2023	9/5/2023	6	49	
2	Site Preparation	Site Preparation	8/15/2023	10/24/2023	6	61	
3	Grading/Excavation	Grading	9/6/2023	2/23/2024	6	147	
4	Drainage/Utilities/Trenching	Trenching	2/24/2024	4/19/2024	6	48	
5	Foundations/Concrete Pour	Building Construction	4/22/2024	3/13/2025	6	280	
6	Building Construction	Building Construction	2/6/2025	12/20/2025	6	273	
7	Paving	Paving	9/15/2025	12/1/2025	6	67	
8	Architectural Coating	Architectural Coating	8/11/2025	12/1/2025	6	97	

Acres of Grading (Site Preparation Phase): 4.5

Acres of Grading (Grading Phase): 6

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 553,500; Non-Residential Outdoor: 184,500; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Air Compressors	3	8.00	78	0.48
Demolition	Crawler Tractors	1	8.00	212	0.43
Demolition	Dumpers/Tenders	1	8.00	16	0.38

Culver Crossings B2 - 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

Demolition	Excavators	1	8.00	158	0.38
Demolition	Forklifts	1	8.00	89	0.20
Demolition	Generator Sets	1	8.00	84	0.74
Demolition	Skid Steer Loaders	1	8.00	65	0.37
Demolition	Sweepers/Scrubbers	1	8.00	64	0.46
Demolition	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Site Preparation	Excavators	2	8.00	158	0.38
Site Preparation	Forklifts	1	8.00	89	0.20
Site Preparation	Scrapers	1	8.00	367	0.48
Site Preparation	Sweepers/Scrubbers	1	8.00	64	0.46
Site Preparation	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Grading/Excavation	Bore/Drill Rigs	2	8.00	221	0.50
Grading/Excavation	Crawler Tractors	1	8.00	212	0.43
Grading/Excavation	Excavators	3	8.00	158	0.38
Grading/Excavation	Excavators	2	8.00	701	0.38
Grading/Excavation	Sweepers/Scrubbers	2	8.00	64	0.46
Drainage/Utilities/Trenching	Forklifts	2	8.00	89	0.20
Drainage/Utilities/Trenching	Skid Steer Loaders	1	8.00	65	0.37
Drainage/Utilities/Trenching	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Foundations/Concrete Pour	Cement and Mortar Mixers	133	8.00	9	0.56
Foundations/Concrete Pour	Pumps	3	8.00	84	0.74
Building Construction	Air Compressors	1	8.00	78	0.48
Building Construction	Cement and Mortar Mixers	2	8.00	9	0.56
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Crawler Tractors	1	8.00	212	0.43
Building Construction	Forklifts	2	8.00	89	0.20
Building Construction	Generator Sets	2	8.00	84	0.74
Building Construction	Sweepers/Scrubbers	2	8.00	64	0.46
Paving	Crushing/Proc. Equipment	2	8.00	85	0.78

Culver Crossings B2 - 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

Paving	Dumpers/Tenders	1	8.00	16	0.38
Architectural Coating	Air Compressors	2	8.00	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	14	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading/Excavation	10	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Drainage/Utilities/Trenching	4	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Foundations/Concrete Pour	136	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	11	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	3	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	2	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Alternative Fuel for Construction Equipment

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

Culver Crossings B2 - 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 On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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					1.7322	0.0000	1.7322	0.2623	0.0000	0.2623			0.0000			0.0000
Off-Road	2.7339	24.7382	30.0401	0.0508		1.2041	1.2041		1.1421	1.1421		4,869.1439	4,869.1439	1.0908		4,896.4131
Total	2.7339	24.7382	30.0401	0.0508	1.7322	1.2041	2.9363	0.2623	1.1421	1.4043		4,869.1439	4,869.1439	1.0908		4,896.4131

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

Culver Crossings B2 - 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 On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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					0.6756	0.0000	0.6756	0.1023	0.0000	0.1023			0.0000			0.0000
Off-Road	2.7339	24.7382	30.0401	0.0508		1.2041	1.2041		1.1421	1.1421	0.0000	4,869.1439	4,869.1439	1.0908		4,896.4131
Total	2.7339	24.7382	30.0401	0.0508	0.6756	1.2041	1.8796	0.1023	1.1421	1.2443	0.0000	4,869.1439	4,869.1439	1.0908		4,896.4131

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

Culver Crossings B2 - 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 On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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					0.0797	0.0000	0.0797	8.6700e-003	0.0000	8.6700e-003			0.0000			0.0000
Off-Road	1.7514	17.1176	20.1785	0.0358		0.7961	0.7961		0.7324	0.7324		3,467.7003	3,467.7003	1.1215		3,495.7384
Total	1.7514	17.1176	20.1785	0.0358	0.0797	0.7961	0.8759	8.6700e-003	0.7324	0.7411		3,467.7003	3,467.7003	1.1215		3,495.7384

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

Culver Crossings B2 - 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 On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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					0.0311	0.0000	0.0311	3.3800e-003	0.0000	3.3800e-003			0.0000			0.0000
Off-Road	1.7514	17.1176	20.1785	0.0358		0.7961	0.7961		0.7324	0.7324	0.0000	3,467.700 3	3,467.700 3	1.1215		3,495.738 4
Total	1.7514	17.1176	20.1785	0.0358	0.0311	0.7961	0.8272	3.3800e-003	0.7324	0.7358	0.0000	3,467.700 3	3,467.700 3	1.1215		3,495.738 4

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

Culver Crossings B2 - 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/Excavation - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.1933	0.0000	0.1933	0.0274	0.0000	0.0274			0.0000			0.0000
Off-Road	3.1566	28.1483	30.5563	0.0929		1.1821	1.1821		1.0875	1.0875		8,985.620 0	8,985.620 0	2.9061		9,058.273 3
Total	3.1566	28.1483	30.5563	0.0929	0.1933	1.1821	1.3754	0.0274	1.0875	1.1149		8,985.620 0	8,985.620 0	2.9061		9,058.273 3

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

Culver Crossings B2 - 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/Excavation - 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	lb/day										lb/day					
Fugitive Dust					0.0754	0.0000	0.0754	0.0107	0.0000	0.0107			0.0000			0.0000
Off-Road	3.1566	28.1483	30.5563	0.0929		1.1821	1.1821		1.0875	1.0875	0.0000	8,985.620 0	8,985.620 0	2.9061		9,058.273 3
Total	3.1566	28.1483	30.5563	0.0929	0.0754	1.1821	1.2575	0.0107	1.0875	1.0982	0.0000	8,985.620 0	8,985.620 0	2.9061		9,058.273 3

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

Culver Crossings B2 - 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/Excavation - 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					
Fugitive Dust					0.1933	0.0000	0.1933	0.0274	0.0000	0.0274			0.0000			0.0000
Off-Road	3.0651	26.3561	30.5667	0.0929		1.0944	1.0944		1.0068	1.0068		8,990.111 1	8,990.111 1	2.9076		9,062.800 7
Total	3.0651	26.3561	30.5667	0.0929	0.1933	1.0944	1.2877	0.0274	1.0068	1.0342		8,990.111 1	8,990.111 1	2.9076		9,062.800 7

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

Culver Crossings B2 - 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/Excavation - 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	lb/day										lb/day					
Fugitive Dust					0.0754	0.0000	0.0754	0.0107	0.0000	0.0107			0.0000			0.0000
Off-Road	3.0651	26.3561	30.5667	0.0929		1.0944	1.0944		1.0068	1.0068	0.0000	8,990.111 1	8,990.111 1	2.9076		9,062.800 7
Total	3.0651	26.3561	30.5667	0.0929	0.0754	1.0944	1.1698	0.0107	1.0068	1.0175	0.0000	8,990.111 1	8,990.111 1	2.9076		9,062.800 7

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

Culver Crossings B2 - 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 Drainage/Utilities/Trenching - 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	0.3946	4.0418	5.8987	8.2500e-003		0.1951	0.1951		0.1795	0.1795		798.3956	798.3956	0.2582		804.8511
Total	0.3946	4.0418	5.8987	8.2500e-003		0.1951	0.1951		0.1795	0.1795		798.3956	798.3956	0.2582		804.8511

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

Culver Crossings B2 - 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 Drainage/Utilities/Trenching - 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	lb/day										lb/day					
Off-Road	0.3946	4.0418	5.8987	8.2500e-003		0.1951	0.1951		0.1795	0.1795	0.0000	798.3956	798.3956	0.2582		804.8511
Total	0.3946	4.0418	5.8987	8.2500e-003		0.1951	0.1951		0.1795	0.1795	0.0000	798.3956	798.3956	0.2582		804.8511

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

Culver Crossings B2 - 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 Foundations/Concrete Pour - 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	8.7322	56.7041	52.1714	0.1143		2.2553	2.2553		2.2553	2.2553		8,587.7738	8,587.7738	0.7798		8,607.2675
Total	8.7322	56.7041	52.1714	0.1143		2.2553	2.2553		2.2553	2.2553		8,587.7738	8,587.7738	0.7798		8,607.2675

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

Culver Crossings B2 - 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 Foundations/Concrete Pour - 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	lb/day										lb/day					
Off-Road	8.7322	56.7041	52.1714	0.1143		2.2553	2.2553		2.2553	2.2553	0.0000	8,587.7738	8,587.7738	0.7798		8,607.2674
Total	8.7322	56.7041	52.1714	0.1143		2.2553	2.2553		2.2553	2.2553	0.0000	8,587.7738	8,587.7738	0.7798		8,607.2674

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

Culver Crossings B2 - 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 Foundations/Concrete Pour - 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	8.6730	56.2469	52.1582	0.1143		2.2060	2.2060		2.2060	2.2060		8,587.7738	8,587.7738	0.7732		8,607.1030
Total	8.6730	56.2469	52.1582	0.1143		2.2060	2.2060		2.2060	2.2060		8,587.7738	8,587.7738	0.7732		8,607.1030

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

Culver Crossings B2 - 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 Foundations/Concrete Pour - 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	lb/day										lb/day					
Off-Road	8.6730	56.2469	52.1582	0.1143		2.2060	2.2060		2.2060	2.2060	0.0000	8,587.7738	8,587.7738	0.7732		8,607.1030
Total	8.6730	56.2469	52.1582	0.1143		2.2060	2.2060		2.2060	2.2060	0.0000	8,587.7738	8,587.7738	0.7732		8,607.1030

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

Culver Crossings B2 - 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 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	2.0532	18.7430	20.2606	0.0403		0.8307	0.8307		0.7872	0.7872		3,827.8750	3,827.8750	0.7580		3,846.8242
Total	2.0532	18.7430	20.2606	0.0403		0.8307	0.8307		0.7872	0.7872		3,827.8750	3,827.8750	0.7580		3,846.8242

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

Culver Crossings B2 - 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 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	lb/day										lb/day					
Off-Road	2.0532	18.7430	20.2606	0.0403		0.8307	0.8307		0.7872	0.7872	0.0000	3,827.8750	3,827.8750	0.7580		3,846.8242
Total	2.0532	18.7430	20.2606	0.0403		0.8307	0.8307		0.7872	0.7872	0.0000	3,827.8750	3,827.8750	0.7580		3,846.8242

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

Culver Crossings B2 - 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

3.8 Paving - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8803	5.7219	8.8898	0.0148		0.2394	0.2394		0.2394	0.2394		1,390.000 6	1,390.000 6	0.0790		1,391.976 5
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.8803	5.7219	8.8898	0.0148		0.2394	0.2394		0.2394	0.2394		1,390.000 6	1,390.000 6	0.0790		1,391.976 5

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

Culver Crossings B2 - 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

3.8 Paving - 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	lb/day										lb/day					
Off-Road	0.8803	5.7219	8.8898	0.0148		0.2394	0.2394		0.2394	0.2394	0.0000	1,390.000 6	1,390.000 6	0.0790		1,391.976 5
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.8803	5.7219	8.8898	0.0148		0.2394	0.2394		0.2394	0.2394	0.0000	1,390.000 6	1,390.000 6	0.0790		1,391.976 5

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

Culver Crossings B2 - 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

3.9 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	35.2642					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.4556	3.0547	4.8244	7.9200e-003		0.1374	0.1374		0.1374	0.1374		750.5281	750.5281	0.0409		751.5516
Total	35.7199	3.0547	4.8244	7.9200e-003		0.1374	0.1374		0.1374	0.1374		750.5281	750.5281	0.0409		751.5516

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

Culver Crossings B2 - 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

3.9 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	lb/day										lb/day					
Archit. Coating	35.2642					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.4556	3.0547	4.8244	7.9200e-003		0.1374	0.1374		0.1374	0.1374	0.0000	750.5281	750.5281	0.0409		751.5516
Total	35.7199	3.0547	4.8244	7.9200e-003		0.1374	0.1374		0.1374	0.1374	0.0000	750.5281	750.5281	0.0409		751.5516

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

Culver Crossings B2 - 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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	10.1904	9.9847	100.9957	0.2261	24.3780	0.1603	24.5383	6.4939	0.1489	6.6427		23,059.2673	23,059.2673	1.5172	0.9295	23,374.1825
Unmitigated	10.1904	9.9847	100.9957	0.2261	24.3780	0.1603	24.5383	6.4939	0.1489	6.6427		23,059.2673	23,059.2673	1.5172	0.9295	23,374.1825

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Office Building	3,594.06	815.49	258.30	8,764,256	8,764,256
Total	3,594.06	815.49	258.30	8,764,256	8,764,256

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

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Office Building	0.540171	0.064547	0.189075	0.126673	0.023412	0.006384	0.010926	0.008089	0.000929	0.000597	0.025155	0.000706	0.003335

Culver Crossings B2 - 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

5.0 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	0.1124	1.0219	0.8584	6.1300e-003		0.0777	0.0777		0.0777	0.0777		1,226.2337	1,226.2337	0.0235	0.0225	1,233.5206
NaturalGas Unmitigated	0.1124	1.0219	0.8584	6.1300e-003		0.0777	0.0777		0.0777	0.0777		1,226.2337	1,226.2337	0.0235	0.0225	1,233.5206

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	10423	0.1124	1.0219	0.8584	6.1300e-003		0.0777	0.0777		0.0777	0.0777		1,226.2337	1,226.2337	0.0235	0.0225	1,233.5206
Total		0.1124	1.0219	0.8584	6.1300e-003		0.0777	0.0777		0.0777	0.0777		1,226.2337	1,226.2337	0.0235	0.0225	1,233.5206

Culver Crossings B2 - 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	10.423	0.1124	1.0219	0.8584	6.1300e-003		0.0777	0.0777		0.0777	0.0777		1,226.2337	1,226.2337	0.0235	0.0225	1,233.5206
Total		0.1124	1.0219	0.8584	6.1300e-003		0.0777	0.0777		0.0777	0.0777		1,226.2337	1,226.2337	0.0235	0.0225	1,233.5206

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	8.2468	3.4000e-004	0.0376	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004		0.0808	0.0808	2.1000e-004		0.0860
Unmitigated	8.2468	3.4000e-004	0.0376	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004		0.0808	0.0808	2.1000e-004		0.0860

Culver Crossings B2 - 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

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	0.9372					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	7.3062					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	3.4600e-003	3.4000e-004	0.0376	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004		0.0808	0.0808	2.1000e-004		0.0860
Total	8.2468	3.4000e-004	0.0376	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004		0.0808	0.0808	2.1000e-004		0.0860

Culver Crossings B2 - 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	0.9372					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	7.3062					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	3.4600e-003	3.4000e-004	0.0376	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004		0.0808	0.0808	2.1000e-004		0.0860
Total	8.2468	3.4000e-004	0.0376	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004		0.0808	0.0808	2.1000e-004		0.0860

7.0 Water Detail

7.1 Mitigation Measures Water

Culver Crossings B2 - 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
----------------	--------	-----------	-----------	-------------	-------------	-----------

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
----------------	--------

11.0 Vegetation

Culver Crossings B2 - 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

Culver Crossings B2
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	369.00	1000sqft	2.83	369,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	11			Operational Year	2025
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	691.98	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Provided by client.

Construction Phase - Provided by client.

Off-road Equipment - Provided by client.

Off-road Equipment - Provided by client.

Off-road Equipment - Provided by client.

Off-road Equipment - Provided by client.

Off-road Equipment - Provided by client.

Off-road Equipment - Provided by client.

Off-road Equipment - Provided by client.

Off-road Equipment - Provided by client.

Off-road Equipment - Provided by client.

Culver Crossings B2 - 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

Trips and VMT - Calculated using EMFAC 2021 outside of CalEEMod.

Demolition -

Grading - CalEEMod calculated.

Vehicle Trips -

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Construction Off-road Equipment Mitigation - Provided by client.

Fleet Mix -

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstEquipMitigation	FuelType	Diesel	Electrical
tblConstructionPhase	NumDays	20.00	49.00
tblConstructionPhase	NumDays	3.00	61.00
tblConstructionPhase	NumDays	6.00	147.00
tblConstructionPhase	NumDays	220.00	280.00
tblConstructionPhase	NumDays	220.00	273.00
tblConstructionPhase	NumDays	10.00	67.00
tblConstructionPhase	NumDays	10.00	97.00
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
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	PhaseEndDate	8/7/2023	9/5/2023

Culver Crossings B2 - 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	PhaseEndDate	8/10/2023	10/24/2023
tblConstructionPhase	PhaseEndDate	8/18/2023	2/23/2024
tblConstructionPhase	PhaseEndDate	8/18/2023	4/19/2024
tblConstructionPhase	PhaseEndDate	6/21/2024	3/13/2025
tblConstructionPhase	PhaseEndDate	4/25/2025	12/20/2025
tblConstructionPhase	PhaseEndDate	5/9/2025	12/1/2025
tblConstructionPhase	PhaseEndDate	5/23/2025	12/1/2025
tblConstructionPhase	PhaseStartDate	8/8/2023	8/15/2023
tblConstructionPhase	PhaseStartDate	8/11/2023	9/6/2023
tblConstructionPhase	PhaseStartDate	8/19/2023	2/24/2024
tblConstructionPhase	PhaseStartDate	8/19/2023	4/22/2024
tblConstructionPhase	PhaseStartDate	6/22/2024	2/6/2025
tblConstructionPhase	PhaseStartDate	4/26/2025	9/15/2025
tblConstructionPhase	PhaseStartDate	5/10/2025	8/11/2025
tblGrading	AcresOfGrading	3.00	6.00
tblGrading	AcresOfGrading	3.00	4.50
tblGrading	MaterialExported	0.00	195,000.00
tblGrading	MaterialExported	0.00	800.00
tblLandUse	LotAcreage	8.47	2.83
tblOffRoadEquipment	HorsePower	158.00	701.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblTripsAndVMT	HaulingTripNumber	392.00	0.00
tblTripsAndVMT	HaulingTripNumber	100.00	0.00

Culver Crossings B2 - 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

tbITripsAndVMT	HaulingTripNumber	24,375.00	0.00
tbITripsAndVMT	VendorTripNumber	60.00	0.00
tbITripsAndVMT	VendorTripNumber	60.00	0.00
tbITripsAndVMT	WorkerTripNumber	35.00	0.00
tbITripsAndVMT	WorkerTripNumber	18.00	0.00
tbITripsAndVMT	WorkerTripNumber	25.00	0.00
tbITripsAndVMT	WorkerTripNumber	10.00	0.00
tbITripsAndVMT	WorkerTripNumber	118.00	0.00
tbITripsAndVMT	WorkerTripNumber	118.00	0.00
tbITripsAndVMT	WorkerTripNumber	8.00	0.00
tbITripsAndVMT	WorkerTripNumber	24.00	0.00

2.0 Emissions Summary

Culver Crossings B2 - 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	4.9080	45.2659	50.7348	0.1287	1.8119	2.0002	3.8121	0.2709	1.8745	2.1454	0.0000	12,453.3203	12,453.3203	4.0277	0.0000	12,554.0117
2024	8.7322	56.7041	52.1714	0.1143	0.1933	2.2553	2.2553	0.0274	2.2553	2.2553	0.0000	8,990.1111	8,990.1111	2.9076	0.0000	9,062.8007
2025	38.6534	74.9899	72.4188	0.1546	0.0000	3.0366	3.0366	0.0000	2.9932	2.9932	0.0000	12,415.6488	12,415.6488	1.5311	0.0000	12,453.9272
Maximum	38.6534	74.9899	72.4188	0.1546	1.8119	3.0366	3.8121	0.2709	2.9932	2.9932	0.0000	12,453.3203	12,453.3203	4.0277	0.0000	12,554.0117

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	4.9080	45.2659	50.7348	0.1287	0.7066	2.0002	2.7068	0.1057	1.8745	1.9802	0.0000	12,453.3203	12,453.3203	4.0277	0.0000	12,554.0117
2024	8.7322	56.7041	52.1714	0.1143	0.0754	2.2553	2.2553	0.0107	2.2553	2.2553	0.0000	8,990.1111	8,990.1111	2.9076	0.0000	9,062.8007
2025	38.6534	74.9899	72.4188	0.1546	0.0000	3.0366	3.0366	0.0000	2.9932	2.9932	0.0000	12,415.6487	12,415.6487	1.5311	0.0000	12,453.9272
Maximum	38.6534	74.9899	72.4188	0.1546	0.7066	3.0366	3.0366	0.1057	2.9932	2.9932	0.0000	12,453.3203	12,453.3203	4.0277	0.0000	12,554.0117

Culver Crossings B2 - 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	8.2468	3.4000e-004	0.0376	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004		0.0808	0.0808	2.1000e-004		0.0860
Energy	0.1124	1.0219	0.8584	6.1300e-003		0.0777	0.0777		0.0777	0.0777		1,226.2337	1,226.2337	0.0235	0.0225	1,233.5206
Mobile	10.0015	10.7764	99.1328	0.2166	24.3780	0.1603	24.5383	6.4939	0.1489	6.6428		22,091.7876	22,091.7876	1.5604	0.9698	22,419.7884
Total	18.3607	11.7986	100.0287	0.2227	24.3780	0.2381	24.6161	6.4939	0.2267	6.7206		23,318.1020	23,318.1020	1.5841	0.9923	23,653.3950

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	8.2468	3.4000e-004	0.0376	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004		0.0808	0.0808	2.1000e-004		0.0860
Energy	0.1124	1.0219	0.8584	6.1300e-003		0.0777	0.0777		0.0777	0.0777		1,226.2337	1,226.2337	0.0235	0.0225	1,233.5206
Mobile	10.0015	10.7764	99.1328	0.2166	24.3780	0.1603	24.5383	6.4939	0.1489	6.6428		22,091.7876	22,091.7876	1.5604	0.9698	22,419.7884
Total	18.3607	11.7986	100.0287	0.2227	24.3780	0.2381	24.6161	6.4939	0.2267	6.7206		23,318.1020	23,318.1020	1.5841	0.9923	23,653.3950

Culver Crossings B2 - 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	Demolition	Demolition	7/11/2023	9/5/2023	6	49	
2	Site Preparation	Site Preparation	8/15/2023	10/24/2023	6	61	
3	Grading/Excavation	Grading	9/6/2023	2/23/2024	6	147	
4	Drainage/Utilities/Trenching	Trenching	2/24/2024	4/19/2024	6	48	
5	Foundations/Concrete Pour	Building Construction	4/22/2024	3/13/2025	6	280	
6	Building Construction	Building Construction	2/6/2025	12/20/2025	6	273	
7	Paving	Paving	9/15/2025	12/1/2025	6	67	
8	Architectural Coating	Architectural Coating	8/11/2025	12/1/2025	6	97	

Acres of Grading (Site Preparation Phase): 4.5

Acres of Grading (Grading Phase): 6

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 553,500; Non-Residential Outdoor: 184,500; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Air Compressors	3	8.00	78	0.48
Demolition	Crawler Tractors	1	8.00	212	0.43
Demolition	Dumpers/Tenders	1	8.00	16	0.38

Culver Crossings B2 - 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

Demolition	Excavators	1	8.00	158	0.38
Demolition	Forklifts	1	8.00	89	0.20
Demolition	Generator Sets	1	8.00	84	0.74
Demolition	Skid Steer Loaders	1	8.00	65	0.37
Demolition	Sweepers/Scrubbers	1	8.00	64	0.46
Demolition	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Site Preparation	Excavators	2	8.00	158	0.38
Site Preparation	Forklifts	1	8.00	89	0.20
Site Preparation	Scrapers	1	8.00	367	0.48
Site Preparation	Sweepers/Scrubbers	1	8.00	64	0.46
Site Preparation	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Grading/Excavation	Bore/Drill Rigs	2	8.00	221	0.50
Grading/Excavation	Crawler Tractors	1	8.00	212	0.43
Grading/Excavation	Excavators	3	8.00	158	0.38
Grading/Excavation	Excavators	2	8.00	701	0.38
Grading/Excavation	Sweepers/Scrubbers	2	8.00	64	0.46
Drainage/Utilities/Trenching	Forklifts	2	8.00	89	0.20
Drainage/Utilities/Trenching	Skid Steer Loaders	1	8.00	65	0.37
Drainage/Utilities/Trenching	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Foundations/Concrete Pour	Cement and Mortar Mixers	133	8.00	9	0.56
Foundations/Concrete Pour	Pumps	3	8.00	84	0.74
Building Construction	Air Compressors	1	8.00	78	0.48
Building Construction	Cement and Mortar Mixers	2	8.00	9	0.56
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Crawler Tractors	1	8.00	212	0.43
Building Construction	Forklifts	2	8.00	89	0.20
Building Construction	Generator Sets	2	8.00	84	0.74
Building Construction	Sweepers/Scrubbers	2	8.00	64	0.46
Paving	Crushing/Proc. Equipment	2	8.00	85	0.78

Culver Crossings B2 - 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

Paving	Dumpers/Tenders	1	8.00	16	0.38
Architectural Coating	Air Compressors	2	8.00	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	14	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading/Excavation	10	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Drainage/Utilities/Trenching	4	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Foundations/Concrete Pour	136	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	11	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	3	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	2	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Alternative Fuel for Construction Equipment

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

Culver Crossings B2 - 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 On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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					1.7322	0.0000	1.7322	0.2623	0.0000	0.2623			0.0000			0.0000
Off-Road	2.7339	24.7382	30.0401	0.0508		1.2041	1.2041		1.1421	1.1421		4,869.1439	4,869.1439	1.0908		4,896.4131
Total	2.7339	24.7382	30.0401	0.0508	1.7322	1.2041	2.9363	0.2623	1.1421	1.4043		4,869.1439	4,869.1439	1.0908		4,896.4131

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

Culver Crossings B2 - 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 On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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					0.6756	0.0000	0.6756	0.1023	0.0000	0.1023			0.0000			0.0000
Off-Road	2.7339	24.7382	30.0401	0.0508		1.2041	1.2041		1.1421	1.1421	0.0000	4,869.1439	4,869.1439	1.0908		4,896.4131
Total	2.7339	24.7382	30.0401	0.0508	0.6756	1.2041	1.8796	0.1023	1.1421	1.2443	0.0000	4,869.1439	4,869.1439	1.0908		4,896.4131

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

Culver Crossings B2 - 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 On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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					0.0797	0.0000	0.0797	8.6700e-003	0.0000	8.6700e-003			0.0000			0.0000
Off-Road	1.7514	17.1176	20.1785	0.0358		0.7961	0.7961		0.7324	0.7324		3,467.7003	3,467.7003	1.1215		3,495.7384
Total	1.7514	17.1176	20.1785	0.0358	0.0797	0.7961	0.8759	8.6700e-003	0.7324	0.7411		3,467.7003	3,467.7003	1.1215		3,495.7384

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

Culver Crossings B2 - 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 On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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					0.0311	0.0000	0.0311	3.3800e-003	0.0000	3.3800e-003			0.0000			0.0000
Off-Road	1.7514	17.1176	20.1785	0.0358		0.7961	0.7961		0.7324	0.7324	0.0000	3,467.700 3	3,467.700 3	1.1215		3,495.738 4
Total	1.7514	17.1176	20.1785	0.0358	0.0311	0.7961	0.8272	3.3800e-003	0.7324	0.7358	0.0000	3,467.700 3	3,467.700 3	1.1215		3,495.738 4

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

Culver Crossings B2 - 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/Excavation - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.1933	0.0000	0.1933	0.0274	0.0000	0.0274			0.0000			0.0000
Off-Road	3.1566	28.1483	30.5563	0.0929		1.1821	1.1821		1.0875	1.0875		8,985.620 0	8,985.620 0	2.9061		9,058.273 3
Total	3.1566	28.1483	30.5563	0.0929	0.1933	1.1821	1.3754	0.0274	1.0875	1.1149		8,985.620 0	8,985.620 0	2.9061		9,058.273 3

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

Culver Crossings B2 - 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/Excavation - 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	lb/day										lb/day					
Fugitive Dust					0.0754	0.0000	0.0754	0.0107	0.0000	0.0107			0.0000			0.0000
Off-Road	3.1566	28.1483	30.5563	0.0929		1.1821	1.1821		1.0875	1.0875	0.0000	8,985.620 0	8,985.620 0	2.9061		9,058.273 3
Total	3.1566	28.1483	30.5563	0.0929	0.0754	1.1821	1.2575	0.0107	1.0875	1.0982	0.0000	8,985.620 0	8,985.620 0	2.9061		9,058.273 3

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

Culver Crossings B2 - 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/Excavation - 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					
Fugitive Dust					0.1933	0.0000	0.1933	0.0274	0.0000	0.0274			0.0000			0.0000
Off-Road	3.0651	26.3561	30.5667	0.0929		1.0944	1.0944		1.0068	1.0068		8,990.111 1	8,990.111 1	2.9076		9,062.800 7
Total	3.0651	26.3561	30.5667	0.0929	0.1933	1.0944	1.2877	0.0274	1.0068	1.0342		8,990.111 1	8,990.111 1	2.9076		9,062.800 7

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

Culver Crossings B2 - 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/Excavation - 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	lb/day										lb/day					
Fugitive Dust					0.0754	0.0000	0.0754	0.0107	0.0000	0.0107			0.0000			0.0000
Off-Road	3.0651	26.3561	30.5667	0.0929		1.0944	1.0944		1.0068	1.0068	0.0000	8,990.111 1	8,990.111 1	2.9076		9,062.800 7
Total	3.0651	26.3561	30.5667	0.0929	0.0754	1.0944	1.1698	0.0107	1.0068	1.0175	0.0000	8,990.111 1	8,990.111 1	2.9076		9,062.800 7

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

Culver Crossings B2 - 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 Drainage/Utilities/Trenching - 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	0.3946	4.0418	5.8987	8.2500e-003		0.1951	0.1951		0.1795	0.1795		798.3956	798.3956	0.2582		804.8511
Total	0.3946	4.0418	5.8987	8.2500e-003		0.1951	0.1951		0.1795	0.1795		798.3956	798.3956	0.2582		804.8511

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

Culver Crossings B2 - 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 Drainage/Utilities/Trenching - 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	lb/day										lb/day					
Off-Road	0.3946	4.0418	5.8987	8.2500e-003		0.1951	0.1951		0.1795	0.1795	0.0000	798.3956	798.3956	0.2582		804.8511
Total	0.3946	4.0418	5.8987	8.2500e-003		0.1951	0.1951		0.1795	0.1795	0.0000	798.3956	798.3956	0.2582		804.8511

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

Culver Crossings B2 - 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 Foundations/Concrete Pour - 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	8.7322	56.7041	52.1714	0.1143		2.2553	2.2553		2.2553	2.2553		8,587.7738	8,587.7738	0.7798		8,607.2675
Total	8.7322	56.7041	52.1714	0.1143		2.2553	2.2553		2.2553	2.2553		8,587.7738	8,587.7738	0.7798		8,607.2675

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

Culver Crossings B2 - 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 Foundations/Concrete Pour - 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	lb/day										lb/day					
Off-Road	8.7322	56.7041	52.1714	0.1143		2.2553	2.2553		2.2553	2.2553	0.0000	8,587.7738	8,587.7738	0.7798		8,607.2674
Total	8.7322	56.7041	52.1714	0.1143		2.2553	2.2553		2.2553	2.2553	0.0000	8,587.7738	8,587.7738	0.7798		8,607.2674

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

Culver Crossings B2 - 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 Foundations/Concrete Pour - 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	8.6730	56.2469	52.1582	0.1143		2.2060	2.2060		2.2060	2.2060		8,587.7738	8,587.7738	0.7732		8,607.1030
Total	8.6730	56.2469	52.1582	0.1143		2.2060	2.2060		2.2060	2.2060		8,587.7738	8,587.7738	0.7732		8,607.1030

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

Culver Crossings B2 - 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 Foundations/Concrete Pour - 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	lb/day										lb/day					
Off-Road	8.6730	56.2469	52.1582	0.1143		2.2060	2.2060		2.2060	2.2060	0.0000	8,587.7738	8,587.7738	0.7732		8,607.1030
Total	8.6730	56.2469	52.1582	0.1143		2.2060	2.2060		2.2060	2.2060	0.0000	8,587.7738	8,587.7738	0.7732		8,607.1030

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

Culver Crossings B2 - 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 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	2.0532	18.7430	20.2606	0.0403		0.8307	0.8307		0.7872	0.7872		3,827.8750	3,827.8750	0.7580		3,846.8242
Total	2.0532	18.7430	20.2606	0.0403		0.8307	0.8307		0.7872	0.7872		3,827.8750	3,827.8750	0.7580		3,846.8242

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

Culver Crossings B2 - 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 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	lb/day										lb/day					
Off-Road	2.0532	18.7430	20.2606	0.0403		0.8307	0.8307		0.7872	0.7872	0.0000	3,827.8750	3,827.8750	0.7580		3,846.8242
Total	2.0532	18.7430	20.2606	0.0403		0.8307	0.8307		0.7872	0.7872	0.0000	3,827.8750	3,827.8750	0.7580		3,846.8242

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

Culver Crossings B2 - 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

3.8 Paving - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8803	5.7219	8.8898	0.0148		0.2394	0.2394		0.2394	0.2394		1,390.000 6	1,390.000 6	0.0790		1,391.976 5
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.8803	5.7219	8.8898	0.0148		0.2394	0.2394		0.2394	0.2394		1,390.000 6	1,390.000 6	0.0790		1,391.976 5

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

Culver Crossings B2 - 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

3.8 Paving - 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	lb/day										lb/day					
Off-Road	0.8803	5.7219	8.8898	0.0148		0.2394	0.2394		0.2394	0.2394	0.0000	1,390.000 6	1,390.000 6	0.0790		1,391.976 5
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.8803	5.7219	8.8898	0.0148		0.2394	0.2394		0.2394	0.2394	0.0000	1,390.000 6	1,390.000 6	0.0790		1,391.976 5

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

Culver Crossings B2 - 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

3.9 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	35.2642					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.4556	3.0547	4.8244	7.9200e-003		0.1374	0.1374		0.1374	0.1374		750.5281	750.5281	0.0409		751.5516
Total	35.7199	3.0547	4.8244	7.9200e-003		0.1374	0.1374		0.1374	0.1374		750.5281	750.5281	0.0409		751.5516

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

Culver Crossings B2 - 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

3.9 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	lb/day										lb/day					
Archit. Coating	35.2642					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.4556	3.0547	4.8244	7.9200e-003		0.1374	0.1374		0.1374	0.1374	0.0000	750.5281	750.5281	0.0409		751.5516
Total	35.7199	3.0547	4.8244	7.9200e-003		0.1374	0.1374		0.1374	0.1374	0.0000	750.5281	750.5281	0.0409		751.5516

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

Culver Crossings B2 - 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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	10.0015	10.7764	99.1328	0.2166	24.3780	0.1603	24.5383	6.4939	0.1489	6.6428		22,091.7876	22,091.7876	1.5604	0.9698	22,419.7884
Unmitigated	10.0015	10.7764	99.1328	0.2166	24.3780	0.1603	24.5383	6.4939	0.1489	6.6428		22,091.7876	22,091.7876	1.5604	0.9698	22,419.7884

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Office Building	3,594.06	815.49	258.30	8,764,256	8,764,256
Total	3,594.06	815.49	258.30	8,764,256	8,764,256

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

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Office Building	0.540171	0.064547	0.189075	0.126673	0.023412	0.006384	0.010926	0.008089	0.000929	0.000597	0.025155	0.000706	0.003335

Culver Crossings B2 - 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

5.0 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	0.1124	1.0219	0.8584	6.1300e-003		0.0777	0.0777		0.0777	0.0777		1,226.2337	1,226.2337	0.0235	0.0225	1,233.5206
NaturalGas Unmitigated	0.1124	1.0219	0.8584	6.1300e-003		0.0777	0.0777		0.0777	0.0777		1,226.2337	1,226.2337	0.0235	0.0225	1,233.5206

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	10423	0.1124	1.0219	0.8584	6.1300e-003		0.0777	0.0777		0.0777	0.0777		1,226.2337	1,226.2337	0.0235	0.0225	1,233.5206
Total		0.1124	1.0219	0.8584	6.1300e-003		0.0777	0.0777		0.0777	0.0777		1,226.2337	1,226.2337	0.0235	0.0225	1,233.5206

Culver Crossings B2 - 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 - Natural Gas

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Office Building	10.423	0.1124	1.0219	0.8584	6.1300e-003		0.0777	0.0777		0.0777	0.0777		1,226.2337	1,226.2337	0.0235	0.0225	1,233.5206
Total		0.1124	1.0219	0.8584	6.1300e-003		0.0777	0.0777		0.0777	0.0777		1,226.2337	1,226.2337	0.0235	0.0225	1,233.5206

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	8.2468	3.4000e-004	0.0376	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004		0.0808	0.0808	2.1000e-004		0.0860
Unmitigated	8.2468	3.4000e-004	0.0376	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004		0.0808	0.0808	2.1000e-004		0.0860

Culver Crossings B2 - 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

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	0.9372					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	7.3062					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	3.4600e-003	3.4000e-004	0.0376	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004		0.0808	0.0808	2.1000e-004		0.0860
Total	8.2468	3.4000e-004	0.0376	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004		0.0808	0.0808	2.1000e-004		0.0860

Culver Crossings B2 - 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	0.9372					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	7.3062					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	3.4600e-003	3.4000e-004	0.0376	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004		0.0808	0.0808	2.1000e-004		0.0860
Total	8.2468	3.4000e-004	0.0376	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004		0.0808	0.0808	2.1000e-004		0.0860

7.0 Water Detail

7.1 Mitigation Measures Water

Culver Crossings B2 - 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
----------------	--------	-----------	-----------	-------------	-------------	-----------

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
----------------	--------

11.0 Vegetation

Culver Crossings B2 - 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

Culver Crossings B2
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	369.00	1000sqft	2.83	369,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	11			Operational Year	2025
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	691.98	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Provided by client.

Construction Phase - Provided by client.

Off-road Equipment - Provided by client.

Off-road Equipment - Provided by client.

Off-road Equipment - Provided by client.

Off-road Equipment - Provided by client.

Off-road Equipment - Provided by client.

Off-road Equipment - Provided by client.

Off-road Equipment - Provided by client.

Off-road Equipment - Provided by client.

Off-road Equipment - Provided by client.

Culver Crossings B2 - 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

Trips and VMT - Calculated using EMFAC 2021 outside of CalEEMod.

Demolition -

Grading - CalEEMod calculated.

Vehicle Trips -

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Construction Off-road Equipment Mitigation - Provided by client.

Fleet Mix -

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstEquipMitigation	FuelType	Diesel	Electrical
tblConstructionPhase	NumDays	20.00	49.00
tblConstructionPhase	NumDays	3.00	61.00
tblConstructionPhase	NumDays	6.00	147.00
tblConstructionPhase	NumDays	220.00	280.00
tblConstructionPhase	NumDays	220.00	273.00
tblConstructionPhase	NumDays	10.00	67.00
tblConstructionPhase	NumDays	10.00	97.00
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
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	PhaseEndDate	8/7/2023	9/5/2023

Culver Crossings B2 - 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

tblConstructionPhase	PhaseEndDate	8/10/2023	10/24/2023
tblConstructionPhase	PhaseEndDate	8/18/2023	2/23/2024
tblConstructionPhase	PhaseEndDate	8/18/2023	4/19/2024
tblConstructionPhase	PhaseEndDate	6/21/2024	3/13/2025
tblConstructionPhase	PhaseEndDate	4/25/2025	12/20/2025
tblConstructionPhase	PhaseEndDate	5/9/2025	12/1/2025
tblConstructionPhase	PhaseEndDate	5/23/2025	12/1/2025
tblConstructionPhase	PhaseStartDate	8/8/2023	8/15/2023
tblConstructionPhase	PhaseStartDate	8/11/2023	9/6/2023
tblConstructionPhase	PhaseStartDate	8/19/2023	2/24/2024
tblConstructionPhase	PhaseStartDate	8/19/2023	4/22/2024
tblConstructionPhase	PhaseStartDate	6/22/2024	2/6/2025
tblConstructionPhase	PhaseStartDate	4/26/2025	9/15/2025
tblConstructionPhase	PhaseStartDate	5/10/2025	8/11/2025
tblGrading	AcresOfGrading	3.00	6.00
tblGrading	AcresOfGrading	3.00	4.50
tblGrading	MaterialExported	0.00	195,000.00
tblGrading	MaterialExported	0.00	800.00
tblLandUse	LotAcreage	8.47	2.83
tblOffRoadEquipment	HorsePower	158.00	701.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblTripsAndVMT	HaulingTripNumber	392.00	0.00
tblTripsAndVMT	HaulingTripNumber	100.00	0.00

Culver Crossings B2 - 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

tbITripsAndVMT	HaulingTripNumber	24,375.00	0.00
tbITripsAndVMT	VendorTripNumber	60.00	0.00
tbITripsAndVMT	VendorTripNumber	60.00	0.00
tbITripsAndVMT	WorkerTripNumber	35.00	0.00
tbITripsAndVMT	WorkerTripNumber	18.00	0.00
tbITripsAndVMT	WorkerTripNumber	25.00	0.00
tbITripsAndVMT	WorkerTripNumber	10.00	0.00
tbITripsAndVMT	WorkerTripNumber	118.00	0.00
tbITripsAndVMT	WorkerTripNumber	118.00	0.00
tbITripsAndVMT	WorkerTripNumber	8.00	0.00
tbITripsAndVMT	WorkerTripNumber	24.00	0.00

2.0 Emissions Summary

Culver Crossings B2 - 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					
2023	0.2782	2.5356	2.8792	6.9800e-003	0.0591	0.1129	0.1720	8.7000e-003	0.1047	0.1134	0.0000	611.7509	611.7509	0.1871	0.0000	616.4282
2024	1.0333	6.8971	6.5466	0.0148	0.0142	0.2762	0.2904	2.0100e-003	0.2738	0.2758	0.0000	1,058.2278	1,058.2278	0.1447	0.0000	1,061.8456
2025	2.3110	4.6419	4.9143	9.9200e-003	0.0000	0.1965	0.1965	0.0000	0.1905	0.1905	0.0000	790.7853	790.7853	0.1198	0.0000	793.7805
Maximum	2.3110	6.8971	6.5466	0.0148	0.0591	0.2762	0.2904	8.7000e-003	0.2738	0.2758	0.0000	1,058.2278	1,058.2278	0.1871	0.0000	1,061.8456

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	0.2782	2.5356	2.8792	6.9800e-003	0.0230	0.1129	0.1359	3.3900e-003	0.1047	0.1081	0.0000	611.7501	611.7501	0.1871	0.0000	616.4275
2024	1.0333	6.8971	6.5466	0.0148	5.5400e-003	0.2762	0.2818	7.9000e-004	0.2738	0.2746	0.0000	1,058.2265	1,058.2265	0.1447	0.0000	1,061.8443
2025	2.3110	4.6419	4.9143	9.9200e-003	0.0000	0.1965	0.1965	0.0000	0.1905	0.1905	0.0000	790.7843	790.7843	0.1198	0.0000	793.7795
Maximum	2.3110	6.8971	6.5466	0.0148	0.0230	0.2762	0.2818	3.3900e-003	0.2738	0.2746	0.0000	1,058.2265	1,058.2265	0.1871	0.0000	1,061.8443

Culver Crossings B2 - 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
Percent Reduction	0.00	0.00	0.00	0.00	61.00	0.00	6.78	60.97	0.00	1.13	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	7-11-2023	10-10-2023	1.6016	1.6016
2	10-11-2023	1-10-2024	1.3394	1.3394
3	1-11-2024	4-10-2024	0.6442	0.6442
4	4-11-2024	7-10-2024	2.2606	2.2606
5	7-11-2024	10-10-2024	2.5801	2.5801
6	10-11-2024	1-10-2025	2.5778	2.5778
7	1-11-2025	4-10-2025	2.2954	2.2954
8	4-11-2025	7-10-2025	0.8111	0.8111
9	7-11-2025	9-30-2025	1.6236	1.6236
		Highest	2.5801	2.5801

Culver Crossings B2 - 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

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	1.5049	4.0000e-005	4.7000e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	9.1600e-003	9.1600e-003	2.0000e-005	0.0000	9.7500e-003
Energy	0.0205	0.1865	0.1567	1.1200e-003		0.0142	0.0142		0.0142	0.0142	0.0000	1,650.7737	1,650.7737	0.0729	0.0121	1,656.2001
Mobile	1.3549	1.5048	13.7687	0.0302	3.2930	0.0221	3.3151	0.8786	0.0205	0.8991	0.0000	2,790.1265	2,790.1265	0.1940	0.1219	2,831.3032
Waste						0.0000	0.0000		0.0000	0.0000	69.6604	0.0000	69.6604	4.1168	0.0000	172.5807
Water						0.0000	0.0000		0.0000	0.0000	20.8067	408.2123	429.0190	2.1565	0.0528	498.6722
Total	2.8802	1.6914	13.9300	0.0313	3.2930	0.0363	3.3293	0.8786	0.0347	0.9133	90.4671	4,849.1216	4,939.5887	6.5403	0.1868	5,158.7659

Culver Crossings B2 - 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	1.5049	4.0000e-005	4.7000e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	9.1600e-003	9.1600e-003	2.0000e-005	0.0000	9.7500e-003
Energy	0.0205	0.1865	0.1567	1.1200e-003		0.0142	0.0142		0.0142	0.0142	0.0000	1,650.7737	1,650.7737	0.0729	0.0121	1,656.2001
Mobile	1.3549	1.5048	13.7687	0.0302	3.2930	0.0221	3.3151	0.8786	0.0205	0.8991	0.0000	2,790.1265	2,790.1265	0.1940	0.1219	2,831.3032
Waste						0.0000	0.0000		0.0000	0.0000	69.6604	0.0000	69.6604	4.1168	0.0000	172.5807
Water						0.0000	0.0000		0.0000	0.0000	20.8067	408.2123	429.0190	2.1565	0.0528	498.6722
Total	2.8802	1.6914	13.9300	0.0313	3.2930	0.0363	3.3293	0.8786	0.0347	0.9133	90.4671	4,849.1216	4,939.5887	6.5403	0.1868	5,158.7659

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

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	7/11/2023	9/5/2023	6	49	
2	Site Preparation	Site Preparation	8/15/2023	10/24/2023	6	61	
3	Grading/Excavation	Grading	9/6/2023	2/23/2024	6	147	

Culver Crossings B2 - 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	Drainage/Utilities/Trenching	Trenching	2/24/2024	4/19/2024	6	48
5	Foundations/Concrete Pour	Building Construction	4/22/2024	3/13/2025	6	280
6	Building Construction	Building Construction	2/6/2025	12/20/2025	6	273
7	Paving	Paving	9/15/2025	12/1/2025	6	67
8	Architectural Coating	Architectural Coating	8/11/2025	12/1/2025	6	97

Acres of Grading (Site Preparation Phase): 4.5

Acres of Grading (Grading Phase): 6

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 553,500; Non-Residential Outdoor: 184,500; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Air Compressors	3	8.00	78	0.48
Demolition	Crawler Tractors	1	8.00	212	0.43
Demolition	Dumpers/Tenders	1	8.00	16	0.38
Demolition	Excavators	1	8.00	158	0.38
Demolition	Forklifts	1	8.00	89	0.20
Demolition	Generator Sets	1	8.00	84	0.74
Demolition	Skid Steer Loaders	1	8.00	65	0.37
Demolition	Sweepers/Scrubbers	1	8.00	64	0.46
Demolition	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Site Preparation	Excavators	2	8.00	158	0.38
Site Preparation	Forklifts	1	8.00	89	0.20
Site Preparation	Scrapers	1	8.00	367	0.48
Site Preparation	Sweepers/Scrubbers	1	8.00	64	0.46
Site Preparation	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Grading/Excavation	Bore/Drill Rigs	2	8.00	221	0.50

Culver Crossings B2 - 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

Grading/Excavation	Crawler Tractors	1	8.00	212	0.43
Grading/Excavation	Excavators	3	8.00	158	0.38
Grading/Excavation	Excavators	2	8.00	701	0.38
Grading/Excavation	Sweepers/Scrubbers	2	8.00	64	0.46
Drainage/Utilities/Trenching	Forklifts	2	8.00	89	0.20
Drainage/Utilities/Trenching	Skid Steer Loaders	1	8.00	65	0.37
Drainage/Utilities/Trenching	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Foundations/Concrete Pour	Cement and Mortar Mixers	133	8.00	9	0.56
Foundations/Concrete Pour	Pumps	3	8.00	84	0.74
Building Construction	Air Compressors	1	8.00	78	0.48
Building Construction	Cement and Mortar Mixers	2	8.00	9	0.56
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Crawler Tractors	1	8.00	212	0.43
Building Construction	Forklifts	2	8.00	89	0.20
Building Construction	Generator Sets	2	8.00	84	0.74
Building Construction	Sweepers/Scrubbers	2	8.00	64	0.46
Paving	Crushing/Proc. Equipment	2	8.00	85	0.78
Paving	Dumpers/Tenders	1	8.00	16	0.38
Architectural Coating	Air Compressors	2	8.00	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	14	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading/Excavation	10	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Drainage/Utilities/Trenching	4	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Foundations/Concrete Pour	136	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

Culver Crossings B2 - 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

Building Construction	11	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	3	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	2	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Alternative Fuel for Construction Equipment

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

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					0.0424	0.0000	0.0424	6.4300e-003	0.0000	6.4300e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0670	0.6061	0.7360	1.2400e-003		0.0295	0.0295		0.0280	0.0280	0.0000	108.2217	108.2217	0.0242	0.0000	108.8278
Total	0.0670	0.6061	0.7360	1.2400e-003	0.0424	0.0295	0.0719	6.4300e-003	0.0280	0.0344	0.0000	108.2217	108.2217	0.0242	0.0000	108.8278

Culver Crossings B2 - 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

3.2 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	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	0.0000	0.0000	0.0000	0.0000	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	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	tons/yr										MT/yr					
Fugitive Dust					0.0166	0.0000	0.0166	2.5100e-003	0.0000	2.5100e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0670	0.6061	0.7360	1.2400e-003		0.0295	0.0295		0.0280	0.0280	0.0000	108.2216	108.2216	0.0242	0.0000	108.8277
Total	0.0670	0.6061	0.7360	1.2400e-003	0.0166	0.0295	0.0461	2.5100e-003	0.0280	0.0305	0.0000	108.2216	108.2216	0.0242	0.0000	108.8277

Culver Crossings B2 - 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

3.2 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	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	0.0000	0.0000	0.0000	0.0000	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	0.0000

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					2.4300e-003	0.0000	2.4300e-003	2.6000e-004	0.0000	2.6000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0534	0.5221	0.6155	1.0900e-003		0.0243	0.0243		0.0223	0.0223	0.0000	95.9483	95.9483	0.0310	0.0000	96.7241
Total	0.0534	0.5221	0.6155	1.0900e-003	2.4300e-003	0.0243	0.0267	2.6000e-004	0.0223	0.0226	0.0000	95.9483	95.9483	0.0310	0.0000	96.7241

Culver Crossings B2 - 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

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	0.0000	0.0000	0.0000	0.0000	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	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	tons/yr										MT/yr					
Fugitive Dust					9.5000e-004	0.0000	9.5000e-004	1.0000e-004	0.0000	1.0000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0534	0.5221	0.6154	1.0900e-003		0.0243	0.0243		0.0223	0.0223	0.0000	95.9482	95.9482	0.0310	0.0000	96.7239
Total	0.0534	0.5221	0.6154	1.0900e-003	9.5000e-004	0.0243	0.0252	1.0000e-004	0.0223	0.0224	0.0000	95.9482	95.9482	0.0310	0.0000	96.7239

Culver Crossings B2 - 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 Off-Site

	ROG	NOx	CO	SO2	Fugitive 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	0.0000	0.0000	0.0000	0.0000	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	0.0000

3.4 Grading/Excavation - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0142	0.0000	0.0142	2.0100e-003	0.0000	2.0100e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1578	1.4074	1.5278	4.6400e-003		0.0591	0.0591		0.0544	0.0544	0.0000	407.5809	407.5809	0.1318	0.0000	410.8764
Total	0.1578	1.4074	1.5278	4.6400e-003	0.0142	0.0591	0.0733	2.0100e-003	0.0544	0.0564	0.0000	407.5809	407.5809	0.1318	0.0000	410.8764

Culver Crossings B2 - 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

3.4 Grading/Excavation - 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	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	0.0000	0.0000	0.0000	0.0000	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	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	tons/yr										MT/yr					
Fugitive Dust					5.5400e-003	0.0000	5.5400e-003	7.9000e-004	0.0000	7.9000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1578	1.4074	1.5278	4.6400e-003		0.0591	0.0591		0.0544	0.0544	0.0000	407.5804	407.5804	0.1318	0.0000	410.8759
Total	0.1578	1.4074	1.5278	4.6400e-003	5.5400e-003	0.0591	0.0646	7.9000e-004	0.0544	0.0552	0.0000	407.5804	407.5804	0.1318	0.0000	410.8759

Culver Crossings B2 - 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

3.4 Grading/Excavation - 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	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	0.0000	0.0000	0.0000	0.0000	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	0.0000

3.4 Grading/Excavation - 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					
Fugitive Dust					0.0142	0.0000	0.0142	2.0100e-003	0.0000	2.0100e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0720	0.6194	0.7183	2.1800e-003		0.0257	0.0257		0.0237	0.0237	0.0000	191.6588	191.6588	0.0620	0.0000	193.2084
Total	0.0720	0.6194	0.7183	2.1800e-003	0.0142	0.0257	0.0399	2.0100e-003	0.0237	0.0257	0.0000	191.6588	191.6588	0.0620	0.0000	193.2084

Culver Crossings B2 - 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

3.4 Grading/Excavation - 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	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	0.0000	0.0000	0.0000	0.0000	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	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	tons/yr										MT/yr					
Fugitive Dust					5.5400e-003	0.0000	5.5400e-003	7.9000e-004	0.0000	7.9000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0720	0.6194	0.7183	2.1800e-003		0.0257	0.0257		0.0237	0.0237	0.0000	191.6585	191.6585	0.0620	0.0000	193.2082
Total	0.0720	0.6194	0.7183	2.1800e-003	5.5400e-003	0.0257	0.0313	7.9000e-004	0.0237	0.0245	0.0000	191.6585	191.6585	0.0620	0.0000	193.2082

Culver Crossings B2 - 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

3.4 Grading/Excavation - 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	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	0.0000	0.0000	0.0000	0.0000	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	0.0000

3.5 Drainage/Utilities/Trenching - 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	9.4700e-003	0.0970	0.1416	2.0000e-004		4.6800e-003	4.6800e-003		4.3100e-003	4.3100e-003	0.0000	17.3830	17.3830	5.6200e-003	0.0000	17.5236
Total	9.4700e-003	0.0970	0.1416	2.0000e-004		4.6800e-003	4.6800e-003		4.3100e-003	4.3100e-003	0.0000	17.3830	17.3830	5.6200e-003	0.0000	17.5236

Culver Crossings B2 - 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

3.5 Drainage/Utilities/Trenching - 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	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	0.0000	0.0000	0.0000	0.0000	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	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	tons/yr										MT/yr					
Off-Road	9.4700e-003	0.0970	0.1416	2.0000e-004		4.6800e-003	4.6800e-003		4.3100e-003	4.3100e-003	0.0000	17.3830	17.3830	5.6200e-003	0.0000	17.5236
Total	9.4700e-003	0.0970	0.1416	2.0000e-004		4.6800e-003	4.6800e-003		4.3100e-003	4.3100e-003	0.0000	17.3830	17.3830	5.6200e-003	0.0000	17.5236

Culver Crossings B2 - 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

3.5 Drainage/Utilities/Trenching - 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	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	0.0000	0.0000	0.0000	0.0000	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	0.0000

3.6 Foundations/Concrete Pour - 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	0.9518	6.1807	5.6867	0.0125		0.2458	0.2458		0.2458	0.2458	0.0000	849.1860	849.1860	0.0771	0.0000	851.1136
Total	0.9518	6.1807	5.6867	0.0125		0.2458	0.2458		0.2458	0.2458	0.0000	849.1860	849.1860	0.0771	0.0000	851.1136

Culver Crossings B2 - 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 Foundations/Concrete Pour - 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	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	0.0000	0.0000	0.0000	0.0000	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	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	tons/yr										MT/yr					
Off-Road	0.9518	6.1807	5.6867	0.0125		0.2458	0.2458		0.2458	0.2458	0.0000	849.1850	849.1850	0.0771	0.0000	851.1126
Total	0.9518	6.1807	5.6867	0.0125		0.2458	0.2458		0.2458	0.2458	0.0000	849.1850	849.1850	0.0771	0.0000	851.1126

Culver Crossings B2 - 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 Foundations/Concrete Pour - 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	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	0.0000	0.0000	0.0000	0.0000	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	0.0000

3.6 Foundations/Concrete Pour - 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	0.2689	1.7437	1.6169	3.5400e-003		0.0684	0.0684		0.0684	0.0684	0.0000	241.5116	241.5116	0.0217	0.0000	242.0552
Total	0.2689	1.7437	1.6169	3.5400e-003		0.0684	0.0684		0.0684	0.0684	0.0000	241.5116	241.5116	0.0217	0.0000	242.0552

Culver Crossings B2 - 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 Foundations/Concrete Pour - 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	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	0.0000	0.0000	0.0000	0.0000	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	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	tons/yr										MT/yr					
Off-Road	0.2689	1.7437	1.6169	3.5400e-003		0.0684	0.0684		0.0684	0.0684	0.0000	241.5113	241.5113	0.0217	0.0000	242.0549
Total	0.2689	1.7437	1.6169	3.5400e-003		0.0684	0.0684		0.0684	0.0684	0.0000	241.5113	241.5113	0.0217	0.0000	242.0549

Culver Crossings B2 - 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 Foundations/Concrete Pour - 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	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	0.0000	0.0000	0.0000	0.0000	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	0.0000

3.7 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	0.2803	2.5584	2.7656	5.5000e-003		0.1134	0.1134		0.1075	0.1075	0.0000	474.0085	474.0085	0.0939	0.0000	476.3550
Total	0.2803	2.5584	2.7656	5.5000e-003		0.1134	0.1134		0.1075	0.1075	0.0000	474.0085	474.0085	0.0939	0.0000	476.3550

Culver Crossings B2 - 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 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	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	0.0000	0.0000	0.0000	0.0000	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	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	tons/yr										MT/yr					
Off-Road	0.2803	2.5584	2.7656	5.5000e-003		0.1134	0.1134		0.1075	0.1075	0.0000	474.0079	474.0079	0.0939	0.0000	476.3544
Total	0.2803	2.5584	2.7656	5.5000e-003		0.1134	0.1134		0.1075	0.1075	0.0000	474.0079	474.0079	0.0939	0.0000	476.3544

Culver Crossings B2 - 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 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	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	0.0000	0.0000	0.0000	0.0000	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	0.0000

3.8 Paving - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0295	0.1917	0.2978	5.0000e-004		8.0200e-003	8.0200e-003		8.0200e-003	8.0200e-003	0.0000	42.2431	42.2431	2.4000e-003	0.0000	42.3031
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0295	0.1917	0.2978	5.0000e-004		8.0200e-003	8.0200e-003		8.0200e-003	8.0200e-003	0.0000	42.2431	42.2431	2.4000e-003	0.0000	42.3031

Culver Crossings B2 - 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

3.8 Paving - 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	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	0.0000	0.0000	0.0000	0.0000	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	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	tons/yr										MT/yr					
Off-Road	0.0295	0.1917	0.2978	5.0000e-004		8.0200e-003	8.0200e-003		8.0200e-003	8.0200e-003	0.0000	42.2430	42.2430	2.4000e-003	0.0000	42.3031
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0295	0.1917	0.2978	5.0000e-004		8.0200e-003	8.0200e-003		8.0200e-003	8.0200e-003	0.0000	42.2430	42.2430	2.4000e-003	0.0000	42.3031

Culver Crossings B2 - 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

3.8 Paving - 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	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	0.0000	0.0000	0.0000	0.0000	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	0.0000

3.9 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	1.7103					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0221	0.1482	0.2340	3.8000e-004		6.6600e-003	6.6600e-003		6.6600e-003	6.6600e-003	0.0000	33.0221	33.0221	1.8000e-003	0.0000	33.0671
Total	1.7324	0.1482	0.2340	3.8000e-004		6.6600e-003	6.6600e-003		6.6600e-003	6.6600e-003	0.0000	33.0221	33.0221	1.8000e-003	0.0000	33.0671

Culver Crossings B2 - 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

3.9 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	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	0.0000	0.0000	0.0000	0.0000	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	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	tons/yr										MT/yr					
Archit. Coating	1.7103					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0221	0.1482	0.2340	3.8000e-004		6.6600e-003	6.6600e-003		6.6600e-003	6.6600e-003	0.0000	33.0220	33.0220	1.8000e-003	0.0000	33.0671
Total	1.7324	0.1482	0.2340	3.8000e-004		6.6600e-003	6.6600e-003		6.6600e-003	6.6600e-003	0.0000	33.0220	33.0220	1.8000e-003	0.0000	33.0671

Culver Crossings B2 - 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	1.3549	1.5048	13.7687	0.0302	3.2930	0.0221	3.3151	0.8786	0.0205	0.8991	0.0000	2,790.1265	2,790.1265	0.1940	0.1219	2,831.3032
Unmitigated	1.3549	1.5048	13.7687	0.0302	3.2930	0.0221	3.3151	0.8786	0.0205	0.8991	0.0000	2,790.1265	2,790.1265	0.1940	0.1219	2,831.3032

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Office Building	3,594.06	815.49	258.30	8,764,256	8,764,256
Total	3,594.06	815.49	258.30	8,764,256	8,764,256

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

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Office Building	0.540171	0.064547	0.189075	0.126673	0.023412	0.006384	0.010926	0.008089	0.000929	0.000597	0.025155	0.000706	0.003335

Culver Crossings B2 - 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

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1,447.7570	1,447.7570	0.0690	8.3700e-003	1,451.9769
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1,447.7570	1,447.7570	0.0690	8.3700e-003	1,451.9769
NaturalGas Mitigated	0.0205	0.1865	0.1567	1.1200e-003		0.0142	0.0142		0.0142	0.0142	0.0000	203.0167	203.0167	3.8900e-003	3.7200e-003	204.2232
NaturalGas Unmitigated	0.0205	0.1865	0.1567	1.1200e-003		0.0142	0.0142		0.0142	0.0142	0.0000	203.0167	203.0167	3.8900e-003	3.7200e-003	204.2232

Culver Crossings B2 - 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 - Natural Gas

Unmitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
General Office Building	3.80439e+006	0.0205	0.1865	0.1567	1.1200e-003		0.0142	0.0142		0.0142	0.0142	0.0000	203.0167	203.0167	3.8900e-003	3.7200e-003	204.2232
Total		0.0205	0.1865	0.1567	1.1200e-003		0.0142	0.0142		0.0142	0.0142	0.0000	203.0167	203.0167	3.8900e-003	3.7200e-003	204.2232

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
General Office Building	3.80439e+006	0.0205	0.1865	0.1567	1.1200e-003		0.0142	0.0142		0.0142	0.0142	0.0000	203.0167	203.0167	3.8900e-003	3.7200e-003	204.2232
Total		0.0205	0.1865	0.1567	1.1200e-003		0.0142	0.0142		0.0142	0.0142	0.0000	203.0167	203.0167	3.8900e-003	3.7200e-003	204.2232

Culver Crossings B2 - 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	4.6125e+006	1,447.7570	0.0690	8.3700e-003	1,451.9769
Total		1,447.7570	0.0690	8.3700e-003	1,451.9769

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Office Building	4.6125e+006	1,447.7570	0.0690	8.3700e-003	1,451.9769
Total		1,447.7570	0.0690	8.3700e-003	1,451.9769

6.0 Area Detail

6.1 Mitigation Measures Area

Culver Crossings B2 - 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	1.5049	4.0000e-005	4.7000e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	9.1600e-003	9.1600e-003	2.0000e-005	0.0000	9.7500e-003
Unmitigated	1.5049	4.0000e-005	4.7000e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	9.1600e-003	9.1600e-003	2.0000e-005	0.0000	9.7500e-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	0.1710					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.3334					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	4.3000e-004	4.0000e-005	4.7000e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	9.1600e-003	9.1600e-003	2.0000e-005	0.0000	9.7500e-003
Total	1.5048	4.0000e-005	4.7000e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	9.1600e-003	9.1600e-003	2.0000e-005	0.0000	9.7500e-003

Culver Crossings B2 - 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	0.1710					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.3334					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	4.3000e-004	4.0000e-005	4.7000e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	9.1600e-003	9.1600e-003	2.0000e-005	0.0000	9.7500e-003
Total	1.5048	4.0000e-005	4.7000e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	9.1600e-003	9.1600e-003	2.0000e-005	0.0000	9.7500e-003

7.0 Water Detail

7.1 Mitigation Measures Water

Culver Crossings B2 - 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	429.0190	2.1565	0.0528	498.6722
Unmitigated	429.0190	2.1565	0.0528	498.6722

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Office Building	65.5838 / 40.1965	429.0190	2.1565	0.0528	498.6722
Total		429.0190	2.1565	0.0528	498.6722

Culver Crossings B2 - 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	65.5838 / 40.1965	429.0190	2.1565	0.0528	498.6722
Total		429.0190	2.1565	0.0528	498.6722

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	69.6604	4.1168	0.0000	172.5807
Unmitigated	69.6604	4.1168	0.0000	172.5807

Culver Crossings B2 - 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			
General Office Building	343.17	69.6604	4.1168	0.0000	172.5807
Total		69.6604	4.1168	0.0000	172.5807

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Office Building	343.17	69.6604	4.1168	0.0000	172.5807
Total		69.6604	4.1168	0.0000	172.5807

9.0 Operational Offroad

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

Culver Crossings B2 - 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

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
----------------	--------

11.0 Vegetation

Culver Crossing B1 - 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

Culver Crossing B1
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	167.00	1000sqft	1.63	167,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	11			Operational Year	2024
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 -

Land Use - Provided by client.

Construction Phase - Provided by client.

Off-road Equipment - Provided by client.

Off-road Equipment - Provided by client.

Off-road Equipment - Provided by client.

Off-road Equipment - Provided by client.

Off-road Equipment - Provided by client.

Off-road Equipment - Provided by client.

Off-road Equipment - Provided by client.

Off-road Equipment - Provided by client.

Trips and VMT - Calculated using EMFAC 2021 outside of CalEEMod.

Culver Crossing B1 - 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

tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstructionPhase	NumDays	20.00	25.00
tblConstructionPhase	NumDays	2.00	28.00
tblConstructionPhase	NumDays	4.00	85.00
tblConstructionPhase	NumDays	200.00	168.00
tblConstructionPhase	NumDays	200.00	310.00
tblConstructionPhase	NumDays	10.00	110.00
tblConstructionPhase	NumDays	10.00	127.00
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
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	PhaseEndDate	3/15/2023	3/16/2023
tblConstructionPhase	PhaseEndDate	3/17/2023	4/1/2023
tblConstructionPhase	PhaseEndDate	3/23/2023	6/23/2023
tblConstructionPhase	PhaseEndDate	3/23/2023	7/25/2023
tblConstructionPhase	PhaseEndDate	12/28/2023	2/6/2024
tblConstructionPhase	PhaseEndDate	10/3/2024	12/20/2024

Culver Crossing B1 - 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	PhaseEndDate	10/17/2024	11/9/2024
tblConstructionPhase	PhaseEndDate	10/31/2024	11/9/2024
tblConstructionPhase	PhaseStartDate	3/16/2023	3/1/2023
tblConstructionPhase	PhaseStartDate	3/18/2023	3/17/2023
tblConstructionPhase	PhaseStartDate	3/24/2023	6/24/2023
tblConstructionPhase	PhaseStartDate	3/24/2023	7/26/2023
tblConstructionPhase	PhaseStartDate	12/29/2023	12/26/2023
tblConstructionPhase	PhaseStartDate	10/4/2024	7/5/2024
tblConstructionPhase	PhaseStartDate	10/18/2024	6/15/2024
tblGrading	AcresOfGrading	2.00	4.00
tblGrading	AcresOfGrading	2.00	1.88
tblGrading	MaterialExported	0.00	95,000.00
tblGrading	MaterialExported	0.00	200.00
tblLandUse	LotAcreage	3.83	1.63
tblOffRoadEquipment	HorsePower	158.00	701.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblTripsAndVMT	HaulingTripNumber	86.00	0.00
tblTripsAndVMT	HaulingTripNumber	25.00	0.00
tblTripsAndVMT	HaulingTripNumber	11,875.00	0.00
tblTripsAndVMT	VendorTripNumber	27.00	0.00
tblTripsAndVMT	VendorTripNumber	27.00	0.00
tblTripsAndVMT	WorkerTripNumber	28.00	0.00
tblTripsAndVMT	WorkerTripNumber	13.00	0.00
tblTripsAndVMT	WorkerTripNumber	18.00	0.00
tblTripsAndVMT	WorkerTripNumber	8.00	0.00

Culver Crossing B1 - 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

tbITripsAndVMT	WorkerTripNumber	53.00	0.00
tbITripsAndVMT	WorkerTripNumber	53.00	0.00
tbITripsAndVMT	WorkerTripNumber	18.00	0.00
tbITripsAndVMT	WorkerTripNumber	11.00	0.00

2.0 Emissions Summary

Culver Crossing B1 - 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	8.2327	57.1155	53.9190	0.1134	0.8131	2.4288	2.4288	0.1200	2.4026	2.4026	0.0000	9,023.609 4	9,023.609 4	2.8149	0.0000	9,048.204 1
2024	15.4277	55.8248	53.8294	0.1134	0.0000	2.3126	2.3126	0.0000	2.2891	2.2891	0.0000	9,023.597 5	9,023.597 5	0.9770	0.0000	9,048.022 0
Maximum	15.4277	57.1155	53.9190	0.1134	0.8131	2.4288	2.4288	0.1200	2.4026	2.4026	0.0000	9,023.609 4	9,023.609 4	2.8149	0.0000	9,048.204 1

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	6.7872	44.5546	55.3470	0.1134	0.3171	1.6804	1.6804	0.0468	1.6677	1.6677	0.0000	9,023.609 4	9,023.609 4	2.8149	0.0000	9,048.204 1
2024	13.3414	44.2434	55.2873	0.1134	0.0000	1.6669	1.6669	0.0000	1.6552	1.6552	0.0000	9,023.597 5	9,023.597 5	0.9770	0.0000	9,048.022 0
Maximum	13.3414	44.5546	55.3470	0.1134	0.3171	1.6804	1.6804	0.0468	1.6677	1.6677	0.0000	9,023.609 4	9,023.609 4	2.8149	0.0000	9,048.204 1

Culver Crossing B1 - 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	14.93	21.38	-2.68	0.00	61.00	29.40	29.40	60.99	29.17	29.17	0.00	0.00	0.00	0.00	0.00	0.00

Culver Crossing B1 - 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	3.7323	1.5000e-004	0.0170	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0366	0.0366	1.0000e-004		0.0389
Energy	0.0509	0.4625	0.3885	2.7700e-003		0.0352	0.0352		0.0352	0.0352		554.9621	554.9621	0.0106	0.0102	558.2600
Mobile	4.7572	4.7548	47.6929	0.1057	11.0320	0.0751	11.1071	2.9386	0.0698	3.0084		10,774.1626	10,774.1626	0.7079	0.4350	10,921.4885
Total	8.5404	5.2174	48.0984	0.1085	11.0320	0.1104	11.1423	2.9386	0.1050	3.0436		11,329.1613	11,329.1613	0.7186	0.4452	11,479.7874

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.7323	1.5000e-004	0.0170	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0366	0.0366	1.0000e-004		0.0389
Energy	0.0509	0.4625	0.3885	2.7700e-003		0.0352	0.0352		0.0352	0.0352		554.9621	554.9621	0.0106	0.0102	558.2600
Mobile	4.7572	4.7548	47.6929	0.1057	11.0320	0.0751	11.1071	2.9386	0.0698	3.0084		10,774.1626	10,774.1626	0.7079	0.4350	10,921.4885
Total	8.5404	5.2174	48.0984	0.1085	11.0320	0.1104	11.1423	2.9386	0.1050	3.0436		11,329.1613	11,329.1613	0.7186	0.4452	11,479.7874

Culver Crossing B1 - 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	Demolition	Demolition	2/16/2023	3/16/2023	6	25	
2	Site Preparation	Site Preparation	3/1/2023	4/1/2023	6	28	
3	Grading/Excavation	Grading	3/17/2023	6/23/2023	6	85	
4	Drainage/Utilities/Trenching	Trenching	6/24/2023	7/25/2023	6	27	
5	Foundations/Concrete Pours	Building Construction	7/26/2023	2/6/2024	6	168	
6	Building Construction	Building Construction	12/26/2023	12/20/2024	6	310	
7	Paving	Paving	7/5/2024	11/9/2024	6	110	
8	Architectural Coating	Architectural Coating	6/15/2024	11/9/2024	6	127	

Acres of Grading (Site Preparation Phase): 1.88

Acres of Grading (Grading Phase): 4

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 250,500; Non-Residential Outdoor: 83,500; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Air Compressors	1	8.00	78	0.48
Demolition	Crawler Tractors	1	8.00	212	0.43
Demolition	Dumpers/Tenders	1	8.00	16	0.38

Culver Crossing B1 - 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

Demolition	Excavators	1	8.00	158	0.38
Demolition	Forklifts	1	8.00	89	0.20
Demolition	Generator Sets	1	8.00	84	0.74
Demolition	Skid Steer Loaders	1	8.00	65	0.37
Demolition	Sweepers/Scrubbers	1	8.00	64	0.46
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Site Preparation	Excavators	1	8.00	158	0.38
Site Preparation	Forklifts	1	8.00	89	0.20
Site Preparation	Scrapers	1	8.00	367	0.48
Site Preparation	Sweepers/Scrubbers	1	8.00	64	0.46
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading/Excavation	Bore/Drill Rigs	2	8.00	221	0.50
Grading/Excavation	Crawler Tractors	1	8.00	212	0.43
Grading/Excavation	Excavators	2	8.00	158	0.38
Grading/Excavation	Excavators	1	8.00	701	0.38
Grading/Excavation	Sweepers/Scrubbers	1	8.00	64	0.46
Drainage/Utilities/Trenching	Forklifts	1	8.00	89	0.20
Drainage/Utilities/Trenching	Skid Steer Loaders	1	8.00	65	0.37
Drainage/Utilities/Trenching	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Foundations/Concrete Pours	Cement and Mortar Mixers	102	8.00	9	0.56
Foundations/Concrete Pours	Pumps	2	8.00	84	0.74
Building Construction	Air Compressors	1	8.00	78	0.48
Building Construction	Cement and Mortar Mixers	1	8.00	9	0.56
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	1	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Pumps	1	8.00	84	0.74
Building Construction	Sweepers/Scrubbers	1	8.00	64	0.46
Paving	Crushing/Proc. Equipment	1	8.00	85	0.78

Culver Crossing B1 - 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

Paving	Dumpers/Tenders	1	8.00	16	0.38
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	1	8.00	80	0.38
Paving	Signal Boards	1	8.00	6	0.82
Paving	Sweepers/Scrubbers	1	8.00	64	0.46
Architectural Coating	Air Compressors	1	8.00	78	0.48
Architectural Coating	Generator Sets	1	8.00	84	0.74

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	11	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	5	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading/Excavation	7	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Drainage/Utilities/Trenching	3	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Foundations/Concrete Pours	104	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	2	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

- Use Alternative Fuel for Construction Equipment
- Use Cleaner Engines for Construction Equipment
- Water Exposed Area
- Reduce Vehicle Speed on Unpaved Roads

Culver Crossing B1 - 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 On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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					0.7411	0.0000	0.7411	0.1122	0.0000	0.1122			0.0000			0.0000
Off-Road	2.0715	19.7279	22.9791	0.0398		0.9394	0.9394		0.8835	0.8835		3,817.0393	3,817.0393	0.9483		3,840.7475
Total	2.0715	19.7279	22.9791	0.0398	0.7411	0.9394	1.6805	0.1122	0.8835	0.9957		3,817.0393	3,817.0393	0.9483		3,840.7475

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

Culver Crossing B1 - 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 On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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					0.2890	0.0000	0.2890	0.0438	0.0000	0.0438			0.0000			0.0000
Off-Road	0.5848	4.7749	25.8839	0.0398		0.0780	0.0780		0.0780	0.0780	0.0000	3,817.0393	3,817.0393	0.9483		3,840.7475
Total	0.5848	4.7749	25.8839	0.0398	0.2890	0.0780	0.3670	0.0438	0.0780	0.1218	0.0000	3,817.0393	3,817.0393	0.9483		3,840.7475

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

Culver Crossing B1 - 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 On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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					0.0720	0.0000	0.0720	7.8100e-003	0.0000	7.8100e-003			0.0000			0.0000
Off-Road	1.4114	14.0333	14.6895	0.0275		0.6445	0.6445		0.5930	0.5930		2,666.018 ₂	2,666.018 ₂	0.8622		2,687.574 ₃
Total	1.4114	14.0333	14.6895	0.0275	0.0720	0.6445	0.7165	7.8100e-003	0.5930	0.6008		2,666.018₂	2,666.018₂	0.8622		2,687.574₃

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

Culver Crossing B1 - 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 On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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					0.0281	0.0000	0.0281	3.0500e-003	0.0000	3.0500e-003			0.0000			0.0000
Off-Road	0.3691	2.7520	16.1781	0.0275		0.0451	0.0451		0.0451	0.0451	0.0000	2,666.018 ₂	2,666.018 ₂	0.8622		2,687.574 ₃
Total	0.3691	2.7520	16.1781	0.0275	0.0281	0.0451	0.0731	3.0500e-003	0.0451	0.0481	0.0000	2,666.018₂	2,666.018₂	0.8622		2,687.574₃

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

Culver Crossing B1 - 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/Excavation - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.1763	0.0000	0.1763	0.0245	0.0000	0.0245			0.0000			0.0000
Off-Road	2.1099	19.4503	20.0617	0.0624		0.7944	0.7944		0.7308	0.7308		6,037.4020	6,037.4020	1.9526		6,086.2174
Total	2.1099	19.4503	20.0617	0.0624	0.1763	0.7944	0.9707	0.0245	0.7308	0.7553		6,037.4020	6,037.4020	1.9526		6,086.2174

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

Culver Crossing B1 - 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/Excavation - 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	lb/day										lb/day					
Fugitive Dust					0.0688	0.0000	0.0688	9.5700e-003	0.0000	9.5700e-003			0.0000			0.0000
Off-Road	0.8016	4.6263	32.2053	0.0624		0.1027	0.1027		0.1027	0.1027	0.0000	6,037.4020	6,037.4020	1.9526		6,086.2174
Total	0.8016	4.6263	32.2053	0.0624	0.0688	0.1027	0.1715	9.5700e-003	0.1027	0.1123	0.0000	6,037.4020	6,037.4020	1.9526		6,086.2174

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

Culver Crossing B1 - 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 Drainage/Utilities/Trenching - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.3190	3.3600	4.7615	6.7200e-003		0.1644	0.1644		0.1512	0.1512		650.0936	650.0936	0.2103		655.3499
Total	0.3190	3.3600	4.7615	6.7200e-003		0.1644	0.1644		0.1512	0.1512		650.0936	650.0936	0.2103		655.3499

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

Culver Crossing B1 - 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 Drainage/Utilities/Trenching - 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	lb/day										lb/day					
Off-Road	0.1077	1.4084	5.0731	6.7200e-003		0.0110	0.0110		0.0110	0.0110	0.0000	650.0936	650.0936	0.2103		655.3499
Total	0.1077	1.4084	5.0731	6.7200e-003		0.0110	0.0110		0.0110	0.0110	0.0000	650.0936	650.0936	0.2103		655.3499

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

Culver Crossing B1 - 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 Foundations/Concrete Pours - 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	6.6488	43.0605	38.9034	0.0857		1.7295	1.7295		1.7295	1.7295		6,398.7334	6,398.7334	0.5920		6,413.5322
Total	6.6488	43.0605	38.9034	0.0857		1.7295	1.7295		1.7295	1.7295		6,398.7334	6,398.7334	0.5920		6,413.5322

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

Culver Crossing B1 - 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 Foundations/Concrete Pours - 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	lb/day										lb/day					
Off-Road	6.1247	38.1249	39.5655	0.0857		1.4773	1.4773		1.4773	1.4773	0.0000	6,398.733 4	6,398.733 4	0.5920		6,413.532 2
Total	6.1247	38.1249	39.5655	0.0857		1.4773	1.4773		1.4773	1.4773	0.0000	6,398.733 4	6,398.733 4	0.5920		6,413.532 2

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

Culver Crossing B1 - 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 Foundations/Concrete Pours - 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	6.6049	42.7118	38.8924	0.0857		1.6944	1.6944		1.6944	1.6944		6,398.7334	6,398.7334	0.5898		6,413.4774
Total	6.6049	42.7118	38.8924	0.0857		1.6944	1.6944		1.6944	1.6944		6,398.7334	6,398.7334	0.5898		6,413.4774

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

Culver Crossing B1 - 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 Foundations/Concrete Pours - 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	lb/day										lb/day					
Off-Road	6.1247	38.1249	39.5655	0.0857		1.4773	1.4773		1.4773	1.4773	0.0000	6,398.7334	6,398.7334	0.5898		6,413.4774
Total	6.1247	38.1249	39.5655	0.0857		1.4773	1.4773		1.4773	1.4773	0.0000	6,398.7334	6,398.7334	0.5898		6,413.4774

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

Culver Crossing B1 - 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 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	1.5840	14.0550	15.0156	0.0277		0.6993	0.6993		0.6731	0.6731		2,624.8760	2,624.8760	0.3918		2,634.6719
Total	1.5840	14.0550	15.0156	0.0277		0.6993	0.6993		0.6731	0.6731		2,624.8760	2,624.8760	0.3918		2,634.6719

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

Culver Crossing B1 - 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 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	lb/day										lb/day					
Off-Road	0.6625	6.4298	15.7815	0.0277		0.2031	0.2031		0.1904	0.1904	0.0000	2,624.8760	2,624.8760	0.3918		2,634.6719
Total	0.6625	6.4298	15.7815	0.0277		0.2031	0.2031		0.1904	0.1904	0.0000	2,624.8760	2,624.8760	0.3918		2,634.6719

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

Culver Crossing B1 - 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 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	1.4890	13.1130	14.9370	0.0277		0.6183	0.6183		0.5947	0.5947		2,624.864 1	2,624.864 1	0.3872		2,634.544 7
Total	1.4890	13.1130	14.9370	0.0277		0.6183	0.6183		0.5947	0.5947		2,624.864 1	2,624.864 1	0.3872		2,634.544 7

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

Culver Crossing B1 - 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 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	lb/day										lb/day					
Off-Road	0.6428	6.1186	15.7218	0.0277		0.1896	0.1896		0.1779	0.1779	0.0000	2,624.864 1	2,624.864 1	0.3872		2,634.544 7
Total	0.6428	6.1186	15.7218	0.0277		0.1896	0.1896		0.1779	0.1779	0.0000	2,624.864 1	2,624.864 1	0.3872		2,634.544 7

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

Culver Crossing B1 - 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

3.8 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	1.2229	9.9886	14.1053	0.0224		0.4943	0.4943		0.4678	0.4678		2,124.7340	2,124.7340	0.4857		2,136.8760
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.2229	9.9886	14.1053	0.0224		0.4943	0.4943		0.4678	0.4678		2,124.7340	2,124.7340	0.4857		2,136.8760

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

Culver Crossing B1 - 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

3.8 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	lb/day										lb/day					
Off-Road	0.4035	3.1584	15.4475	0.0224		0.0634	0.0634		0.0634	0.0634	0.0000	2,124.7340	2,124.7340	0.4857		2,136.8760
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.4035	3.1584	15.4475	0.0224		0.0634	0.0634		0.0634	0.0634	0.0000	2,124.7340	2,124.7340	0.4857		2,136.8760

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

Culver Crossing B1 - 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

3.9 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	12.1897					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.5261	4.1696	6.0774	0.0105		0.1920	0.1920		0.1920	0.1920		998.2986	998.2986	0.0464		999.4573
Total	12.7158	4.1696	6.0774	0.0105		0.1920	0.1920		0.1920	0.1920		998.2986	998.2986	0.0464		999.4573

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

Culver Crossing B1 - 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

3.9 Architectural Coating - 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	lb/day										lb/day					
Archit. Coating	12.1897					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1054	0.4567	6.4996	0.0105		0.0141	0.0141		0.0141	0.0141	0.0000	998.2986	998.2986	0.0464		999.4573
Total	12.2951	0.4567	6.4996	0.0105		0.0141	0.0141		0.0141	0.0141	0.0000	998.2986	998.2986	0.0464		999.4573

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

Culver Crossing B1 - 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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	4.7572	4.7548	47.6929	0.1057	11.0320	0.0751	11.1071	2.9386	0.0698	3.0084		10,774.16 26	10,774.16 26	0.7079	0.4350	10,921.48 85
Unmitigated	4.7572	4.7548	47.6929	0.1057	11.0320	0.0751	11.1071	2.9386	0.0698	3.0084		10,774.16 26	10,774.16 26	0.7079	0.4350	10,921.48 85

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Office Building	1,626.58	369.07	116.90	3,966,479	3,966,479
Total	1,626.58	369.07	116.90	3,966,479	3,966,479

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

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

Culver Crossing B1 - 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

5.0 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	0.0509	0.4625	0.3885	2.7700e-003		0.0352	0.0352		0.0352	0.0352		554.9621	554.9621	0.0106	0.0102	558.2600
NaturalGas Unmitigated	0.0509	0.4625	0.3885	2.7700e-003		0.0352	0.0352		0.0352	0.0352		554.9621	554.9621	0.0106	0.0102	558.2600

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	4717.18	0.0509	0.4625	0.3885	2.7700e-003		0.0352	0.0352		0.0352	0.0352		554.9621	554.9621	0.0106	0.0102	558.2600
Total		0.0509	0.4625	0.3885	2.7700e-003		0.0352	0.0352		0.0352	0.0352		554.9621	554.9621	0.0106	0.0102	558.2600

Culver Crossing B1 - 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	4.71718	0.0509	0.4625	0.3885	2.7700e-003		0.0352	0.0352		0.0352	0.0352		554.9621	554.9621	0.0106	0.0102	558.2600
Total		0.0509	0.4625	0.3885	2.7700e-003		0.0352	0.0352		0.0352	0.0352		554.9621	554.9621	0.0106	0.0102	558.2600

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.7323	1.5000e-004	0.0170	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0366	0.0366	1.0000e-004		0.0389
Unmitigated	3.7323	1.5000e-004	0.0170	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0366	0.0366	1.0000e-004		0.0389

Culver Crossing B1 - 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

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	0.4241					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.3066					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.5700e-003	1.5000e-004	0.0170	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0366	0.0366	1.0000e-004		0.0389
Total	3.7323	1.5000e-004	0.0170	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0366	0.0366	1.0000e-004		0.0389

Culver Crossing B1 - 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	0.4241					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.3066					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.5700e-003	1.5000e-004	0.0170	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0366	0.0366	1.0000e-004		0.0389
Total	3.7323	1.5000e-004	0.0170	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0366	0.0366	1.0000e-004		0.0389

7.0 Water Detail

7.1 Mitigation Measures Water

Culver Crossing B1 - 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
----------------	--------	-----------	-----------	-------------	-------------	-----------

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
----------------	--------

11.0 Vegetation

Culver Crossing B1 - 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

Culver Crossing B1
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	167.00	1000sqft	1.63	167,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	11			Operational Year	2024
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 -

Land Use - Provided by client.

Construction Phase - Provided by client.

Off-road Equipment - Provided by client.

Off-road Equipment - Provided by client.

Off-road Equipment - Provided by client.

Off-road Equipment - Provided by client.

Off-road Equipment - Provided by client.

Off-road Equipment - Provided by client.

Off-road Equipment - Provided by client.

Off-road Equipment - Provided by client.

Trips and VMT - Calculated using EMFAC 2021 outside of CalEEMod.

Culver Crossing B1 - 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

tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstructionPhase	NumDays	20.00	25.00
tblConstructionPhase	NumDays	2.00	28.00
tblConstructionPhase	NumDays	4.00	85.00
tblConstructionPhase	NumDays	200.00	168.00
tblConstructionPhase	NumDays	200.00	310.00
tblConstructionPhase	NumDays	10.00	110.00
tblConstructionPhase	NumDays	10.00	127.00
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
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	PhaseEndDate	3/15/2023	3/16/2023
tblConstructionPhase	PhaseEndDate	3/17/2023	4/1/2023
tblConstructionPhase	PhaseEndDate	3/23/2023	6/23/2023
tblConstructionPhase	PhaseEndDate	3/23/2023	7/25/2023
tblConstructionPhase	PhaseEndDate	12/28/2023	2/6/2024
tblConstructionPhase	PhaseEndDate	10/3/2024	12/20/2024

Culver Crossing B1 - 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	PhaseEndDate	10/17/2024	11/9/2024
tblConstructionPhase	PhaseEndDate	10/31/2024	11/9/2024
tblConstructionPhase	PhaseStartDate	3/16/2023	3/1/2023
tblConstructionPhase	PhaseStartDate	3/18/2023	3/17/2023
tblConstructionPhase	PhaseStartDate	3/24/2023	6/24/2023
tblConstructionPhase	PhaseStartDate	3/24/2023	7/26/2023
tblConstructionPhase	PhaseStartDate	12/29/2023	12/26/2023
tblConstructionPhase	PhaseStartDate	10/4/2024	7/5/2024
tblConstructionPhase	PhaseStartDate	10/18/2024	6/15/2024
tblGrading	AcresOfGrading	2.00	4.00
tblGrading	AcresOfGrading	2.00	1.88
tblGrading	MaterialExported	0.00	95,000.00
tblGrading	MaterialExported	0.00	200.00
tblLandUse	LotAcreage	3.83	1.63
tblOffRoadEquipment	HorsePower	158.00	701.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblTripsAndVMT	HaulingTripNumber	86.00	0.00
tblTripsAndVMT	HaulingTripNumber	25.00	0.00
tblTripsAndVMT	HaulingTripNumber	11,875.00	0.00
tblTripsAndVMT	VendorTripNumber	27.00	0.00
tblTripsAndVMT	VendorTripNumber	27.00	0.00
tblTripsAndVMT	WorkerTripNumber	28.00	0.00
tblTripsAndVMT	WorkerTripNumber	13.00	0.00
tblTripsAndVMT	WorkerTripNumber	18.00	0.00
tblTripsAndVMT	WorkerTripNumber	8.00	0.00

Culver Crossing B1 - 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

tbITripsAndVMT	WorkerTripNumber	53.00	0.00
tbITripsAndVMT	WorkerTripNumber	53.00	0.00
tbITripsAndVMT	WorkerTripNumber	18.00	0.00
tbITripsAndVMT	WorkerTripNumber	11.00	0.00

2.0 Emissions Summary

Culver Crossing B1 - 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	8.2327	57.1155	53.9190	0.1134	0.8131	2.4288	2.4288	0.1200	2.4026	2.4026	0.0000	9,023.609 4	9,023.609 4	2.8149	0.0000	9,048.204 1
2024	15.4277	55.8248	53.8294	0.1134	0.0000	2.3126	2.3126	0.0000	2.2891	2.2891	0.0000	9,023.597 5	9,023.597 5	0.9770	0.0000	9,048.022 0
Maximum	15.4277	57.1155	53.9190	0.1134	0.8131	2.4288	2.4288	0.1200	2.4026	2.4026	0.0000	9,023.609 4	9,023.609 4	2.8149	0.0000	9,048.204 1

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	6.7872	44.5546	55.3470	0.1134	0.3171	1.6804	1.6804	0.0468	1.6677	1.6677	0.0000	9,023.609 4	9,023.609 4	2.8149	0.0000	9,048.204 1
2024	13.3414	44.2434	55.2873	0.1134	0.0000	1.6669	1.6669	0.0000	1.6552	1.6552	0.0000	9,023.597 5	9,023.597 5	0.9770	0.0000	9,048.022 0
Maximum	13.3414	44.5546	55.3470	0.1134	0.3171	1.6804	1.6804	0.0468	1.6677	1.6677	0.0000	9,023.609 4	9,023.609 4	2.8149	0.0000	9,048.204 1

Culver Crossing B1 - 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	3.7323	1.5000e-004	0.0170	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0366	0.0366	1.0000e-004		0.0389
Energy	0.0509	0.4625	0.3885	2.7700e-003		0.0352	0.0352		0.0352	0.0352		554.9621	554.9621	0.0106	0.0102	558.2600
Mobile	4.6706	5.1345	46.7134	0.1012	11.0320	0.0752	11.1072	2.9386	0.0698	3.0084		10,318.5172	10,318.5172	0.7283	0.4542	10,472.0838
Total	8.4537	5.5971	47.1189	0.1040	11.0320	0.1104	11.1424	2.9386	0.1050	3.0436		10,873.5158	10,873.5158	0.7390	0.4644	11,030.3828

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.7323	1.5000e-004	0.0170	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0366	0.0366	1.0000e-004		0.0389
Energy	0.0509	0.4625	0.3885	2.7700e-003		0.0352	0.0352		0.0352	0.0352		554.9621	554.9621	0.0106	0.0102	558.2600
Mobile	4.6706	5.1345	46.7134	0.1012	11.0320	0.0752	11.1072	2.9386	0.0698	3.0084		10,318.5172	10,318.5172	0.7283	0.4542	10,472.0838
Total	8.4537	5.5971	47.1189	0.1040	11.0320	0.1104	11.1424	2.9386	0.1050	3.0436		10,873.5158	10,873.5158	0.7390	0.4644	11,030.3828

Culver Crossing B1 - 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	Demolition	Demolition	2/16/2023	3/16/2023	6	25	
2	Site Preparation	Site Preparation	3/1/2023	4/1/2023	6	28	
3	Grading/Excavation	Grading	3/17/2023	6/23/2023	6	85	
4	Drainage/Utilities/Trenching	Trenching	6/24/2023	7/25/2023	6	27	
5	Foundations/Concrete Pours	Building Construction	7/26/2023	2/6/2024	6	168	
6	Building Construction	Building Construction	12/26/2023	12/20/2024	6	310	
7	Paving	Paving	7/5/2024	11/9/2024	6	110	
8	Architectural Coating	Architectural Coating	6/15/2024	11/9/2024	6	127	

Acres of Grading (Site Preparation Phase): 1.88

Acres of Grading (Grading Phase): 4

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 250,500; Non-Residential Outdoor: 83,500; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Air Compressors	1	8.00	78	0.48
Demolition	Crawler Tractors	1	8.00	212	0.43
Demolition	Dumpers/Tenders	1	8.00	16	0.38

Culver Crossing B1 - 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

Demolition	Excavators	1	8.00	158	0.38
Demolition	Forklifts	1	8.00	89	0.20
Demolition	Generator Sets	1	8.00	84	0.74
Demolition	Skid Steer Loaders	1	8.00	65	0.37
Demolition	Sweepers/Scrubbers	1	8.00	64	0.46
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Site Preparation	Excavators	1	8.00	158	0.38
Site Preparation	Forklifts	1	8.00	89	0.20
Site Preparation	Scrapers	1	8.00	367	0.48
Site Preparation	Sweepers/Scrubbers	1	8.00	64	0.46
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading/Excavation	Bore/Drill Rigs	2	8.00	221	0.50
Grading/Excavation	Crawler Tractors	1	8.00	212	0.43
Grading/Excavation	Excavators	2	8.00	158	0.38
Grading/Excavation	Excavators	1	8.00	701	0.38
Grading/Excavation	Sweepers/Scrubbers	1	8.00	64	0.46
Drainage/Utilities/Trenching	Forklifts	1	8.00	89	0.20
Drainage/Utilities/Trenching	Skid Steer Loaders	1	8.00	65	0.37
Drainage/Utilities/Trenching	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Foundations/Concrete Pours	Cement and Mortar Mixers	102	8.00	9	0.56
Foundations/Concrete Pours	Pumps	2	8.00	84	0.74
Building Construction	Air Compressors	1	8.00	78	0.48
Building Construction	Cement and Mortar Mixers	1	8.00	9	0.56
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	1	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Pumps	1	8.00	84	0.74
Building Construction	Sweepers/Scrubbers	1	8.00	64	0.46
Paving	Crushing/Proc. Equipment	1	8.00	85	0.78

Culver Crossing B1 - 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

Paving	Dumpers/Tenders	1	8.00	16	0.38
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	1	8.00	80	0.38
Paving	Signal Boards	1	8.00	6	0.82
Paving	Sweepers/Scrubbers	1	8.00	64	0.46
Architectural Coating	Air Compressors	1	8.00	78	0.48
Architectural Coating	Generator Sets	1	8.00	84	0.74

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	11	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	5	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading/Excavation	7	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Drainage/Utilities/Trenching	3	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Foundations/Concrete Pours	104	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	2	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

- Use Alternative Fuel for Construction Equipment
- Use Cleaner Engines for Construction Equipment
- Water Exposed Area
- Reduce Vehicle Speed on Unpaved Roads

Culver Crossing B1 - 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 On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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					0.7411	0.0000	0.7411	0.1122	0.0000	0.1122			0.0000			0.0000
Off-Road	2.0715	19.7279	22.9791	0.0398		0.9394	0.9394		0.8835	0.8835		3,817.0393	3,817.0393	0.9483		3,840.7475
Total	2.0715	19.7279	22.9791	0.0398	0.7411	0.9394	1.6805	0.1122	0.8835	0.9957		3,817.0393	3,817.0393	0.9483		3,840.7475

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

Culver Crossing B1 - 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 On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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					0.2890	0.0000	0.2890	0.0438	0.0000	0.0438			0.0000			0.0000
Off-Road	0.5848	4.7749	25.8839	0.0398		0.0780	0.0780		0.0780	0.0780	0.0000	3,817.039 3	3,817.039 3	0.9483		3,840.747 5
Total	0.5848	4.7749	25.8839	0.0398	0.2890	0.0780	0.3670	0.0438	0.0780	0.1218	0.0000	3,817.039 3	3,817.039 3	0.9483		3,840.747 5

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

Culver Crossing B1 - 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 On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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					0.0720	0.0000	0.0720	7.8100e-003	0.0000	7.8100e-003			0.0000			0.0000
Off-Road	1.4114	14.0333	14.6895	0.0275		0.6445	0.6445		0.5930	0.5930		2,666.018 ₂	2,666.018 ₂	0.8622		2,687.574 ₃
Total	1.4114	14.0333	14.6895	0.0275	0.0720	0.6445	0.7165	7.8100e-003	0.5930	0.6008		2,666.018₂	2,666.018₂	0.8622		2,687.574₃

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

Culver Crossing B1 - 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 On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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					0.0281	0.0000	0.0281	3.0500e-003	0.0000	3.0500e-003			0.0000			0.0000
Off-Road	0.3691	2.7520	16.1781	0.0275		0.0451	0.0451		0.0451	0.0451	0.0000	2,666.018 ₂	2,666.018 ₂	0.8622		2,687.574 ₃
Total	0.3691	2.7520	16.1781	0.0275	0.0281	0.0451	0.0731	3.0500e-003	0.0451	0.0481	0.0000	2,666.018₂	2,666.018₂	0.8622		2,687.574₃

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

Culver Crossing B1 - 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/Excavation - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.1763	0.0000	0.1763	0.0245	0.0000	0.0245			0.0000			0.0000
Off-Road	2.1099	19.4503	20.0617	0.0624		0.7944	0.7944		0.7308	0.7308		6,037.4020	6,037.4020	1.9526		6,086.2174
Total	2.1099	19.4503	20.0617	0.0624	0.1763	0.7944	0.9707	0.0245	0.7308	0.7553		6,037.4020	6,037.4020	1.9526		6,086.2174

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

Culver Crossing B1 - 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/Excavation - 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	lb/day										lb/day					
Fugitive Dust					0.0688	0.0000	0.0688	9.5700e-003	0.0000	9.5700e-003			0.0000			0.0000
Off-Road	0.8016	4.6263	32.2053	0.0624		0.1027	0.1027		0.1027	0.1027	0.0000	6,037.4020	6,037.4020	1.9526		6,086.2174
Total	0.8016	4.6263	32.2053	0.0624	0.0688	0.1027	0.1715	9.5700e-003	0.1027	0.1123	0.0000	6,037.4020	6,037.4020	1.9526		6,086.2174

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

Culver Crossing B1 - 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 Drainage/Utilities/Trenching - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.3190	3.3600	4.7615	6.7200e-003		0.1644	0.1644		0.1512	0.1512		650.0936	650.0936	0.2103		655.3499
Total	0.3190	3.3600	4.7615	6.7200e-003		0.1644	0.1644		0.1512	0.1512		650.0936	650.0936	0.2103		655.3499

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

Culver Crossing B1 - 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 Drainage/Utilities/Trenching - 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	lb/day										lb/day					
Off-Road	0.1077	1.4084	5.0731	6.7200e-003		0.0110	0.0110		0.0110	0.0110	0.0000	650.0936	650.0936	0.2103		655.3499
Total	0.1077	1.4084	5.0731	6.7200e-003		0.0110	0.0110		0.0110	0.0110	0.0000	650.0936	650.0936	0.2103		655.3499

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

Culver Crossing B1 - 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 Foundations/Concrete Pours - 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	6.6488	43.0605	38.9034	0.0857		1.7295	1.7295		1.7295	1.7295		6,398.7334	6,398.7334	0.5920		6,413.5322
Total	6.6488	43.0605	38.9034	0.0857		1.7295	1.7295		1.7295	1.7295		6,398.7334	6,398.7334	0.5920		6,413.5322

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

Culver Crossing B1 - 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 Foundations/Concrete Pours - 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	lb/day										lb/day					
Off-Road	6.1247	38.1249	39.5655	0.0857		1.4773	1.4773		1.4773	1.4773	0.0000	6,398.733 4	6,398.733 4	0.5920		6,413.532 2
Total	6.1247	38.1249	39.5655	0.0857		1.4773	1.4773		1.4773	1.4773	0.0000	6,398.733 4	6,398.733 4	0.5920		6,413.532 2

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

Culver Crossing B1 - 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 Foundations/Concrete Pours - 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	6.6049	42.7118	38.8924	0.0857		1.6944	1.6944		1.6944	1.6944		6,398.7334	6,398.7334	0.5898		6,413.4774
Total	6.6049	42.7118	38.8924	0.0857		1.6944	1.6944		1.6944	1.6944		6,398.7334	6,398.7334	0.5898		6,413.4774

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

Culver Crossing B1 - 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 Foundations/Concrete Pours - 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	lb/day										lb/day					
Off-Road	6.1247	38.1249	39.5655	0.0857		1.4773	1.4773		1.4773	1.4773	0.0000	6,398.7334	6,398.7334	0.5898		6,413.4774
Total	6.1247	38.1249	39.5655	0.0857		1.4773	1.4773		1.4773	1.4773	0.0000	6,398.7334	6,398.7334	0.5898		6,413.4774

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

Culver Crossing B1 - 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 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	1.5840	14.0550	15.0156	0.0277		0.6993	0.6993		0.6731	0.6731		2,624.8760	2,624.8760	0.3918		2,634.6719
Total	1.5840	14.0550	15.0156	0.0277		0.6993	0.6993		0.6731	0.6731		2,624.8760	2,624.8760	0.3918		2,634.6719

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

Culver Crossing B1 - 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 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	lb/day										lb/day					
Off-Road	0.6625	6.4298	15.7815	0.0277		0.2031	0.2031		0.1904	0.1904	0.0000	2,624.8760	2,624.8760	0.3918		2,634.6719
Total	0.6625	6.4298	15.7815	0.0277		0.2031	0.2031		0.1904	0.1904	0.0000	2,624.8760	2,624.8760	0.3918		2,634.6719

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

Culver Crossing B1 - 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 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	1.4890	13.1130	14.9370	0.0277		0.6183	0.6183		0.5947	0.5947		2,624.864 1	2,624.864 1	0.3872		2,634.544 7
Total	1.4890	13.1130	14.9370	0.0277		0.6183	0.6183		0.5947	0.5947		2,624.864 1	2,624.864 1	0.3872		2,634.544 7

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

Culver Crossing B1 - 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 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	lb/day										lb/day					
Off-Road	0.6428	6.1186	15.7218	0.0277		0.1896	0.1896		0.1779	0.1779	0.0000	2,624.864 1	2,624.864 1	0.3872		2,634.544 7
Total	0.6428	6.1186	15.7218	0.0277		0.1896	0.1896		0.1779	0.1779	0.0000	2,624.864 1	2,624.864 1	0.3872		2,634.544 7

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

Culver Crossing B1 - 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

3.8 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	1.2229	9.9886	14.1053	0.0224		0.4943	0.4943		0.4678	0.4678		2,124.7340	2,124.7340	0.4857		2,136.8760
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.2229	9.9886	14.1053	0.0224		0.4943	0.4943		0.4678	0.4678		2,124.7340	2,124.7340	0.4857		2,136.8760

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

Culver Crossing B1 - 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

3.8 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	lb/day										lb/day					
Off-Road	0.4035	3.1584	15.4475	0.0224		0.0634	0.0634		0.0634	0.0634	0.0000	2,124.7340	2,124.7340	0.4857		2,136.8760
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.4035	3.1584	15.4475	0.0224		0.0634	0.0634		0.0634	0.0634	0.0000	2,124.7340	2,124.7340	0.4857		2,136.8760

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

Culver Crossing B1 - 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

3.9 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	12.1897					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.5261	4.1696	6.0774	0.0105		0.1920	0.1920		0.1920	0.1920		998.2986	998.2986	0.0464		999.4573
Total	12.7158	4.1696	6.0774	0.0105		0.1920	0.1920		0.1920	0.1920		998.2986	998.2986	0.0464		999.4573

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

Culver Crossing B1 - 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

3.9 Architectural Coating - 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	lb/day										lb/day					
Archit. Coating	12.1897					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1054	0.4567	6.4996	0.0105		0.0141	0.0141		0.0141	0.0141	0.0000	998.2986	998.2986	0.0464		999.4573
Total	12.2951	0.4567	6.4996	0.0105		0.0141	0.0141		0.0141	0.0141	0.0000	998.2986	998.2986	0.0464		999.4573

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

Culver Crossing B1 - 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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	4.6706	5.1345	46.7134	0.1012	11.0320	0.0752	11.1072	2.9386	0.0698	3.0084		10,318.51 72	10,318.51 72	0.7283	0.4542	10,472.08 38
Unmitigated	4.6706	5.1345	46.7134	0.1012	11.0320	0.0752	11.1072	2.9386	0.0698	3.0084		10,318.51 72	10,318.51 72	0.7283	0.4542	10,472.08 38

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Office Building	1,626.58	369.07	116.90	3,966,479	3,966,479
Total	1,626.58	369.07	116.90	3,966,479	3,966,479

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

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

Culver Crossing B1 - 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

5.0 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	0.0509	0.4625	0.3885	2.7700e-003		0.0352	0.0352		0.0352	0.0352		554.9621	554.9621	0.0106	0.0102	558.2600
NaturalGas Unmitigated	0.0509	0.4625	0.3885	2.7700e-003		0.0352	0.0352		0.0352	0.0352		554.9621	554.9621	0.0106	0.0102	558.2600

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	4717.18	0.0509	0.4625	0.3885	2.7700e-003		0.0352	0.0352		0.0352	0.0352		554.9621	554.9621	0.0106	0.0102	558.2600
Total		0.0509	0.4625	0.3885	2.7700e-003		0.0352	0.0352		0.0352	0.0352		554.9621	554.9621	0.0106	0.0102	558.2600

Culver Crossing B1 - 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	4.71718	0.0509	0.4625	0.3885	2.7700e-003		0.0352	0.0352		0.0352	0.0352		554.9621	554.9621	0.0106	0.0102	558.2600
Total		0.0509	0.4625	0.3885	2.7700e-003		0.0352	0.0352		0.0352	0.0352		554.9621	554.9621	0.0106	0.0102	558.2600

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.7323	1.5000e-004	0.0170	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0366	0.0366	1.0000e-004		0.0389
Unmitigated	3.7323	1.5000e-004	0.0170	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0366	0.0366	1.0000e-004		0.0389

Culver Crossing B1 - 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

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	0.4241					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.3066					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.5700e-003	1.5000e-004	0.0170	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0366	0.0366	1.0000e-004		0.0389
Total	3.7323	1.5000e-004	0.0170	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0366	0.0366	1.0000e-004		0.0389

Culver Crossing B1 - 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	0.4241					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.3066					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.5700e-003	1.5000e-004	0.0170	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0366	0.0366	1.0000e-004		0.0389
Total	3.7323	1.5000e-004	0.0170	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0366	0.0366	1.0000e-004		0.0389

7.0 Water Detail

7.1 Mitigation Measures Water

Culver Crossing B1 - 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
----------------	--------	-----------	-----------	-------------	-------------	-----------

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
----------------	--------

11.0 Vegetation

Culver Crossings B2 - 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

Culver Crossings B2
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	369.00	1000sqft	2.83	369,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	11			Operational Year	2025
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	691.98	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Provided by client.

Construction Phase - Provided by client.

Off-road Equipment - Provided by client.

Off-road Equipment - Provided by client.

Off-road Equipment - Provided by client.

Off-road Equipment - Provided by client.

Off-road Equipment - Provided by client.

Off-road Equipment - Provided by client.

Off-road Equipment - Provided by client.

Off-road Equipment - Provided by client.

Off-road Equipment - Provided by client.

Culver Crossings B2 - 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

Trips and VMT - Calculated using EMFAC 2021 outside of CalEEMod.

Demolition -

Grading - CalEEMod calculated.

Vehicle Trips -

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Construction Off-road Equipment Mitigation - Provided by client.

Fleet Mix -

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstEquipMitigation	FuelType	Diesel	Electrical
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	6.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	8.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	6.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	6.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	7.00
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final

Culver Crossings B2 - 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

tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstructionPhase	NumDays	20.00	49.00
tblConstructionPhase	NumDays	3.00	61.00
tblConstructionPhase	NumDays	6.00	147.00
tblConstructionPhase	NumDays	220.00	280.00
tblConstructionPhase	NumDays	220.00	273.00
tblConstructionPhase	NumDays	10.00	97.00
tblConstructionPhase	NumDays	10.00	67.00
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
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	PhaseEndDate	8/7/2023	9/5/2023
tblConstructionPhase	PhaseEndDate	8/10/2023	10/24/2023
tblConstructionPhase	PhaseEndDate	8/18/2023	2/23/2024
tblConstructionPhase	PhaseEndDate	8/18/2023	4/19/2024
tblConstructionPhase	PhaseEndDate	6/21/2024	3/13/2025
tblConstructionPhase	PhaseEndDate	4/25/2025	12/20/2025

Culver Crossings B2 - 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	PhaseEndDate	5/23/2025	12/1/2025
tblConstructionPhase	PhaseEndDate	5/9/2025	12/1/2025
tblConstructionPhase	PhaseStartDate	8/8/2023	8/15/2023
tblConstructionPhase	PhaseStartDate	8/11/2023	9/6/2023
tblConstructionPhase	PhaseStartDate	8/19/2023	2/24/2024
tblConstructionPhase	PhaseStartDate	8/19/2023	4/22/2024
tblConstructionPhase	PhaseStartDate	6/22/2024	2/6/2025
tblConstructionPhase	PhaseStartDate	5/10/2025	8/11/2025
tblConstructionPhase	PhaseStartDate	4/26/2025	9/15/2025
tblGrading	AcresOfGrading	73.50	6.00
tblGrading	AcresOfGrading	61.00	4.50
tblGrading	MaterialExported	0.00	195,000.00
tblGrading	MaterialExported	0.00	800.00
tblLandUse	LotAcreage	8.47	2.83
tblOffRoadEquipment	HorsePower	158.00	701.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblTripsAndVMT	HaulingTripNumber	392.00	0.00
tblTripsAndVMT	HaulingTripNumber	100.00	0.00
tblTripsAndVMT	HaulingTripNumber	24,375.00	0.00
tblTripsAndVMT	VendorTripNumber	60.00	0.00
tblTripsAndVMT	VendorTripNumber	60.00	0.00
tblTripsAndVMT	WorkerTripNumber	35.00	0.00
tblTripsAndVMT	WorkerTripNumber	18.00	0.00

Culver Crossings B2 - 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

tbITripsAndVMT	WorkerTripNumber	25.00	0.00
tbITripsAndVMT	WorkerTripNumber	10.00	0.00
tbITripsAndVMT	WorkerTripNumber	118.00	0.00
tbITripsAndVMT	WorkerTripNumber	118.00	0.00
tbITripsAndVMT	WorkerTripNumber	8.00	0.00
tbITripsAndVMT	WorkerTripNumber	24.00	0.00

2.0 Emissions Summary

Culver Crossings B2 - 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	4.9080	45.2659	50.7348	0.1287	1.8119	2.0002	3.8121	0.2709	1.8745	2.1454	0.0000	12,453.3203	12,453.3203	4.0277	0.0000	12,554.0117
2024	8.7322	56.7041	52.1714	0.1143	0.1933	2.2553	2.2553	0.0274	2.2553	2.2553	0.0000	8,990.1111	8,990.1111	2.9076	0.0000	9,062.8007
2025	38.6534	74.9899	72.4188	0.1546	0.0000	3.0366	3.0366	0.0000	2.9932	2.9932	0.0000	12,415.6488	12,415.6488	1.5311	0.0000	12,453.9272
Maximum	38.6534	74.9899	72.4188	0.1546	1.8119	3.0366	3.8121	0.2709	2.9932	2.9932	0.0000	12,453.3203	12,453.3203	4.0277	0.0000	12,554.0117

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	1.6799	10.7378	70.8186	0.1287	0.7066	0.2115	0.8589	0.1057	0.2115	0.2579	0.0000	12,453.3203	12,453.3203	4.0277	0.0000	12,554.0117
2024	8.0120	49.8236	53.1811	0.1143	0.0754	1.9297	1.9297	0.0107	1.9297	1.9297	0.0000	8,990.1111	8,990.1111	2.9076	0.0000	9,062.8007
2025	36.4175	57.8963	75.7928	0.1546	0.0000	2.1420	2.1420	0.0000	2.1313	2.1313	0.0000	12,415.6487	12,415.6487	1.5311	0.0000	12,453.9272
Maximum	36.4175	57.8963	75.7928	0.1546	0.7066	2.1420	2.1420	0.1057	2.1313	2.1313	0.0000	12,453.3203	12,453.3203	4.0277	0.0000	12,554.0117

Culver Crossings B2 - 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	8.2468	3.4000e-004	0.0376	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004		0.0808	0.0808	2.1000e-004		0.0860
Energy	0.1124	1.0219	0.8584	6.1300e-003		0.0777	0.0777		0.0777	0.0777		1,226.2337	1,226.2337	0.0235	0.0225	1,233.5206
Mobile	10.1904	9.9847	100.9957	0.2261	24.3780	0.1603	24.5383	6.4939	0.1489	6.6427		23,059.2673	23,059.2673	1.5172	0.9295	23,374.1825
Total	18.5496	11.0069	101.8916	0.2323	24.3780	0.2381	24.6161	6.4939	0.2266	6.7205		24,285.5818	24,285.5818	1.5409	0.9520	24,607.7891

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	8.2468	3.4000e-004	0.0376	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004		0.0808	0.0808	2.1000e-004		0.0860
Energy	0.1124	1.0219	0.8584	6.1300e-003		0.0777	0.0777		0.0777	0.0777		1,226.2337	1,226.2337	0.0235	0.0225	1,233.5206
Mobile	10.1904	9.9847	100.9957	0.2261	24.3780	0.1603	24.5383	6.4939	0.1489	6.6427		23,059.2673	23,059.2673	1.5172	0.9295	23,374.1825
Total	18.5496	11.0069	101.8916	0.2323	24.3780	0.2381	24.6161	6.4939	0.2266	6.7205		24,285.5818	24,285.5818	1.5409	0.9520	24,607.7891

Culver Crossings B2 - 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	Demolition	Demolition	7/11/2023	9/5/2023	6	49	
2	Site Preparation	Site Preparation	8/15/2023	10/24/2023	6	61	
3	Grading/Excavation	Grading	9/6/2023	2/23/2024	6	147	
4	Drainage/Utilities/Trenching	Trenching	2/24/2024	4/19/2024	6	48	
5	Foundations/Concrete Pour	Building Construction	4/22/2024	3/13/2025	6	280	
6	Building Construction	Building Construction	2/6/2025	12/20/2025	6	273	
7	Paving	Paving	9/15/2025	12/1/2025	6	67	
8	Architectural Coating	Architectural Coating	8/11/2025	12/1/2025	6	97	

Acres of Grading (Site Preparation Phase): 4.5

Acres of Grading (Grading Phase): 6

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 553,500; Non-Residential Outdoor: 184,500; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Air Compressors	3	8.00	78	0.48
Demolition	Crawler Tractors	1	8.00	212	0.43
Demolition	Dumpers/Tenders	1	8.00	16	0.38

Culver Crossings B2 - 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

Demolition	Excavators	1	8.00	158	0.38
Demolition	Forklifts	1	8.00	89	0.20
Demolition	Generator Sets	1	8.00	84	0.74
Demolition	Skid Steer Loaders	1	8.00	65	0.37
Demolition	Sweepers/Scrubbers	1	8.00	64	0.46
Demolition	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Site Preparation	Excavators	2	8.00	158	0.38
Site Preparation	Forklifts	1	8.00	89	0.20
Site Preparation	Scrapers	1	8.00	367	0.48
Site Preparation	Sweepers/Scrubbers	1	8.00	64	0.46
Site Preparation	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Grading/Excavation	Bore/Drill Rigs	2	8.00	221	0.50
Grading/Excavation	Crawler Tractors	1	8.00	212	0.43
Grading/Excavation	Excavators	3	8.00	158	0.38
Grading/Excavation	Excavators	2	8.00	701	0.38
Grading/Excavation	Sweepers/Scrubbers	2	8.00	64	0.46
Drainage/Utilities/Trenching	Forklifts	2	8.00	89	0.20
Drainage/Utilities/Trenching	Skid Steer Loaders	1	8.00	65	0.37
Drainage/Utilities/Trenching	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Foundations/Concrete Pour	Cement and Mortar Mixers	133	8.00	9	0.56
Foundations/Concrete Pour	Pumps	3	8.00	84	0.74
Building Construction	Air Compressors	1	8.00	78	0.48
Building Construction	Cement and Mortar Mixers	2	8.00	9	0.56
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Crawler Tractors	1	8.00	212	0.43
Building Construction	Forklifts	2	8.00	89	0.20
Building Construction	Generator Sets	2	8.00	84	0.74
Building Construction	Sweepers/Scrubbers	2	8.00	64	0.46
Paving	Crushing/Proc. Equipment	2	8.00	85	0.78

Culver Crossings B2 - 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

Paving	Dumpers/Tenders	1	8.00	16	0.38
Architectural Coating	Air Compressors	2	8.00	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	14	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading/Excavation	10	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Drainage/Utilities/Trenching	4	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Foundations/Concrete Pour	136	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	11	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	3	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	2	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

- Use Alternative Fuel for Construction Equipment
- Use Cleaner Engines for Construction Equipment
- Water Exposed Area
- Reduce Vehicle Speed on Unpaved Roads

Culver Crossings B2 - 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 On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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					1.7322	0.0000	1.7322	0.2623	0.0000	0.2623			0.0000			0.0000
Off-Road	2.7339	24.7382	30.0401	0.0508		1.2041	1.2041		1.1421	1.1421		4,869.1439	4,869.1439	1.0908		4,896.4131
Total	2.7339	24.7382	30.0401	0.0508	1.7322	1.2041	2.9363	0.2623	1.1421	1.4043		4,869.1439	4,869.1439	1.0908		4,896.4131

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

Culver Crossings B2 - 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 On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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					0.6756	0.0000	0.6756	0.1023	0.0000	0.1023			0.0000			0.0000
Off-Road	0.7021	5.2828	33.1124	0.0508		0.0936	0.0936		0.0936	0.0936	0.0000	4,869.1439	4,869.1439	1.0908		4,896.4131
Total	0.7021	5.2828	33.1124	0.0508	0.6756	0.0936	0.7692	0.1023	0.0936	0.1959	0.0000	4,869.1439	4,869.1439	1.0908		4,896.4131

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

Culver Crossings B2 - 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 On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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					0.0797	0.0000	0.0797	8.6700e-003	0.0000	8.6700e-003			0.0000			0.0000
Off-Road	1.7514	17.1176	20.1785	0.0358		0.7961	0.7961		0.7324	0.7324		3,467.7003	3,467.7003	1.1215		3,495.7384
Total	1.7514	17.1176	20.1785	0.0358	0.0797	0.7961	0.8759	8.6700e-003	0.7324	0.7411		3,467.7003	3,467.7003	1.1215		3,495.7384

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

Culver Crossings B2 - 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 On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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					0.0311	0.0000	0.0311	3.3800e-003	0.0000	3.3800e-003			0.0000			0.0000
Off-Road	0.4706	3.1919	22.4382	0.0358		0.0586	0.0586		0.0586	0.0586	0.0000	3,467.700 3	3,467.700 3	1.1215		3,495.738 4
Total	0.4706	3.1919	22.4382	0.0358	0.0311	0.0586	0.0897	3.3800e-003	0.0586	0.0620	0.0000	3,467.700 3	3,467.700 3	1.1215		3,495.738 4

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

Culver Crossings B2 - 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/Excavation - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.1933	0.0000	0.1933	0.0274	0.0000	0.0274			0.0000			0.0000
Off-Road	3.1566	28.1483	30.5563	0.0929		1.1821	1.1821		1.0875	1.0875		8,985.620 0	8,985.620 0	2.9061		9,058.273 3
Total	3.1566	28.1483	30.5563	0.0929	0.1933	1.1821	1.3754	0.0274	1.0875	1.1149		8,985.620 0	8,985.620 0	2.9061		9,058.273 3

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

Culver Crossings B2 - 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/Excavation - 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	lb/day										lb/day					
Fugitive Dust					0.0754	0.0000	0.0754	0.0107	0.0000	0.0107			0.0000			0.0000
Off-Road	1.2093	7.5458	48.3804	0.0929		0.1529	0.1529		0.1529	0.1529	0.0000	8,985.620 0	8,985.620 0	2.9061		9,058.273 3
Total	1.2093	7.5458	48.3804	0.0929	0.0754	0.1529	0.2283	0.0107	0.1529	0.1636	0.0000	8,985.620 0	8,985.620 0	2.9061		9,058.273 3

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

Culver Crossings B2 - 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/Excavation - 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					
Fugitive Dust					0.1933	0.0000	0.1933	0.0274	0.0000	0.0274			0.0000			0.0000
Off-Road	3.0651	26.3561	30.5667	0.0929		1.0944	1.0944		1.0068	1.0068		8,990.111 1	8,990.111 1	2.9076		9,062.800 7
Total	3.0651	26.3561	30.5667	0.0929	0.1933	1.0944	1.2877	0.0274	1.0068	1.0342		8,990.111 1	8,990.111 1	2.9076		9,062.800 7

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

Culver Crossings B2 - 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/Excavation - 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	lb/day										lb/day					
Fugitive Dust					0.0754	0.0000	0.0754	0.0107	0.0000	0.0107			0.0000			0.0000
Off-Road	1.2093	7.5458	48.3804	0.0929		0.1529	0.1529		0.1529	0.1529	0.0000	8,990.111 1	8,990.111 1	2.9076		9,062.800 7
Total	1.2093	7.5458	48.3804	0.0929	0.0754	0.1529	0.2283	0.0107	0.1529	0.1636	0.0000	8,990.111 1	8,990.111 1	2.9076		9,062.800 7

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

Culver Crossings B2 - 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 Drainage/Utilities/Trenching - 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	0.3946	4.0418	5.8987	8.2500e-003		0.1951	0.1951		0.1795	0.1795		798.3956	798.3956	0.2582		804.8511
Total	0.3946	4.0418	5.8987	8.2500e-003		0.1951	0.1951		0.1795	0.1795		798.3956	798.3956	0.2582		804.8511

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

Culver Crossings B2 - 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 Drainage/Utilities/Trenching - 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	lb/day										lb/day					
Off-Road	0.1266	1.4901	6.2346	8.2500e-003		0.0135	0.0135		0.0135	0.0135	0.0000	798.3956	798.3956	0.2582		804.8511
Total	0.1266	1.4901	6.2346	8.2500e-003		0.0135	0.0135		0.0135	0.0135	0.0000	798.3956	798.3956	0.2582		804.8511

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

Culver Crossings B2 - 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 Foundations/Concrete Pour - 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	8.7322	56.7041	52.1714	0.1143		2.2553	2.2553		2.2553	2.2553		8,587.7738	8,587.7738	0.7798		8,607.2675
Total	8.7322	56.7041	52.1714	0.1143		2.2553	2.2553		2.2553	2.2553		8,587.7738	8,587.7738	0.7798		8,607.2675

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

Culver Crossings B2 - 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 Foundations/Concrete Pour - 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	lb/day										lb/day					
Off-Road	8.0120	49.8236	53.1811	0.1143		1.9297	1.9297		1.9297	1.9297	0.0000	8,587.7738	8,587.7738	0.7798		8,607.2674
Total	8.0120	49.8236	53.1811	0.1143		1.9297	1.9297		1.9297	1.9297	0.0000	8,587.7738	8,587.7738	0.7798		8,607.2674

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

Culver Crossings B2 - 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 Foundations/Concrete Pour - 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	8.6730	56.2469	52.1582	0.1143		2.2060	2.2060		2.2060	2.2060		8,587.7738	8,587.7738	0.7732		8,607.1030
Total	8.6730	56.2469	52.1582	0.1143		2.2060	2.2060		2.2060	2.2060		8,587.7738	8,587.7738	0.7732		8,607.1030

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

Culver Crossings B2 - 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 Foundations/Concrete Pour - 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	lb/day										lb/day					
Off-Road	8.0120	49.8236	53.1811	0.1143		1.9297	1.9297		1.9297	1.9297	0.0000	8,587.7738	8,587.7738	0.7732		8,607.1030
Total	8.0120	49.8236	53.1811	0.1143		1.9297	1.9297		1.9297	1.9297	0.0000	8,587.7738	8,587.7738	0.7732		8,607.1030

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

Culver Crossings B2 - 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 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	2.0532	18.7430	20.2606	0.0403		0.8307	0.8307		0.7872	0.7872		3,827.8750	3,827.8750	0.7580		3,846.8242
Total	2.0532	18.7430	20.2606	0.0403		0.8307	0.8307		0.7872	0.7872		3,827.8750	3,827.8750	0.7580		3,846.8242

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

Culver Crossings B2 - 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 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	lb/day										lb/day					
Off-Road	0.8603	8.0727	22.6117	0.0403		0.2123	0.2123		0.2015	0.2015	0.0000	3,827.875 0	3,827.875 0	0.7580		3,846.824 2
Total	0.8603	8.0727	22.6117	0.0403		0.2123	0.2123		0.2015	0.2015	0.0000	3,827.875 0	3,827.875 0	0.7580		3,846.824 2

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

Culver Crossings B2 - 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

3.8 Paving - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8803	5.7219	8.8898	0.0148		0.2394	0.2394		0.2394	0.2394		1,390.000 6	1,390.000 6	0.0790		1,391.976 5
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.8803	5.7219	8.8898	0.0148		0.2394	0.2394		0.2394	0.2394		1,390.000 6	1,390.000 6	0.0790		1,391.976 5

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

Culver Crossings B2 - 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

3.8 Paving - 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	lb/day										lb/day					
Off-Road	0.2138	1.0726	8.9039	0.0148		0.0360	0.0360		0.0360	0.0360	0.0000	1,390.000 6	1,390.000 6	0.0790		1,391.976 5
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.2138	1.0726	8.9039	0.0148		0.0360	0.0360		0.0360	0.0360	0.0000	1,390.000 6	1,390.000 6	0.0790		1,391.976 5

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

Culver Crossings B2 - 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

3.9 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	35.2642					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.4556	3.0547	4.8244	7.9200e-003		0.1374	0.1374		0.1374	0.1374		750.5281	750.5281	0.0409		751.5516
Total	35.7199	3.0547	4.8244	7.9200e-003		0.1374	0.1374		0.1374	0.1374		750.5281	750.5281	0.0409		751.5516

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

Culver Crossings B2 - 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

3.9 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	lb/day										lb/day					
Archit. Coating	35.2642					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.0792	0.3434	4.8864	7.9200e-003		0.0106	0.0106		0.0106	0.0106	0.0000	750.5281	750.5281	0.0409		751.5516
Total	35.3435	0.3434	4.8864	7.9200e-003		0.0106	0.0106		0.0106	0.0106	0.0000	750.5281	750.5281	0.0409		751.5516

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

Culver Crossings B2 - 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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	10.1904	9.9847	100.9957	0.2261	24.3780	0.1603	24.5383	6.4939	0.1489	6.6427		23,059.2673	23,059.2673	1.5172	0.9295	23,374.1825
Unmitigated	10.1904	9.9847	100.9957	0.2261	24.3780	0.1603	24.5383	6.4939	0.1489	6.6427		23,059.2673	23,059.2673	1.5172	0.9295	23,374.1825

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Office Building	3,594.06	815.49	258.30	8,764,256	8,764,256
Total	3,594.06	815.49	258.30	8,764,256	8,764,256

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

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Office Building	0.540171	0.064547	0.189075	0.126673	0.023412	0.006384	0.010926	0.008089	0.000929	0.000597	0.025155	0.000706	0.003335

Culver Crossings B2 - 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

5.0 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	0.1124	1.0219	0.8584	6.1300e-003		0.0777	0.0777		0.0777	0.0777		1,226.2337	1,226.2337	0.0235	0.0225	1,233.5206
NaturalGas Unmitigated	0.1124	1.0219	0.8584	6.1300e-003		0.0777	0.0777		0.0777	0.0777		1,226.2337	1,226.2337	0.0235	0.0225	1,233.5206

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	10423	0.1124	1.0219	0.8584	6.1300e-003		0.0777	0.0777		0.0777	0.0777		1,226.2337	1,226.2337	0.0235	0.0225	1,233.5206
Total		0.1124	1.0219	0.8584	6.1300e-003		0.0777	0.0777		0.0777	0.0777		1,226.2337	1,226.2337	0.0235	0.0225	1,233.5206

Culver Crossings B2 - 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	10.423	0.1124	1.0219	0.8584	6.1300e-003		0.0777	0.0777		0.0777	0.0777		1,226.2337	1,226.2337	0.0235	0.0225	1,233.5206
Total		0.1124	1.0219	0.8584	6.1300e-003		0.0777	0.0777		0.0777	0.0777		1,226.2337	1,226.2337	0.0235	0.0225	1,233.5206

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	8.2468	3.4000e-004	0.0376	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004		0.0808	0.0808	2.1000e-004		0.0860
Unmitigated	8.2468	3.4000e-004	0.0376	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004		0.0808	0.0808	2.1000e-004		0.0860

Culver Crossings B2 - 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

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	0.9372					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	7.3062					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	3.4600e-003	3.4000e-004	0.0376	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004		0.0808	0.0808	2.1000e-004		0.0860
Total	8.2468	3.4000e-004	0.0376	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004		0.0808	0.0808	2.1000e-004		0.0860

Culver Crossings B2 - 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	0.9372					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	7.3062					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	3.4600e-003	3.4000e-004	0.0376	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004		0.0808	0.0808	2.1000e-004		0.0860
Total	8.2468	3.4000e-004	0.0376	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004		0.0808	0.0808	2.1000e-004		0.0860

7.0 Water Detail

7.1 Mitigation Measures Water

Culver Crossings B2 - 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
----------------	--------	-----------	-----------	-------------	-------------	-----------

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
----------------	--------

11.0 Vegetation

Culver Crossings B2 - 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

Trips and VMT - Calculated using EMFAC 2021 outside of CalEEMod.

Demolition -

Grading - CalEEMod calculated.

Vehicle Trips -

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Construction Off-road Equipment Mitigation - Provided by client.

Fleet Mix -

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstEquipMitigation	FuelType	Diesel	Electrical
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	6.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	8.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	6.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	6.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	7.00
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final

Culver Crossings B2 - 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

tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstructionPhase	NumDays	20.00	49.00
tblConstructionPhase	NumDays	3.00	61.00
tblConstructionPhase	NumDays	6.00	147.00
tblConstructionPhase	NumDays	220.00	280.00
tblConstructionPhase	NumDays	220.00	273.00
tblConstructionPhase	NumDays	10.00	97.00
tblConstructionPhase	NumDays	10.00	67.00
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
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	PhaseEndDate	8/7/2023	9/5/2023
tblConstructionPhase	PhaseEndDate	8/10/2023	10/24/2023
tblConstructionPhase	PhaseEndDate	8/18/2023	2/23/2024
tblConstructionPhase	PhaseEndDate	8/18/2023	4/19/2024
tblConstructionPhase	PhaseEndDate	6/21/2024	3/13/2025
tblConstructionPhase	PhaseEndDate	4/25/2025	12/20/2025

Culver Crossings B2 - 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	PhaseEndDate	5/23/2025	12/1/2025
tblConstructionPhase	PhaseEndDate	5/9/2025	12/1/2025
tblConstructionPhase	PhaseStartDate	8/8/2023	8/15/2023
tblConstructionPhase	PhaseStartDate	8/11/2023	9/6/2023
tblConstructionPhase	PhaseStartDate	8/19/2023	2/24/2024
tblConstructionPhase	PhaseStartDate	8/19/2023	4/22/2024
tblConstructionPhase	PhaseStartDate	6/22/2024	2/6/2025
tblConstructionPhase	PhaseStartDate	5/10/2025	8/11/2025
tblConstructionPhase	PhaseStartDate	4/26/2025	9/15/2025
tblGrading	AcresOfGrading	73.50	6.00
tblGrading	AcresOfGrading	61.00	4.50
tblGrading	MaterialExported	0.00	195,000.00
tblGrading	MaterialExported	0.00	800.00
tblLandUse	LotAcreage	8.47	2.83
tblOffRoadEquipment	HorsePower	158.00	701.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblTripsAndVMT	HaulingTripNumber	392.00	0.00
tblTripsAndVMT	HaulingTripNumber	100.00	0.00
tblTripsAndVMT	HaulingTripNumber	24,375.00	0.00
tblTripsAndVMT	VendorTripNumber	60.00	0.00
tblTripsAndVMT	VendorTripNumber	60.00	0.00
tblTripsAndVMT	WorkerTripNumber	35.00	0.00
tblTripsAndVMT	WorkerTripNumber	18.00	0.00

Culver Crossings B2 - 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

tbITripsAndVMT	WorkerTripNumber	25.00	0.00
tbITripsAndVMT	WorkerTripNumber	10.00	0.00
tbITripsAndVMT	WorkerTripNumber	118.00	0.00
tbITripsAndVMT	WorkerTripNumber	118.00	0.00
tbITripsAndVMT	WorkerTripNumber	8.00	0.00
tbITripsAndVMT	WorkerTripNumber	24.00	0.00

2.0 Emissions Summary

Culver Crossings B2 - 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	4.9080	45.2659	50.7348	0.1287	1.8119	2.0002	3.8121	0.2709	1.8745	2.1454	0.0000	12,453.3203	12,453.3203	4.0277	0.0000	12,554.0117
2024	8.7322	56.7041	52.1714	0.1143	0.1933	2.2553	2.2553	0.0274	2.2553	2.2553	0.0000	8,990.1111	8,990.1111	2.9076	0.0000	9,062.8007
2025	38.6534	74.9899	72.4188	0.1546	0.0000	3.0366	3.0366	0.0000	2.9932	2.9932	0.0000	12,415.6488	12,415.6488	1.5311	0.0000	12,453.9272
Maximum	38.6534	74.9899	72.4188	0.1546	1.8119	3.0366	3.8121	0.2709	2.9932	2.9932	0.0000	12,453.3203	12,453.3203	4.0277	0.0000	12,554.0117

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	1.6799	10.7378	70.8186	0.1287	0.7066	0.2115	0.8589	0.1057	0.2115	0.2579	0.0000	12,453.3203	12,453.3203	4.0277	0.0000	12,554.0117
2024	8.0120	49.8236	53.1811	0.1143	0.0754	1.9297	1.9297	0.0107	1.9297	1.9297	0.0000	8,990.1111	8,990.1111	2.9076	0.0000	9,062.8007
2025	36.4175	57.8963	75.7928	0.1546	0.0000	2.1420	2.1420	0.0000	2.1313	2.1313	0.0000	12,415.6487	12,415.6487	1.5311	0.0000	12,453.9272
Maximum	36.4175	57.8963	75.7928	0.1546	0.7066	2.1420	2.1420	0.1057	2.1313	2.1313	0.0000	12,453.3203	12,453.3203	4.0277	0.0000	12,554.0117

Culver Crossings B2 - 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	8.2468	3.4000e-004	0.0376	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004		0.0808	0.0808	2.1000e-004		0.0860
Energy	0.1124	1.0219	0.8584	6.1300e-003		0.0777	0.0777		0.0777	0.0777		1,226.2337	1,226.2337	0.0235	0.0225	1,233.5206
Mobile	10.0015	10.7764	99.1328	0.2166	24.3780	0.1603	24.5383	6.4939	0.1489	6.6428		22,091.7876	22,091.7876	1.5604	0.9698	22,419.7884
Total	18.3607	11.7986	100.0287	0.2227	24.3780	0.2381	24.6161	6.4939	0.2267	6.7206		23,318.1020	23,318.1020	1.5841	0.9923	23,653.3950

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	8.2468	3.4000e-004	0.0376	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004		0.0808	0.0808	2.1000e-004		0.0860
Energy	0.1124	1.0219	0.8584	6.1300e-003		0.0777	0.0777		0.0777	0.0777		1,226.2337	1,226.2337	0.0235	0.0225	1,233.5206
Mobile	10.0015	10.7764	99.1328	0.2166	24.3780	0.1603	24.5383	6.4939	0.1489	6.6428		22,091.7876	22,091.7876	1.5604	0.9698	22,419.7884
Total	18.3607	11.7986	100.0287	0.2227	24.3780	0.2381	24.6161	6.4939	0.2267	6.7206		23,318.1020	23,318.1020	1.5841	0.9923	23,653.3950

Culver Crossings B2 - 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	Demolition	Demolition	7/11/2023	9/5/2023	6	49	
2	Site Preparation	Site Preparation	8/15/2023	10/24/2023	6	61	
3	Grading/Excavation	Grading	9/6/2023	2/23/2024	6	147	
4	Drainage/Utilities/Trenching	Trenching	2/24/2024	4/19/2024	6	48	
5	Foundations/Concrete Pour	Building Construction	4/22/2024	3/13/2025	6	280	
6	Building Construction	Building Construction	2/6/2025	12/20/2025	6	273	
7	Paving	Paving	9/15/2025	12/1/2025	6	67	
8	Architectural Coating	Architectural Coating	8/11/2025	12/1/2025	6	97	

Acres of Grading (Site Preparation Phase): 4.5

Acres of Grading (Grading Phase): 6

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 553,500; Non-Residential Outdoor: 184,500; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Air Compressors	3	8.00	78	0.48
Demolition	Crawler Tractors	1	8.00	212	0.43
Demolition	Dumpers/Tenders	1	8.00	16	0.38

Culver Crossings B2 - 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

Demolition	Excavators	1	8.00	158	0.38
Demolition	Forklifts	1	8.00	89	0.20
Demolition	Generator Sets	1	8.00	84	0.74
Demolition	Skid Steer Loaders	1	8.00	65	0.37
Demolition	Sweepers/Scrubbers	1	8.00	64	0.46
Demolition	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Site Preparation	Excavators	2	8.00	158	0.38
Site Preparation	Forklifts	1	8.00	89	0.20
Site Preparation	Scrapers	1	8.00	367	0.48
Site Preparation	Sweepers/Scrubbers	1	8.00	64	0.46
Site Preparation	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Grading/Excavation	Bore/Drill Rigs	2	8.00	221	0.50
Grading/Excavation	Crawler Tractors	1	8.00	212	0.43
Grading/Excavation	Excavators	3	8.00	158	0.38
Grading/Excavation	Excavators	2	8.00	701	0.38
Grading/Excavation	Sweepers/Scrubbers	2	8.00	64	0.46
Drainage/Utilities/Trenching	Forklifts	2	8.00	89	0.20
Drainage/Utilities/Trenching	Skid Steer Loaders	1	8.00	65	0.37
Drainage/Utilities/Trenching	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Foundations/Concrete Pour	Cement and Mortar Mixers	133	8.00	9	0.56
Foundations/Concrete Pour	Pumps	3	8.00	84	0.74
Building Construction	Air Compressors	1	8.00	78	0.48
Building Construction	Cement and Mortar Mixers	2	8.00	9	0.56
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Crawler Tractors	1	8.00	212	0.43
Building Construction	Forklifts	2	8.00	89	0.20
Building Construction	Generator Sets	2	8.00	84	0.74
Building Construction	Sweepers/Scrubbers	2	8.00	64	0.46
Paving	Crushing/Proc. Equipment	2	8.00	85	0.78

Culver Crossings B2 - 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

Paving	Dumpers/Tenders	1	8.00	16	0.38
Architectural Coating	Air Compressors	2	8.00	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	14	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading/Excavation	10	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Drainage/Utilities/Trenching	4	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Foundations/Concrete Pour	136	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	11	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	3	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	2	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

- Use Alternative Fuel for Construction Equipment
- Use Cleaner Engines for Construction Equipment
- Water Exposed Area
- Reduce Vehicle Speed on Unpaved Roads

Culver Crossings B2 - 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 On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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					1.7322	0.0000	1.7322	0.2623	0.0000	0.2623			0.0000			0.0000
Off-Road	2.7339	24.7382	30.0401	0.0508		1.2041	1.2041		1.1421	1.1421		4,869.1439	4,869.1439	1.0908		4,896.4131
Total	2.7339	24.7382	30.0401	0.0508	1.7322	1.2041	2.9363	0.2623	1.1421	1.4043		4,869.1439	4,869.1439	1.0908		4,896.4131

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

Culver Crossings B2 - 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 On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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					0.6756	0.0000	0.6756	0.1023	0.0000	0.1023			0.0000			0.0000
Off-Road	0.7021	5.2828	33.1124	0.0508		0.0936	0.0936		0.0936	0.0936	0.0000	4,869.1439	4,869.1439	1.0908		4,896.4131
Total	0.7021	5.2828	33.1124	0.0508	0.6756	0.0936	0.7692	0.1023	0.0936	0.1959	0.0000	4,869.1439	4,869.1439	1.0908		4,896.4131

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

Culver Crossings B2 - 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 On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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					0.0797	0.0000	0.0797	8.6700e-003	0.0000	8.6700e-003			0.0000			0.0000
Off-Road	1.7514	17.1176	20.1785	0.0358		0.7961	0.7961		0.7324	0.7324		3,467.7003	3,467.7003	1.1215		3,495.7384
Total	1.7514	17.1176	20.1785	0.0358	0.0797	0.7961	0.8759	8.6700e-003	0.7324	0.7411		3,467.7003	3,467.7003	1.1215		3,495.7384

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

Culver Crossings B2 - 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 On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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					0.0311	0.0000	0.0311	3.3800e-003	0.0000	3.3800e-003			0.0000			0.0000
Off-Road	0.4706	3.1919	22.4382	0.0358		0.0586	0.0586		0.0586	0.0586	0.0000	3,467.700 3	3,467.700 3	1.1215		3,495.738 4
Total	0.4706	3.1919	22.4382	0.0358	0.0311	0.0586	0.0897	3.3800e-003	0.0586	0.0620	0.0000	3,467.700 3	3,467.700 3	1.1215		3,495.738 4

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

Culver Crossings B2 - 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/Excavation - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.1933	0.0000	0.1933	0.0274	0.0000	0.0274			0.0000			0.0000
Off-Road	3.1566	28.1483	30.5563	0.0929		1.1821	1.1821		1.0875	1.0875		8,985.620 0	8,985.620 0	2.9061		9,058.273 3
Total	3.1566	28.1483	30.5563	0.0929	0.1933	1.1821	1.3754	0.0274	1.0875	1.1149		8,985.620 0	8,985.620 0	2.9061		9,058.273 3

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

Culver Crossings B2 - 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/Excavation - 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	lb/day										lb/day					
Fugitive Dust					0.0754	0.0000	0.0754	0.0107	0.0000	0.0107			0.0000			0.0000
Off-Road	1.2093	7.5458	48.3804	0.0929		0.1529	0.1529		0.1529	0.1529	0.0000	8,985.620 0	8,985.620 0	2.9061		9,058.273 3
Total	1.2093	7.5458	48.3804	0.0929	0.0754	0.1529	0.2283	0.0107	0.1529	0.1636	0.0000	8,985.620 0	8,985.620 0	2.9061		9,058.273 3

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

Culver Crossings B2 - 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/Excavation - 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					
Fugitive Dust					0.1933	0.0000	0.1933	0.0274	0.0000	0.0274			0.0000			0.0000
Off-Road	3.0651	26.3561	30.5667	0.0929		1.0944	1.0944		1.0068	1.0068		8,990.111 1	8,990.111 1	2.9076		9,062.800 7
Total	3.0651	26.3561	30.5667	0.0929	0.1933	1.0944	1.2877	0.0274	1.0068	1.0342		8,990.111 1	8,990.111 1	2.9076		9,062.800 7

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

Culver Crossings B2 - 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/Excavation - 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	lb/day										lb/day					
Fugitive Dust					0.0754	0.0000	0.0754	0.0107	0.0000	0.0107			0.0000			0.0000
Off-Road	1.2093	7.5458	48.3804	0.0929		0.1529	0.1529		0.1529	0.1529	0.0000	8,990.111 1	8,990.111 1	2.9076		9,062.800 7
Total	1.2093	7.5458	48.3804	0.0929	0.0754	0.1529	0.2283	0.0107	0.1529	0.1636	0.0000	8,990.111 1	8,990.111 1	2.9076		9,062.800 7

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

Culver Crossings B2 - 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 Drainage/Utilities/Trenching - 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	0.3946	4.0418	5.8987	8.2500e-003		0.1951	0.1951		0.1795	0.1795		798.3956	798.3956	0.2582		804.8511
Total	0.3946	4.0418	5.8987	8.2500e-003		0.1951	0.1951		0.1795	0.1795		798.3956	798.3956	0.2582		804.8511

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

Culver Crossings B2 - 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 Drainage/Utilities/Trenching - 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	lb/day										lb/day					
Off-Road	0.1266	1.4901	6.2346	8.2500e-003		0.0135	0.0135		0.0135	0.0135	0.0000	798.3956	798.3956	0.2582		804.8511
Total	0.1266	1.4901	6.2346	8.2500e-003		0.0135	0.0135		0.0135	0.0135	0.0000	798.3956	798.3956	0.2582		804.8511

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

Culver Crossings B2 - 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 Foundations/Concrete Pour - 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	8.7322	56.7041	52.1714	0.1143		2.2553	2.2553		2.2553	2.2553		8,587.7738	8,587.7738	0.7798		8,607.2675
Total	8.7322	56.7041	52.1714	0.1143		2.2553	2.2553		2.2553	2.2553		8,587.7738	8,587.7738	0.7798		8,607.2675

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

Culver Crossings B2 - 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 Foundations/Concrete Pour - 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	lb/day										lb/day					
Off-Road	8.0120	49.8236	53.1811	0.1143		1.9297	1.9297		1.9297	1.9297	0.0000	8,587.7738	8,587.7738	0.7798		8,607.2674
Total	8.0120	49.8236	53.1811	0.1143		1.9297	1.9297		1.9297	1.9297	0.0000	8,587.7738	8,587.7738	0.7798		8,607.2674

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

Culver Crossings B2 - 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 Foundations/Concrete Pour - 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	8.6730	56.2469	52.1582	0.1143		2.2060	2.2060		2.2060	2.2060		8,587.7738	8,587.7738	0.7732		8,607.1030
Total	8.6730	56.2469	52.1582	0.1143		2.2060	2.2060		2.2060	2.2060		8,587.7738	8,587.7738	0.7732		8,607.1030

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

Culver Crossings B2 - 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 Foundations/Concrete Pour - 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	lb/day										lb/day					
Off-Road	8.0120	49.8236	53.1811	0.1143		1.9297	1.9297		1.9297	1.9297	0.0000	8,587.7738	8,587.7738	0.7732		8,607.1030
Total	8.0120	49.8236	53.1811	0.1143		1.9297	1.9297		1.9297	1.9297	0.0000	8,587.7738	8,587.7738	0.7732		8,607.1030

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

Culver Crossings B2 - 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 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	2.0532	18.7430	20.2606	0.0403		0.8307	0.8307		0.7872	0.7872		3,827.8750	3,827.8750	0.7580		3,846.8242
Total	2.0532	18.7430	20.2606	0.0403		0.8307	0.8307		0.7872	0.7872		3,827.8750	3,827.8750	0.7580		3,846.8242

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

Culver Crossings B2 - 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 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	lb/day										lb/day					
Off-Road	0.8603	8.0727	22.6117	0.0403		0.2123	0.2123		0.2015	0.2015	0.0000	3,827.875 0	3,827.875 0	0.7580		3,846.824 2
Total	0.8603	8.0727	22.6117	0.0403		0.2123	0.2123		0.2015	0.2015	0.0000	3,827.875 0	3,827.875 0	0.7580		3,846.824 2

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

Culver Crossings B2 - 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

3.8 Paving - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8803	5.7219	8.8898	0.0148		0.2394	0.2394		0.2394	0.2394		1,390.000 6	1,390.000 6	0.0790		1,391.976 5
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.8803	5.7219	8.8898	0.0148		0.2394	0.2394		0.2394	0.2394		1,390.000 6	1,390.000 6	0.0790		1,391.976 5

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

Culver Crossings B2 - 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

3.8 Paving - 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	lb/day										lb/day					
Off-Road	0.2138	1.0726	8.9039	0.0148		0.0360	0.0360		0.0360	0.0360	0.0000	1,390.000 6	1,390.000 6	0.0790		1,391.976 5
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.2138	1.0726	8.9039	0.0148		0.0360	0.0360		0.0360	0.0360	0.0000	1,390.000 6	1,390.000 6	0.0790		1,391.976 5

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

Culver Crossings B2 - 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

3.9 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	35.2642					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.4556	3.0547	4.8244	7.9200e-003		0.1374	0.1374		0.1374	0.1374		750.5281	750.5281	0.0409		751.5516
Total	35.7199	3.0547	4.8244	7.9200e-003		0.1374	0.1374		0.1374	0.1374		750.5281	750.5281	0.0409		751.5516

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

Culver Crossings B2 - 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

3.9 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	lb/day										lb/day					
Archit. Coating	35.2642					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.0792	0.3434	4.8864	7.9200e-003		0.0106	0.0106		0.0106	0.0106	0.0000	750.5281	750.5281	0.0409		751.5516
Total	35.3435	0.3434	4.8864	7.9200e-003		0.0106	0.0106		0.0106	0.0106	0.0000	750.5281	750.5281	0.0409		751.5516

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

Culver Crossings B2 - 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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	10.0015	10.7764	99.1328	0.2166	24.3780	0.1603	24.5383	6.4939	0.1489	6.6428		22,091.7876	22,091.7876	1.5604	0.9698	22,419.7884
Unmitigated	10.0015	10.7764	99.1328	0.2166	24.3780	0.1603	24.5383	6.4939	0.1489	6.6428		22,091.7876	22,091.7876	1.5604	0.9698	22,419.7884

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Office Building	3,594.06	815.49	258.30	8,764,256	8,764,256
Total	3,594.06	815.49	258.30	8,764,256	8,764,256

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

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Office Building	0.540171	0.064547	0.189075	0.126673	0.023412	0.006384	0.010926	0.008089	0.000929	0.000597	0.025155	0.000706	0.003335

Culver Crossings B2 - 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

5.0 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	0.1124	1.0219	0.8584	6.1300e-003		0.0777	0.0777		0.0777	0.0777		1,226.2337	1,226.2337	0.0235	0.0225	1,233.5206
NaturalGas Unmitigated	0.1124	1.0219	0.8584	6.1300e-003		0.0777	0.0777		0.0777	0.0777		1,226.2337	1,226.2337	0.0235	0.0225	1,233.5206

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	10423	0.1124	1.0219	0.8584	6.1300e-003		0.0777	0.0777		0.0777	0.0777		1,226.2337	1,226.2337	0.0235	0.0225	1,233.5206
Total		0.1124	1.0219	0.8584	6.1300e-003		0.0777	0.0777		0.0777	0.0777		1,226.2337	1,226.2337	0.0235	0.0225	1,233.5206

Culver Crossings B2 - 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 - Natural Gas

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Office Building	10.423	0.1124	1.0219	0.8584	6.1300e-003		0.0777	0.0777		0.0777	0.0777		1,226.2337	1,226.2337	0.0235	0.0225	1,233.5206
Total		0.1124	1.0219	0.8584	6.1300e-003		0.0777	0.0777		0.0777	0.0777		1,226.2337	1,226.2337	0.0235	0.0225	1,233.5206

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	8.2468	3.4000e-004	0.0376	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004		0.0808	0.0808	2.1000e-004		0.0860
Unmitigated	8.2468	3.4000e-004	0.0376	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004		0.0808	0.0808	2.1000e-004		0.0860

Culver Crossings B2 - 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

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	0.9372					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	7.3062					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	3.4600e-003	3.4000e-004	0.0376	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004		0.0808	0.0808	2.1000e-004		0.0860
Total	8.2468	3.4000e-004	0.0376	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004		0.0808	0.0808	2.1000e-004		0.0860

Culver Crossings B2 - 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	0.9372					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	7.3062					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	3.4600e-003	3.4000e-004	0.0376	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004		0.0808	0.0808	2.1000e-004		0.0860
Total	8.2468	3.4000e-004	0.0376	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004		0.0808	0.0808	2.1000e-004		0.0860

7.0 Water Detail

7.1 Mitigation Measures Water

Culver Crossings B2 - 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
----------------	--------	-----------	-----------	-------------	-------------	-----------

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
----------------	--------

11.0 Vegetation

**Culver Crossings
Operations Assumptions**

Project Land Uses

Land Use Type	CalEEMod LandUse Type	CalEEMod LandUse Subtype	Amount	Unit	Building SF
Culver City Parcel					
Building 1	Commercial	General Office Building	167	KSF	167,000
Enclosed Parking Structure with Elevator	Parking	Enclosed Parking Structure with Elevator	377	Spaces	166,240
Los Angeles Parcel					
Building 2	Commercial	General Office Building	369	KSF	369,000
Café	Recreational	High Turnover (Sit Down Restaurant)	32.08	KSF	32,076
Enclosed Parking Structure with Elevator	Parking	Enclosed Parking Structure with Elevator	839	Spaces	370,525

Solid Waste

	Tons/Year
Building 1	
Office	1,511
Building 2	
Office	3,337
Retail	746

Source: 4.14.3. Utilities and Service Systems - Solid Waste

Water Usage

		Acre-ft/Year	Gallons/Year	Indoor Use	Outdoor Use
Project					
	Building 1	65.06	21,199,866	13,143,917	8,055,949
	Building 2	24.03	7,831,177	4,856,344	2,974,833
Project - BAU					
	Building 1	65.59	21,372,567	13,250,992	8,121,575
	Building 2	24.033	7,831,177	4,856,344	2,974,833

Source: Project WSA

Water usage split by indoor/outdoor use based on usage rate of land uses by CalEEMod defaults

Electricity

	kwh/yr/kgsf
Office	13,450
Parking	5,440
Restaurant	43,270

Natural Gas

	kbtu/yr/kgsf
Restaurant	230,330

Source: Crossings Campus, KPFF Utility Infrastructure Technical Report: Water, Wastewater, and Energy. June 2021
Assumed no natural gas

Emergency Generator

Size:	200 KW Diesel
Tier	4
DPF Filter?	Yes
Operate max 2 hours per day and 50 days per year for maintenance and testing	

CITY OF LOS ANGELES VMT CALCULATOR Version 1.3



Project Information

Project:

Scenario:

Address:



Proposed Project Land Use Type	Value	Unit
Office General Office	536	ksf

TDM Strategies

Select each section to show individual strategies
Use to denote if the TDM strategy is part of the proposed project or is a mitigation strategy

	Proposed Project	With Mitigation
Max Home Based TDM Achieved?	No	No
Max Work Based TDM Achieved?	No	No
A Parking		
B Transit		
C Education & Encouragement		
D Commute Trip Reductions		
E Shared Mobility		
F Bicycle Infrastructure		
Implement/Improve On-street Bicycle Facility	Select Proposed Prj or Mitigation to include this strategy	
<input type="checkbox"/> Proposed Prj <input type="checkbox"/> Mitigation		
Include Bike Parking Per LAMC	Select Proposed Prj or Mitigation to include this strategy	
<input checked="" type="checkbox"/> Proposed Prj <input type="checkbox"/> Mitigation		
Include Secure Bike Parking and Showers	Select Proposed Prj or Mitigation to include this strategy	
<input checked="" type="checkbox"/> Proposed Prj <input type="checkbox"/> Mitigation		
G Neighborhood Enhancement		

Analysis Results

Proposed Project	With Mitigation
3,786 Daily Vehicle Trips	3,786 Daily Vehicle Trips
37,134 Daily VMT	37,134 Daily VMT
0.0 Household VMT per Capita	0.0 Household VMT per Capita
11.2 Work VMT per Employee	11.2 Work VMT per Employee
Significant VMT Impact?	
Household: No Threshold = 6.0 15% Below APC	Household: No Threshold = 6.0 15% Below APC
Work: No Threshold = 11.6 15% Below APC	Work: No Threshold = 11.6 15% Below APC



CITY OF LOS ANGELES VMT CALCULATOR

Report 1: Project & Analysis Overview

Date: December 17, 2021

Project Name: Project Crossings

Project Scenario:

Project Address: 8876 W VENICE BLVD, 90034



Version 1.3

Project Information			
Land Use Type		Value	Units
Housing	Single Family	0	DU
	Multi Family	0	DU
	Townhouse	0	DU
	Hotel	0	Rooms
	Motel	0	Rooms
Affordable Housing	Family	0	DU
	Senior	0	DU
	Special Needs	0	DU
	Permanent Supportive	0	DU
Retail	General Retail	0.000	ksf
	Furniture Store	0.000	ksf
	Pharmacy/Drugstore	0.000	ksf
	Supermarket	0.000	ksf
	Bank	0.000	ksf
	Health Club	0.000	ksf
	High-Turnover Sit-Down Restaurant	0.000	ksf
	Fast-Food Restaurant	0.000	ksf
	Quality Restaurant	0.000	ksf
	Auto Repair	0.000	ksf
	Home Improvement	0.000	ksf
	Free-Standing Discount	0.000	ksf
	Movie Theater	0	Seats
	Office	General Office	536.000
Medical Office		0.000	ksf
Industrial	Light Industrial	0.000	ksf
	Manufacturing	0.000	ksf
	Warehousing/Self-Storage	0.000	ksf
School	University	0	Students
	High School	0	Students
	Middle School	0	Students
	Elementary	0	Students
	Private School (K-12)	0	Students

CITY OF LOS ANGELES VMT CALCULATOR

Report 1: Project & Analysis Overview

Date: December 17, 2021

Project Name: Project Crossings

Project Scenario:

Project Address: 8876 W VENICE BLVD, 90034



Version 1.3

<i>Other</i>	<i>0</i>	<i>Trips</i>
--------------	----------	--------------

CITY OF LOS ANGELES VMT CALCULATOR

Report 1: Project & Analysis Overview

Date: December 17, 2021

Project Name: Project Crossings

Project Scenario:

Project Address: 8876 W VENICE BLVD, 90034



Version 1.3

Analysis Results			
Total Employees: 2,144			
Total Population: 0			
Proposed Project		With Mitigation	
3,786	Daily Vehicle Trips	3,786	Daily Vehicle Trips
37,134	Daily VMT	37,134	Daily VMT
0	Household VMT per Capita	0	Household VMT per Capita
11.2	Work VMT per Employee	11.2	Work VMT per Employee
Significant VMT Impact?			
APC: South Los Angeles			
Impact Threshold: 15% Below APC Average			
Household = 6.0			
Work = 11.6			
Proposed Project		With Mitigation	
VMT Threshold	Impact	VMT Threshold	Impact
Household > 6.0	No	Household > 6.0	No
Work > 11.6	No	Work > 11.6	No

CITY OF LOS ANGELES VMT CALCULATOR

Report 2: TDM Inputs

Date: December 17, 2021

Project Name: Project Crossings

Project Scenario:

Project Address: 8876 W VENICE BLVD, 90034



Version 1.3

TDM Strategy Inputs				
Strategy Type	Description	Proposed Project	Mitigations	
Parking	<i>Reduce parking supply</i>	<i>City code parking provision (spaces)</i>	<i>0</i>	
		<i>Actual parking provision (spaces)</i>	<i>0</i>	
	<i>Unbundle parking</i>	<i>Monthly cost for parking (\$)</i>	<i>\$0</i>	
	<i>Parking cash-out</i>	<i>Employees eligible (%)</i>	<i>0%</i>	
	<i>Price workplace parking</i>	<i>Daily parking charge (\$)</i>	<i>\$0.00</i>	<i>\$0.00</i>
		<i>Employees subject to priced parking (%)</i>	<i>0%</i>	<i>0%</i>
	<i>Residential area parking permits</i>	<i>Cost of annual permit (\$)</i>	<i>\$0</i>	<i>\$0</i>
(cont. on following page)				

CITY OF LOS ANGELES VMT CALCULATOR

Report 2: TDM Inputs

Date: December 17, 2021

Project Name: Project Crossings

Project Scenario:

Project Address: 8876 W VENICE BLVD, 90034



Version 1.3

TDM Strategy Inputs, Cont.			
Strategy Type	Description	Proposed Project	Mitigations
Transit	<i>Reduce transit headways</i>	<i>Reduction in headways (increase in frequency) (%)</i>	0%
		<i>Existing transit mode share (as a percent of total daily trips) (%)</i>	0%
		<i>Lines within project site improved (<50%, >=50%)</i>	0
	<i>Implement neighborhood shuttle</i>	<i>Degree of implementation (low, medium, high)</i>	0
		<i>Employees and residents eligible (%)</i>	0%
	<i>Transit subsidies</i>	<i>Employees and residents eligible (%)</i>	0%
<i>Amount of transit subsidy per passenger (daily equivalent) (\$)</i>		\$0.00	
Education & Encouragement	<i>Voluntary travel behavior change program</i>	<i>Employees and residents participating (%)</i>	0%
	<i>Promotions and marketing</i>	<i>Employees and residents participating (%)</i>	0%
(cont. on following page)			

CITY OF LOS ANGELES VMT CALCULATOR

Report 2: TDM Inputs

Date: December 17, 2021

Project Name: Project Crossings

Project Scenario:

Project Address: 8876 W VENICE BLVD, 90034



Version 1.3

TDM Strategy Inputs, Cont.				
Strategy Type		Description	Proposed Project	Mitigations
Commuter Trip Reductions	<i>Required commute trip reduction program</i>	<i>Employees participating (%)</i>	0%	0%
	<i>Alternative Work Schedules and Telecommute</i>	<i>Employees participating (%)</i>	0%	0%
		<i>Type of program</i>	0	0
	<i>Employer sponsored vanpool or shuttle</i>	<i>Degree of implementation (low, medium, high)</i>	0	0
		<i>Employees eligible (%)</i>	0%	0%
		<i>Employer size (small, medium, large)</i>	0	0
<i>Ride-share program</i>	<i>Employees eligible (%)</i>	0%	0%	
Shared Mobility	<i>Car share</i>	<i>Car share project setting (Urban, Suburban, All Other)</i>	0	0
	<i>Bike share</i>	<i>Within 600 feet of existing bike share station - OR- implementing new bike share station (Yes/No)</i>	0	0
		<i>School carpool program</i>	<i>Level of implementation (Low, Medium, High)</i>	0
(cont. on following page)				

CITY OF LOS ANGELES VMT CALCULATOR

Report 2: TDM Inputs

Date: December 17, 2021

Project Name: Project Crossings

Project Scenario:

Project Address: 8876 W VENICE BLVD, 90034



Version 1.3

TDM Strategy Inputs, Cont.				
Strategy Type	Description	Proposed Project	Mitigations	
Bicycle Infrastructure	<i>Implement/Improve on-street bicycle facility</i>	<i>Provide bicycle facility along site (Yes/No)</i>	0	0
	Include Bike parking per LAMC	Meets City Bike Parking Code (Yes/No)	Yes	Yes
	Include secure bike parking and showers	Includes indoor bike parking/lockers, showers, & repair station (Yes/No)	Yes	Yes
Neighborhood Enhancement	<i>Traffic calming improvements</i>	<i>Streets with traffic calming improvements (%)</i>	0%	0%
		<i>Intersections with traffic calming improvements (%)</i>	0%	0%
	<i>Pedestrian network improvements</i>	<i>Included (within project and connecting off-site/within project only)</i>	0	0

CITY OF LOS ANGELES VMT CALCULATOR

Report 3: TDM Outputs

Date: December 17, 2021

Project Name: Project Crossings

Project Scenario:

Project Address: 8876 W VENICE BLVD, 90034



Version 1.3

TDM Adjustments by Trip Purpose & Strategy

Place type: Compact Infill

		Home Based Work Production		Home Based Work Attraction		Home Based Other Production		Home Based Other Attraction		Non-Home Based Other Production		Non-Home Based Other Attraction		Source
		Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	
Parking	Reduce parking supply	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy Appendix, Parking sections 1 - 5
	Unbundle parking	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Parking cash-out	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Price workplace parking	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Residential area parking permits	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
Transit	Reduce transit headways	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy Appendix, Transit sections 1 - 3
	Implement neighborhood shuttle	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Transit subsidies	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Education & Encouragement	Voluntary travel behavior change program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy Appendix, Education & Encouragement sections 1 - 2
	Promotions and marketing	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Commute Trip Reductions	Required commute trip reduction program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy Appendix, Commute Trip Reductions sections 1 - 4
	Alternative Work Schedules and Telecommute Program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Employer sponsored vanpool or shuttle	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Ride-share program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Shared Mobility	Car-share	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	TDM Strategy Appendix, Shared Mobility sections 1 - 3
	Bike share	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
	School carpool program	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	

CITY OF LOS ANGELES VMT CALCULATOR

Report 3: TDM Outputs

Date: December 17, 2021

Project Name: Project Crossings

Project Scenario:

Project Address: 8876 W VENICE BLVD, 90034



Version 1.3

TDM Adjustments by Trip Purpose & Strategy, Cont.

Place type: Compact Infill

		Home Based Work Production		Home Based Work Attraction		Home Based Other Production		Home Based Other Attraction		Non-Home Based Other Production		Non-Home Based Other Attraction		Source
		Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	
		Bicycle Infrastructure	Implement/ Improve on-street bicycle facility	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
	Include Bike parking per LAMC	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	
	Include secure bike parking and showers	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	
Neighborhood Enhancement	Traffic calming improvements	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	TDM Strategy Appendix, Neighborhood Enhancement
	Pedestrian network improvements	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	

Final Combined & Maximum TDM Effect

	Home Based Work Production		Home Based Work Attraction		Home Based Other Production		Home Based Other Attraction		Non-Home Based Other Production		Non-Home Based Other Attraction	
	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated
	COMBINED TOTAL	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%
MAX. TDM EFFECT	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%

$$= \text{Minimum}(X\%, 1 - [(1-A) * (1-B) \dots])$$

where X%=

PLACE	urban	75%
TYPE	compact infill	40%
MAX:	suburban center	20%
	suburban	15%

Note: $(1 - [(1-A) * (1-B) \dots])$ reflects the dampened combined effectiveness of TDM Strategies (e.g., A, B, ...). See the TDM Strategy Appendix (*Transportation Assessment Guidelines Attachment G*) for further discussion of dampening.

CITY OF LOS ANGELES VMT CALCULATOR

Report 4: MXD Methodology

Date: December 17, 2021

Project Name: Project Crossings

Project Scenario:

Project Address: 8876 W VENICE BLVD, 90034



Version 1.3

MXD Methodology - Project Without TDM

	Unadjusted Trips	MXD Adjustment	MXD Trips	Average Trip Length	Unadjusted VMT	MXD VMT
Home Based Work Production	0	0.0%	0	6.5	0	0
Home Based Other Production	0	0.0%	0	5.1	0	0
Non-Home Based Other Production	557	-4.5%	532	6.3	3,509	3,352
Home-Based Work Attraction	2,473	-21.6%	1,940	12.5	30,913	24,250
Home-Based Other Attraction	1,115	-25.6%	830	6.6	7,359	5,478
Non-Home Based Other Attraction	557	-4.5%	532	8.5	4,735	4,522

MXD Methodology with TDM Measures

	<i>Proposed Project</i>			<i>Project with Mitigation Measures</i>		
	TDM Adjustment	Project Trips	Project VMT	TDM Adjustment	Mitigated Trips	Mitigated VMT
Home Based Work Production	-1.2%	0	0	-1.2%	0	0
Home Based Other Production	-1.2%	0	0	-1.2%	0	0
Non-Home Based Other Production	-1.2%	525	3,310	-1.2%	525	3,310
Home-Based Work Attraction	-1.2%	1,916	23,948	-1.2%	1,916	23,948
Home-Based Other Attraction	-1.2%	820	5,410	-1.2%	820	5,410
Non-Home Based Other Attraction	-1.2%	525	4,466	-1.2%	525	4,466

MXD VMT Methodology Per Capita & Per Employee

Total Population: 0

Total Employees: 2,144

APC: South Los Angeles

	<i>Proposed Project</i>	<i>Project with Mitigation Measures</i>
<i>Total Home Based Production VMT</i>	0	0
<i>Total Home Based Work Attraction VMT</i>	23,948	23,948
<i>Total Home Based VMT Per Capita</i>	0.0	0.0
<i>Total Work Based VMT Per Employee</i>	11.2	11.2

**Culver Crossings Project
Air Quality Assessment**

Localized Operational Emissions

Maximum Unmitigated Localized Operational Emissions (pounds per day)^a

Source	NO_x	CO	PM₁₀	PM_{2.5}
Area (Consumer Products, Landscaping)	0.0	0.2	0.0	0.0
Energy (Natural Gas)	2.0	1.7	0.2	0.2
Stationary (Emergency Generator)	0.3	2.2	0.0	0.0
Total Project On-Site Emissions	2.245	4.091	0.160	0.160
SCAQMD Numeric Indicators	208	1404	3	2
Over/(Under)	(205.4)	(1400.2)	(2.7)	(1.7)
Exceeds Thresholds?	No	No	No	No

Localized significance thresholds from SCAQMD Look-Up tables, scaled for a 4.46-acre site in SRA 2 with the nearest sensitive receptor within 25 meters from the Site.

Culver Crossings Project

Greenhouse Gas Emissions Summary

Project Operations GHG Summary (Full Buildout Year 2026)	
Category	MTCO ₂ e/yr
Mobile	5,050
Area	<1
Energy (Electricity)	2,406
Energy (Natural Gas)	397
EV Charging	41
Waste	985
Water	99
Stationary	5
Construction	282
Project Subtotal	9,264
Net Subtotal	7,218

MTCO₂e=Metric Tons Carbon Dioxide equivalents

Project Operations GHG Summary (Full Buildout Year 2026) - BAU	
Category	MTCO ₂ e/yr
Mobile	6,326
Area	<1
Energy (Electricity)	2,910
Energy (Natural Gas)	397
EV Charging	49
Waste	985
Water	115
Stationary	5
Construction	282
Project Subtotal	11,068
Net Subtotal	9,023

MTCO₂e=Metric Tons Carbon Dioxide equivalents

Culver Crossings Project
Greenhouse Gas Emissions Summary

Existing Emissions Summary	
Category	MTCO ₂ e/yr
On Road Mobile Sources	1625
Area	0.0068
Energy (Electricity and Natural Gas)	336
Water	5
Waste	79
Total Existing Emissions	2,045

Project Reduction Summary	
Category	MTCO ₂ e/yr
Emissions Reduction (BAU - Project)	1,805
Percent Reduction	16.3%

Culver Crossings
 Air Quality and GHG Assessment
 Operational Mobile Emissions

	Year	Max Daily VMT	Annual VMT	Criteria Pollutant Emission Factors (lb/mile)									Criteria Pollutant Emissions (pounds/day)										
				ROG	NOx	CO	SOx	PM10 Road Dust	PM10	PM10 Total	PM2.5 Road Dust	PM2.5	PM2.5 Total	ROG	NOx	CO	SOx	PM10 Road Dust	PM10	PM10 Total	PM2.5 Road Dust	PM2.5	PM2.5 Total
Existing - LA	2022	10,698	3,904,700	3.70E-04	5.66E-04	3.59E-03	8.57E-06	2.72E-04	5.73E-05	3.29E-04	4.08E-05	2.21E-05	6.29E-05	3.95	6.06	38.43	0.09	2.91	0.61	3.52	0.44	0.24	0.67
Existing - CC	2022	199	72,633	3.70E-04	5.66E-04	3.59E-03	8.57E-06	2.72E-04	5.73E-05	3.29E-04	4.08E-05	2.21E-05	6.29E-05	0.07	0.11	0.71	0.00	0.05	0.01	0.07	0.01	0.00	0.01
Building 1	2025	11,570	4,223,050	3.10E-04	4.27E-04	2.90E-03	7.97E-06	2.72E-04	5.67E-05	3.29E-04	4.08E-05	2.13E-05	6.21E-05	3.59	4.94	33.58	0.09	3.15	0.66	3.80	0.47	0.25	0.72
Building 1	2026	11,570	4,223,050	2.96E-04	4.04E-04	2.75E-03	7.80E-06	2.72E-04	5.67E-05	3.28E-04	4.08E-05	2.12E-05	6.20E-05	3.42	4.67	31.82	0.09	3.15	0.66	3.80	0.47	0.25	0.72
Building 1 - BAU	2026	14,493	5,289,945	2.96E-04	4.04E-04	2.75E-03	7.80E-06	2.72E-04	5.67E-05	3.28E-04	4.08E-05	2.12E-05	6.20E-05	4.29	5.85	39.86	0.11	3.94	0.82	4.76	0.59	0.31	0.90
Building 2	2026	25,564	9,330,860	2.96E-04	4.04E-04	2.75E-03	7.80E-06	2.72E-04	5.67E-05	3.28E-04	4.08E-05	2.12E-05	6.20E-05	7.56	10.32	70.30	0.20	6.95	1.45	8.40	1.04	0.54	1.58
Building 2 - BAU	2026	32,023	11,688,395	2.96E-04	4.04E-04	2.75E-03	7.80E-06	2.72E-04	5.67E-05	3.28E-04	4.08E-05	2.12E-05	6.20E-05	9.48	12.92	88.06	0.25	8.70	1.81	10.52	1.31	0.68	1.98

Emissions Factors

	lbs/mile						MT/mile			
	ROG	NOx	CO	SOx	PM10	PM2.5	CO2	CH4	N2O	CO2e
2022	0.000369565	0.000566354	0.003592434	8.56502E-06	5.73229E-05	2.20806E-05	0.000401582	2.23456E-08	2.19179E-08	0.000408673
2023	0.000346405	0.000488979	0.003321904	8.37077E-06	5.69474E-05	2.16972E-05	0.000392509	2.09166E-08	2.1103E-08	0.00039932
2024	0.000326052	0.000455202	0.003090767	8.16547E-06	5.67472E-05	2.1466E-05	0.000383035	1.99775E-08	2.04275E-08	0.000389622
2025	0.000309936	0.000427018	0.002902689	7.96976E-06	5.66707E-05	2.1308E-05	0.000374024	1.91841E-08	1.98695E-08	0.000380425
2026	0.000295896	0.000403519	0.002750037	7.80111E-06	5.66634E-05	2.11862E-05	0.000366315	1.84881E-08	1.94418E-08	0.000372571

**Culver Crossings
Road Dust**

Paved Road Dust Emission Factors

County_Air District: **Los Angeles**

Formula: $EF_{Dust,P} = (k \cdot (sL)^{0.91} \times (W)^{1.01}) \times (1-P/4N)$

Where:

$EF_{Dust,P}$ = Paved Road Dust Emission Factor (having the same units as k)

k = particle size multiplier

sL = road surface silt loading (g/m^2)

W = average fleet vehicle weight (tons) (CARB uses 2.4 tons as a fleet average vehicle weight factor)

P = number of "wet" days, when at least one site per county received at least 0.01 inch the number of days in the annual averaging period (default = 365)

N =

weighted average silt loading factor used

Table 5 of CARB Miscellaneous Process Methodology 7.9 for Los

	Emission Factor (grams per VMT)	
	PM10	PM2.5
k	1.0000	0.1500
sL	0.03892	0.03892
W	2.4	2.4
P	46	46
N	365	365
$EF_{Dust,P}$	0.1233	0.0185

Autoupdates for the appropriate County using Table 5 CARB Miscellaneous Process

Unpaved Road Dust Emission Factors (Assumes No Precipitation)

Formula: $EF_{Dust,U} = (k \cdot (s / 12)^2 \times (Sp / 30)^{0.5} / (M / 0.5)^{0.5}) \cdot C$

Where:

$EF_{Dust,U}$ = Unpaved Road Dust Emission Factor (having the same units as k)

k = particle size multiplier

s = surface material silt content (%)

Sp = mean vehicle speed (mph)

M = surface material moisture content (%)

C = Emission Factor for 1980s vehicle fleet exhaust, brake wear, and tire wear

	Emission Factor (grams per VMT)	
	PM10	PM2.5
k	816.47	81.65
s	4.3%	4.3%
Sp	15	15
M	0.5%	0.5%
C	0.00047	0.00036
$EF_{Dust,U}$	5.20E+00	5.19E-01

**Culver Crossings
Air Quality and GHG Assessment
Operational Mobile Emissions**

	Year	Max Daily VMT	Annual VMT	GHG Emission Factors (metric tons/mile)				GHG Emissions (metric tons/year)			
				CO2	CH4	N2O	CO2e	CO2	CH4	N2O	CO2e
								<i>1</i>	<i>25</i>	<i>298</i>	
Existing - LA	2022	10,698	3,904,700	4.02E-04	2.23E-08	2.19E-08	4.09E-04	1,568.06	0.09	0.09	1,595.74
Existing - CC	2022	199	72,633	4.02E-04	2.23E-08	2.19E-08	4.09E-04	29.17	0.00	0.00	29.68
Building 1	2025	11,570	4,223,050	3.74E-04	1.92E-08	1.99E-08	3.80E-04	1,579.52	0.08	0.08	1,606.55
Building 1	2026	11,570	4,223,050	3.66E-04	1.85E-08	1.94E-08	3.73E-04	1,546.97	0.08	0.08	1,573.39
Building 1 - BAU	2026	14,493	5,289,945	3.66E-04	1.85E-08	1.94E-08	3.73E-04	1,937.79	0.10	0.10	1,970.88
Building 2	2026	25,564	9,330,860	3.66E-04	1.85E-08	1.94E-08	3.73E-04	3,418.04	0.17	0.18	3,476.41
Building 2 - BAU	2026	32,023	11,688,395	3.66E-04	1.85E-08	1.94E-08	3.73E-04	4,281.64	0.22	0.23	4,354.76

Emissions Factors

	lbs/mile						MT/mile			
	ROG	NOx	CO	SOx	PM10	PM2.5	CO2	CH4	N2O	CO2e
2022	0.000369565	0.000566354	0.003592434	8.56502E-06	5.73229E-05	2.20806E-05	0.000401582	2.23456E-08	2.19179E-08	0.000408673
2023	0.000346405	0.000488979	0.003321904	8.37077E-06	5.69474E-05	2.16972E-05	0.000392509	2.09166E-08	2.1103E-08	0.00039932
2024	0.000326052	0.000455202	0.003090767	8.16547E-06	5.67472E-05	2.1466E-05	0.000383035	1.99775E-08	2.04275E-08	0.000389622
2025	0.000309936	0.000427018	0.002902689	7.96976E-06	5.66707E-05	2.1308E-05	0.000374024	1.91841E-08	1.98695E-08	0.000380425
2026	0.000295896	0.000403519	0.002750037	7.80111E-06	5.66634E-05	2.11862E-05	0.000366315	1.84881E-08	1.94418E-08	0.000372571

**Culver Crossings Project
Air Quality Assessment**

Overlap of Regional Operational Emissions in 2025 for Building 1 and Construction Emissions in 2025

Maximum Unmitigated Regional Operational Emissions in 2025 and Construction Emissions in 2025 (pounds per day)

Source	VOC	NO_x	CO	SO₂	PM₁₀	PM_{2.5}
Area (Consumer Products, Landscaping)	3.8074	0.0005	0.0553	0.0000	0.0002	0.0002
Energy (Natural Gas)	0	0	0	0	0	0
Motor Vehicles	3.59	4.94	33.58	0.09	3.80	0.72
Stationary (Emergency Generator)	0.12	0.26	2.24	0.00	0.01	0.01
Operational Emissions from Building 1 - 2025	7.51	5.20	35.88	0.10	3.81	0.73
Unmitigated Construction Emissions - 2025	38.91	75.38	74.21	0.16	3.29	3.04
Overlap of Operational and Construction Emissions - 2025	46.42	80.58	110.10	0.26	7.10	3.77
Total Existing Emissions	0.31	0.14	0.74	0.00	0.16	0.04
Total Net Overlap of Operational and Construction Emissions - 2025	46.12	80.44	109.35	0.26	6.94	3.73
SCAQMD Numeric Indicators	55	55	550	150	150	55
Over/(Under)	(9)	25	(441)	(150)	(143)	(51)
Exceeds Thresholds?	No	Yes	No	No	No	No

**Culver Crossings Project
Air Quality Assessment**

Overlap of Regional Operational Emissions in 2025 for Building 1 and Construction Emissions in 2025

Maximum Mitigated Regional Operational Emissions in 2025 and Construction Emissions in 2025 (pounds per day)

Source	VOC	NO_x	CO	SO₂	PM₁₀	PM_{2.5}
Area (Consumer Products, Landscaping)	3.8074	0.0005	0.0553	0.0000	0.0002	0.0002
Energy (Natural Gas)	0	0	0	0	0	0
Motor Vehicles	3.59	4.94	33.58	0.09	3.80	0.72
Stationary (Emergency Generator)	0.12	0.26	2.24	0.00	0.01	0.01
Operational Emissions from Building 1 - 2025	7.51	5.20	35.88	0.10	3.81	0.73
Mitigated Construction Emissions - 2025	37.53	71.64	92.47	0.27	5.40	2.88
Overlap of Operational and Construction Emissions - 2025	45.05	76.84	128.35	0.37	9.21	3.61
Total Existing Emissions	0.31	0.14	0.74	0.00	0.16	0.04
Total Net Overlap of Operational and Construction Emissions - 2025	44.74	76.70	127.61	0.37	9.05	3.57
SCAQMD Numeric Indicators	55	55	550	150	150	55
Over/(Under)	(10)	22	(422)	(150)	(141)	(51)
Exceeds Thresholds?	No	Yes	No	No	No	No

Culver Crossings - 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

**Culver Crossings
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	167.00	1000sqft	1.62	167,000.00	0
Enclosed Parking with Elevator	376.00	Space	0.10	166,240.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	11			Operational Year	2026
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	438.48	CH4 Intensity (lb/MW hr)	0.033	N2O Intensity (lb/MW hr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - model run is for OPS Only - Mobile calculated outside of CalEEMod.

Building 1 - Culver City Only. No Restaurant in this Bldg

2026 RPS Goal used for CO2 lb CO2/MW hr

Land Use - See operational assumptions

Trips and VMT -

Vehicle Trips - operational mobile calculated outside of CalEEMod.

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Energy Use - Electrical Intensities from Utilities Section (all put into T-24)

No Natural Gas Usage

Water And Wastewater - Water 24.033 acre-ft per year

Culver Crossings - 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

Solid Waste - From solid waste section calculation

Fleet Mix -

Stationary Sources - Emergency Generators and Fire Pumps EF - Tier 4 Emission Factor (HC , NOx, CO, PM : g/bhp-hr) 0.14, 0.2, 2.6. 0.01 assume SO2 and CO2 same since based on S content of fuel and complete combustion.

Table Name	Column Name	Default Value	New Value
tblEnergyUse	LightingElect	1.75	0.00
tblEnergyUse	LightingElect	3.77	0.00
tblEnergyUse	NT24E	0.19	0.00
tblEnergyUse	NT24E	4.62	0.00
tblEnergyUse	NT24NG	0.39	0.00
tblEnergyUse	T24E	3.50	5.44
tblEnergyUse	T24E	4.11	13.54
tblEnergyUse	T24NG	9.92	0.00
tblLandUse	LandUseSquareFeet	150,400.00	166,240.00
tblLandUse	LotAcreage	3.83	1.62
tblLandUse	LotAcreage	3.38	0.10
tblProjectCharacteristics	CO2IntensityFactor	390.98	438.48
tblSolidWaste	SolidWasteGenerationRate	155.31	1,511.00
tblStationaryGeneratorsPumpsEF	NOX_EF	2.85	0.30
tblStationaryGeneratorsPumpsEF	PM10_EF	0.15	0.01
tblStationaryGeneratorsPumpsEF	PM2_5_EF	0.15	0.01
tblStationaryGeneratorsPumpsEF	ROG_EF	2.2480e-003	3.0900e-004
tblStationaryGeneratorsPumpsEF	TOG_EF	2.4700e-003	3.0900e-004
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CW_TL	16.60	0.00

Culver Crossings - 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	CW_TL	16.60	0.00
tblVehicleTrips	DV_TP	19.00	0.00
tblVehicleTrips	PB_TP	4.00	0.00
tblVehicleTrips	PR_TP	77.00	0.00
tblVehicleTrips	ST_TR	2.21	0.00
tblVehicleTrips	SU_TR	0.70	0.00
tblVehicleTrips	WD_TR	9.74	0.00
tblWater	IndoorWaterUseRate	29,681,535.91	4,856,344.00
tblWater	OutdoorWaterUseRate	18,191,909.11	2,974,833.00

2.0 Emissions Summary

**2.2 Overall Operational
Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.8074	5.0000e-004	0.0553	0.0000		2.0000e-004	2.0000e-004		2.0000e-004	2.0000e-004		0.1188	0.1188	3.1000e-004		0.1266
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Stationary	0.1209	0.2588	2.2428	4.2300e-003		8.6300e-003	8.6300e-003		8.6300e-003	8.6300e-003		449.9796	449.9796	0.0631		451.5568
Total	3.9283	0.2593	2.2981	4.2300e-003	0.0000	8.8300e-003	8.8300e-003	0.0000	8.8300e-003	8.8300e-003		450.0984	450.0984	0.0634	0.0000	451.6833

Culver Crossings - 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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

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

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Enclosed Parking with Elevator	0.00	0.00	0.00		
General Office Building	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
General Office Building	0.00	0.00	0.00	33.00	48.00	19.00	0	0	0

Culver Crossings - 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

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Enclosed Parking with Elevator	0.540171	0.064547	0.189075	0.126673	0.023412	0.006384	0.010926	0.008089	0.000929	0.000597	0.025155	0.000706	0.00333
General Office Building	0.540171	0.064547	0.189075	0.126673	0.023412	0.006384	0.010926	0.008089	0.000929	0.000597	0.025155	0.000706	0.00333

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	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

Culver Crossings - 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

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Mitigated	3.8074	5.0000e-004	0.0553	0.0000		2.0000e-004	2.0000e-004		2.0000e-004	2.0000e-004		0.1188	0.1188	3.1000e-004			0.1266
Unmitigated	3.8074	5.0000e-004	0.0553	0.0000		2.0000e-004	2.0000e-004		2.0000e-004	2.0000e-004		0.1188	0.1188	3.1000e-004			0.1266

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	0.4368					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000	
Consumer Products	3.3655					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000	
Landscaping	5.0900e-003	5.0000e-004	0.0553	0.0000		2.0000e-004	2.0000e-004		2.0000e-004	2.0000e-004		0.1188	0.1188	3.1000e-004			0.1266
Total	3.8074	5.0000e-004	0.0553	0.0000		2.0000e-004	2.0000e-004		2.0000e-004	2.0000e-004		0.1188	0.1188	3.1000e-004			0.1266

Culver Crossings - Los Angeles-South Coast County, Summer

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

Mitigated

	ROG	NOx	CO	SO2	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	0.4368					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.3655					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	5.0900e-003	5.0000e-004	0.0553	0.0000		2.0000e-004	2.0000e-004		2.0000e-004	2.0000e-004		0.1188	0.1188	3.1000e-004		0.1266
Total	3.8074	5.0000e-004	0.0553	0.0000		2.0000e-004	2.0000e-004		2.0000e-004	2.0000e-004		0.1188	0.1188	3.1000e-004		0.1266

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

9.0 Operational Offroad

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

Culver Crossings - Los Angeles-South Coast County, Summer

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
Emergency Generator	1	2	50	268	0.73	Diesel

Boilers

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

User Defined Equipment

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

10.1 Stationary Sources

Unmitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	lb/day										lb/day					
Emergency Generator	0.1209	0.2588	2.2428	4.2300e-003		8.6300e-003	8.6300e-003		8.6300e-003	8.6300e-003		449.9796	449.9796	0.0631		451.5568
Total	0.1209	0.2588	2.2428	4.2300e-003		8.6300e-003	8.6300e-003		8.6300e-003	8.6300e-003		449.9796	449.9796	0.0631		451.5568

11.0 Vegetation

Culver Crossings - 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

**Culver Crossings
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	167.00	1000sqft	1.62	167,000.00	0
Enclosed Parking with Elevator	376.00	Space	0.10	166,240.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	11			Operational Year	2026
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	438.48	CH4 Intensity (lb/MW hr)	0.033	N2O Intensity (lb/MW hr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - model run is for OPS Only - Mobile calculated outside of CalEEMod.

Building 1 - Culver City Only. No Restaurant in this Bldg

2026 RPS Goal used for CO2 lb CO2/MW hr

Land Use - See operational assumptions

Trips and VMT -

Vehicle Trips - operational mobile calculated outside of CalEEMod.

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Energy Use - Electrical Intensities from Utilities Section (all put into T-24)

No Natural Gas Usage

Water And Wastewater - Water 24.033 acre-ft per year

Culver Crossings - 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

Solid Waste - From solid waste section calculation

Fleet Mix -

Stationary Sources - Emergency Generators and Fire Pumps EF - Tier 4 Emission Factor (HC , NOx, CO, PM : g/bhp-hr) 0.14, 0.2, 2.6. 0.01 assume SO2 and CO2 same since based on S content of fuel and complete combustion.

Table Name	Column Name	Default Value	New Value
tblEnergyUse	LightingElect	1.75	0.00
tblEnergyUse	LightingElect	3.77	0.00
tblEnergyUse	NT24E	0.19	0.00
tblEnergyUse	NT24E	4.62	0.00
tblEnergyUse	NT24NG	0.39	0.00
tblEnergyUse	T24E	3.50	5.44
tblEnergyUse	T24E	4.11	13.54
tblEnergyUse	T24NG	9.92	0.00
tblLandUse	LandUseSquareFeet	150,400.00	166,240.00
tblLandUse	LotAcreage	3.83	1.62
tblLandUse	LotAcreage	3.38	0.10
tblProjectCharacteristics	CO2IntensityFactor	390.98	438.48
tblSolidWaste	SolidWasteGenerationRate	155.31	1,511.00
tblStationaryGeneratorsPumpsEF	NOX_EF	2.85	0.30
tblStationaryGeneratorsPumpsEF	PM10_EF	0.15	0.01
tblStationaryGeneratorsPumpsEF	PM2_5_EF	0.15	0.01
tblStationaryGeneratorsPumpsEF	ROG_EF	2.2480e-003	3.0900e-004
tblStationaryGeneratorsPumpsEF	TOG_EF	2.4700e-003	3.0900e-004
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00

Culver Crossings - 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	DV_TP	19.00	0.00
tblVehicleTrips	PB_TP	4.00	0.00
tblVehicleTrips	PR_TP	77.00	0.00
tblVehicleTrips	ST_TR	2.21	0.00
tblVehicleTrips	SU_TR	0.70	0.00
tblVehicleTrips	WD_TR	9.74	0.00
tblWater	IndoorWaterUseRate	29,681,535.91	4,856,344.00
tblWater	OutdoorWaterUseRate	18,191,909.11	2,974,833.00

2.0 Emissions Summary

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.8074	5.0000e-004	0.0553	0.0000		2.0000e-004	2.0000e-004		2.0000e-004	2.0000e-004		0.1188	0.1188	3.1000e-004		0.1266
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Stationary	0.1209	0.2588	2.2428	4.2300e-003		8.6300e-003	8.6300e-003		8.6300e-003	8.6300e-003		449.9796	449.9796	0.0631		451.5568
Total	3.9283	0.2593	2.2981	4.2300e-003	0.0000	8.8300e-003	8.8300e-003	0.0000	8.8300e-003	8.8300e-003		450.0984	450.0984	0.0634	0.0000	451.6833

Culver Crossings - 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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

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

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Enclosed Parking with Elevator	0.00	0.00	0.00		
General Office Building	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
General Office Building	0.00	0.00	0.00	33.00	48.00	19.00	0	0	0

Culver Crossings - 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

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Enclosed Parking with Elevator	0.540171	0.064547	0.189075	0.126673	0.023412	0.006384	0.010926	0.008089	0.000929	0.000597	0.025155	0.000706	0.00333
General Office Building	0.540171	0.064547	0.189075	0.126673	0.023412	0.006384	0.010926	0.008089	0.000929	0.000597	0.025155	0.000706	0.00333

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

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

Culver Crossings - 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

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.8074	5.0000e-004	0.0553	0.0000		2.0000e-004	2.0000e-004		2.0000e-004	2.0000e-004		0.1188	0.1188	3.1000e-004		0.1266
Unmitigated	3.8074	5.0000e-004	0.0553	0.0000		2.0000e-004	2.0000e-004		2.0000e-004	2.0000e-004		0.1188	0.1188	3.1000e-004		0.1266

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	0.4368					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.3655					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	5.0900e-003	5.0000e-004	0.0553	0.0000		2.0000e-004	2.0000e-004		2.0000e-004	2.0000e-004		0.1188	0.1188	3.1000e-004		0.1266
Total	3.8074	5.0000e-004	0.0553	0.0000		2.0000e-004	2.0000e-004		2.0000e-004	2.0000e-004		0.1188	0.1188	3.1000e-004		0.1266

Culver Crossings - 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

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	0.4368					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.3655					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	5.0900e-003	5.0000e-004	0.0553	0.0000		2.0000e-004	2.0000e-004		2.0000e-004	2.0000e-004		0.1188	0.1188	3.1000e-004		0.1266
Total	3.8074	5.0000e-004	0.0553	0.0000		2.0000e-004	2.0000e-004		2.0000e-004	2.0000e-004		0.1188	0.1188	3.1000e-004		0.1266

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

9.0 Operational Offroad

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

Culver Crossings - Los Angeles-South Coast County, Winter

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
Emergency Generator	1	2	50	268	0.73	Diesel

Boilers

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

User Defined Equipment

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

10.1 Stationary Sources

Unmitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	lb/day										lb/day					
Emergency Generator	0.1209	0.2588	2.2428	4.2300e-003		8.6300e-003	8.6300e-003		8.6300e-003	8.6300e-003		449.9796	449.9796	0.0631		451.5568
Total	0.1209	0.2588	2.2428	4.2300e-003		8.6300e-003	8.6300e-003		8.6300e-003	8.6300e-003		449.9796	449.9796	0.0631		451.5568

11.0 Vegetation

Culver Crossings - 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

**Culver Crossings
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	167.00	1000sqft	1.62	167,000.00	0
Enclosed Parking with Elevator	376.00	Space	0.10	166,240.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	11			Operational Year	2026
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	438.48	CH4 Intensity (lb/MW hr)	0.033	N2O Intensity (lb/MW hr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - model run is for OPS Only - Mobile calculated outside of CalEEMod.

Building 1 - Culver City Only. No Restaurant in this Bldg

2026 RPS Goal used for CO2 lb CO2/MW hr

Land Use - See operational assumptions

Trips and VMT -

Vehicle Trips - operational mobile calculated outside of CalEEMod.

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Energy Use - Electrical Intensities from Utilities Section (all put into T-24)

No Natural Gas Usage

Water And Wastewater - Water 24.033 acre-ft per year

Culver Crossings - 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

Solid Waste - From solid waste section calculation

Fleet Mix -

Stationary Sources - Emergency Generators and Fire Pumps EF - Tier 4 Emission Factor (HC , NOx, CO, PM : g/bhp-hr) 0.14, 0.2, 2.6. 0.01 assume SO2 and CO2 same since based on S content of fuel and complete combustion.

Table Name	Column Name	Default Value	New Value
tblEnergyUse	LightingElect	1.75	0.00
tblEnergyUse	LightingElect	3.77	0.00
tblEnergyUse	NT24E	0.19	0.00
tblEnergyUse	NT24E	4.62	0.00
tblEnergyUse	NT24NG	0.39	0.00
tblEnergyUse	T24E	3.50	5.44
tblEnergyUse	T24E	4.11	13.54
tblEnergyUse	T24NG	9.92	0.00
tblLandUse	LandUseSquareFeet	150,400.00	166,240.00
tblLandUse	LotAcreage	3.83	1.62
tblLandUse	LotAcreage	3.38	0.10
tblProjectCharacteristics	CO2IntensityFactor	390.98	438.48
tblSolidWaste	SolidWasteGenerationRate	155.31	1,511.00
tblStationaryGeneratorsPumpsEF	NOX_EF	2.85	0.30
tblStationaryGeneratorsPumpsEF	PM10_EF	0.15	0.01
tblStationaryGeneratorsPumpsEF	PM2_5_EF	0.15	0.01
tblStationaryGeneratorsPumpsEF	ROG_EF	2.2480e-003	3.0900e-004
tblStationaryGeneratorsPumpsEF	TOG_EF	2.4700e-003	3.0900e-004
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00

Culver Crossings - 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

tblVehicleTrips	DV_TP	19.00	0.00
tblVehicleTrips	PB_TP	4.00	0.00
tblVehicleTrips	PR_TP	77.00	0.00
tblVehicleTrips	ST_TR	2.21	0.00
tblVehicleTrips	SU_TR	0.70	0.00
tblVehicleTrips	WD_TR	9.74	0.00
tblWater	IndoorWaterUseRate	29,681,535.91	4,856,344.00
tblWater	OutdoorWaterUseRate	18,191,909.11	2,974,833.00

Culver Crossings - 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

2.0 Emissions Summary

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.6946	6.0000e-005	6.9100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.0135	0.0135	4.0000e-005	0.0000	0.0144
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	629.5951	629.5951	0.0474	5.7400e-003	632.4913
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Stationary	1.5100e-003	3.2300e-003	0.0280	5.0000e-005		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004	0.0000	5.1027	5.1027	7.2000e-004	0.0000	5.1206
Waste						0.0000	0.0000		0.0000	0.0000	306.7193	0.0000	306.7193	18.1266	0.0000	759.8842
Water						0.0000	0.0000		0.0000	0.0000	1.5407	19.1502	20.6909	0.1597	3.9100e-003	25.8486
Total	0.6961	3.2900e-003	0.0350	5.0000e-005	0.0000	1.3000e-004	1.3000e-004	0.0000	1.3000e-004	1.3000e-004	308.2600	653.8615	962.1215	18.3344	9.6500e-003	1,423.3589

Culver Crossings - 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

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	0.6946	6.0000e-005	6.9100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.0135	0.0135	4.0000e-005	0.0000	0.0144
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	629.5951	629.5951	0.0474	5.7400e-003	632.4913
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Stationary	1.5100e-003	3.2300e-003	0.0280	5.0000e-005		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004	0.0000	5.1027	5.1027	7.2000e-004	0.0000	5.1206
Waste						0.0000	0.0000		0.0000	0.0000	107.3518	0.0000	107.3518	6.3443	0.0000	265.9595
Water						0.0000	0.0000		0.0000	0.0000	1.5407	19.1502	20.6909	0.1597	3.9100e-003	25.8486
Total	0.6961	3.2900e-003	0.0350	5.0000e-005	0.0000	1.3000e-004	1.3000e-004	0.0000	1.3000e-004	1.3000e-004	108.8925	653.8615	762.7540	6.5521	9.6500e-003	929.4342

	ROG	NOx	CO	SO2	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	64.68	0.00	20.72	64.26	0.00	34.70

Culver Crossings - 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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Enclosed Parking with Elevator	0.00	0.00	0.00		
General Office Building	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
General Office Building	0.00	0.00	0.00	33.00	48.00	19.00	0	0	0

Culver Crossings - 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			
Enclosed Parking with Elevator	904346	179.8664	0.0135	1.6400e-003	180.6938
General Office Building	2.26118e+006	449.7288	0.0339	4.1000e-003	451.7975
Total		629.5951	0.0474	5.7400e-003	632.4913

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Enclosed Parking with Elevator	904346	179.8664	0.0135	1.6400e-003	180.6938
General Office Building	2.26118e+006	449.7288	0.0339	4.1000e-003	451.7975
Total		629.5951	0.0474	5.7400e-003	632.4913

Culver Crossings - 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

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.6946	6.0000e-005	6.9100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.0135	0.0135	4.0000e-005	0.0000	0.0144
Unmitigated	0.6946	6.0000e-005	6.9100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.0135	0.0135	4.0000e-005	0.0000	0.0144

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	0.0797					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.6142					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	6.4000e-004	6.0000e-005	6.9100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.0135	0.0135	4.0000e-005	0.0000	0.0144
Total	0.6946	6.0000e-005	6.9100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.0135	0.0135	4.0000e-005	0.0000	0.0144

Culver Crossings - 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

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	0.0797					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.6142					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	6.4000e-004	6.0000e-005	6.9100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.0135	0.0135	4.0000e-005	0.0000	0.0144
Total	0.6946	6.0000e-005	6.9100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.0135	0.0135	4.0000e-005	0.0000	0.0144

Culver Crossings - 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

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	20.6909	0.1597	3.9100e-003	25.8486
Unmitigated	20.6909	0.1597	3.9100e-003	25.8486

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
General Office Building	4.85634 / 2.97483	20.6909	0.1597	3.9100e-003	25.8486
Total		20.6909	0.1597	3.9100e-003	25.8486

Culver Crossings - 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

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
General Office Building	4.85634 / 2.97483	20.6909	0.1597	3.9100e-003	25.8486
Total		20.6909	0.1597	3.9100e-003	25.8486

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	107.3518	6.3443	0.0000	265.9595
Unmitigated	306.7193	18.1266	0.0000	759.8842

Culver Crossings - 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			
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
General Office Building	1511	306.7193	18.1266	0.0000	759.8842
Total		306.7193	18.1266	0.0000	759.8842

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
General Office Building	528.85	107.3518	6.3443	0.0000	265.9595
Total		107.3518	6.3443	0.0000	265.9595

Culver Crossings - 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

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
Emergency Generator	1	2	50	268	0.73	Diesel

Boilers

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

User Defined Equipment

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

10.1 Stationary Sources

Unmitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	tons/yr										MT/yr					
Emergency Generator - Diesel	1.5100e-003	3.2300e-003	0.0280	5.0000e-005		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004	0.0000	5.1027	5.1027	7.2000e-004	0.0000	5.1206
Total	1.5100e-003	3.2300e-003	0.0280	5.0000e-005		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004	0.0000	5.1027	5.1027	7.2000e-004	0.0000	5.1206

11.0 Vegetation

Culver Crossings - 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

**Culver Crossings
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	369.00	1000sqft	2.63	369,000.00	0
High Turnover (Sit Down Restaurant)	32.08	1000sqft	0.10	32,076.00	0
Enclosed Parking with Elevator	839.00	Space	0.10	370,525.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	11			Operational Year	2026
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	463.44	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - model run is for OPS Only - Mobile calculated outside of CalEEMod.

2026 RPS Goal used for CO2 lb CO2/MWhr

Land Use - see operational assumptions

Vehicle Trips - operational mobile calculated outside of CalEEMod.

Energy Use - Electrical Intensities from Utilities Section (all put into T-24)

Water And Wastewater - From WSA

Solid Waste - From solid waste section calculation

Waste Mitigation -

Culver Crossings - 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

Table Name	Column Name	Default Value	New Value
tblEnergyUse	LightingElect	1.75	0.00
tblEnergyUse	LightingElect	3.77	0.00
tblEnergyUse	LightingElect	7.87	0.00
tblEnergyUse	NT24E	0.19	0.00
tblEnergyUse	NT24E	4.62	0.00
tblEnergyUse	NT24E	28.16	0.00
tblEnergyUse	NT24NG	0.39	0.00
tblEnergyUse	NT24NG	187.78	0.00
tblEnergyUse	T24E	3.50	5.44
tblEnergyUse	T24E	4.11	13.54
tblEnergyUse	T24E	7.24	43.27
tblEnergyUse	T24NG	9.92	0.00
tblEnergyUse	T24NG	42.55	230.33
tblLandUse	LandUseSquareFeet	335,600.00	370,525.00
tblLandUse	LotAcreage	8.47	2.63
tblLandUse	LotAcreage	0.74	0.10
tblLandUse	LotAcreage	7.55	0.10
tblProjectCharacteristics	CO2IntensityFactor	691.98	463.44
tblSolidWaste	SolidWasteGenerationRate	343.17	3,337.00
tblSolidWaste	SolidWasteGenerationRate	381.75	746.00
tblVehicleTrips	ST_TR	2.21	0.00
tblVehicleTrips	ST_TR	122.40	0.00
tblVehicleTrips	SU_TR	0.70	0.00
tblVehicleTrips	SU_TR	142.64	0.00
tblVehicleTrips	WD_TR	9.74	0.00
tblVehicleTrips	WD_TR	112.18	0.00
tblWater	IndoorWaterUseRate	65,583,753.01	13,143,917.00
tblWater	IndoorWaterUseRate	9,737,361.49	0.00

Culver Crossings - 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

tblWater	OutdoorWaterUseRate	40,196,493.78	8,055,949.00
tblWater	OutdoorWaterUseRate	621,533.71	0.00

2.0 Emissions Summary

**2.2 Overall Operational
Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	9.1310	1.1400e-003	0.1263	1.0000e-005		4.5000e-004	4.5000e-004		4.5000e-004	4.5000e-004		0.2714	0.2714	7.1000e-004		0.2890
Energy	0.2183	1.9844	1.6669	0.0119		0.1508	0.1508		0.1508	0.1508		2,381.3264	2,381.3264	0.0456	0.0437	2,395.4774
Mobile	0.0000	0.0000	0.0000	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	9.3493	1.9856	1.7932	0.0119	0.0000	0.1513	0.1513	0.0000	0.1513	0.1513		2,381.5978	2,381.5978	0.0464	0.0437	2,395.7665

Culver Crossings - 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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

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

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Enclosed Parking with Elevator	0.00	0.00	0.00		
General Office Building	0.00	0.00	0.00		
High Turnover (Sit Down Restaurant)	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down)	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43

Culver Crossings - 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

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
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	0.00331
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	0.00331
High Turnover (Sit Down Restaurant)	0.537891	0.065289	0.189998	0.126515	0.023567	0.006518	0.011114	0.008084	0.000933	0.000591	0.025474	0.000708	0.00331

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day										lb/day					
NaturalGas Mitigated	0.2183	1.9844	1.6669	0.0119		0.1508	0.1508		0.1508	0.1508		2,381.3264	2,381.3264	0.0456	0.0437	2,395.4774
NaturalGas Unmitigated	0.2183	1.9844	1.6669	0.0119		0.1508	0.1508		0.1508	0.1508		2,381.3264	2,381.3264	0.0456	0.0437	2,395.4774

Culver Crossings - 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					
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
General Office Building	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
High Turnover (Sit Down Restaurant)	20241.3	0.2183	1.9844	1.6669	0.0119		0.1508	0.1508		0.1508	0.1508		2,381.3264	2,381.3264	0.0456	0.0437	2,395.4774
Total		0.2183	1.9844	1.6669	0.0119		0.1508	0.1508		0.1508	0.1508		2,381.3264	2,381.3264	0.0456	0.0437	2,395.4774

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	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
High Turnover (Sit Down Restaurant)	20.2413	0.2183	1.9844	1.6669	0.0119		0.1508	0.1508		0.1508	0.1508		2,381.3264	2,381.3264	0.0456	0.0437	2,395.4774
Total		0.2183	1.9844	1.6669	0.0119		0.1508	0.1508		0.1508	0.1508		2,381.3264	2,381.3264	0.0456	0.0437	2,395.4774

Culver Crossings - 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

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	9.1310	1.1400e-003	0.1263	1.0000e-005		4.5000e-004	4.5000e-004		4.5000e-004	4.5000e-004		0.2714	0.2714	7.1000e-004		0.2890
Unmitigated	9.1310	1.1400e-003	0.1263	1.0000e-005		4.5000e-004	4.5000e-004		4.5000e-004	4.5000e-004		0.2714	0.2714	7.1000e-004		0.2890

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	1.0469					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	8.0725					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0116	1.1400e-003	0.1263	1.0000e-005		4.5000e-004	4.5000e-004		4.5000e-004	4.5000e-004		0.2714	0.2714	7.1000e-004		0.2890
Total	9.1310	1.1400e-003	0.1263	1.0000e-005		4.5000e-004	4.5000e-004		4.5000e-004	4.5000e-004		0.2714	0.2714	7.1000e-004		0.2890

Culver Crossings - Los Angeles-South Coast County, Summer

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

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
SubCategory	lb/day										lb/day						
Architectural Coating	1.0469					0.0000	0.0000		0.0000	0.0000			0.0000				0.0000
Consumer Products	8.0725					0.0000	0.0000		0.0000	0.0000			0.0000				0.0000
Landscaping	0.0116	1.1400e-003	0.1263	1.0000e-005		4.5000e-004	4.5000e-004		4.5000e-004	4.5000e-004			0.2714	0.2714	7.1000e-004		0.2890
Total	9.1310	1.1400e-003	0.1263	1.0000e-005		4.5000e-004	4.5000e-004		4.5000e-004	4.5000e-004			0.2714	0.2714	7.1000e-004		0.2890

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

9.0 Operational Offroad

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

Culver Crossings - Los Angeles-South Coast County, Summer

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

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

11.0 Vegetation

Culver Crossings - 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

**Culver Crossings
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	369.00	1000sqft	2.63	369,000.00	0
High Turnover (Sit Down Restaurant)	32.08	1000sqft	0.10	32,076.00	0
Enclosed Parking with Elevator	839.00	Space	0.10	370,525.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	11			Operational Year	2026
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	463.44	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - model run is for OPS Only - Mobile calculated outside of CalEEMod.
2026 RPS Goal used for CO2 lb CO2/MWhr

Land Use - see operational assumptions

Vehicle Trips - operational mobile calculated outside of CalEEMod.

Energy Use - Electrical Intensities from Utilities Section (all put into T-24)

Water And Wastewater - From WSA

Solid Waste - From solid waste section calculation

Waste Mitigation -

Culver Crossings - 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

Table Name	Column Name	Default Value	New Value
tblEnergyUse	LightingElect	1.75	0.00
tblEnergyUse	LightingElect	3.77	0.00
tblEnergyUse	LightingElect	7.87	0.00
tblEnergyUse	NT24E	0.19	0.00
tblEnergyUse	NT24E	4.62	0.00
tblEnergyUse	NT24E	28.16	0.00
tblEnergyUse	NT24NG	0.39	0.00
tblEnergyUse	NT24NG	187.78	0.00
tblEnergyUse	T24E	3.50	5.44
tblEnergyUse	T24E	4.11	13.54
tblEnergyUse	T24E	7.24	43.27
tblEnergyUse	T24NG	9.92	0.00
tblEnergyUse	T24NG	42.55	230.33
tblLandUse	LandUseSquareFeet	335,600.00	370,525.00
tblLandUse	LotAcreage	8.47	2.63
tblLandUse	LotAcreage	0.74	0.10
tblLandUse	LotAcreage	7.55	0.10
tblProjectCharacteristics	CO2IntensityFactor	691.98	463.44
tblSolidWaste	SolidWasteGenerationRate	343.17	3,337.00
tblSolidWaste	SolidWasteGenerationRate	381.75	746.00
tblVehicleTrips	ST_TR	2.21	0.00
tblVehicleTrips	ST_TR	122.40	0.00
tblVehicleTrips	SU_TR	0.70	0.00
tblVehicleTrips	SU_TR	142.64	0.00
tblVehicleTrips	WD_TR	9.74	0.00
tblVehicleTrips	WD_TR	112.18	0.00
tblWater	IndoorWaterUseRate	65,583,753.01	13,143,917.00
tblWater	IndoorWaterUseRate	9,737,361.49	0.00

Culver Crossings - 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

tblWater	OutdoorWaterUseRate	40,196,493.78	8,055,949.00
tblWater	OutdoorWaterUseRate	621,533.71	0.00

2.0 Emissions Summary

**2.2 Overall Operational
Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	9.1310	1.1400e-003	0.1263	1.0000e-005		4.5000e-004	4.5000e-004		4.5000e-004	4.5000e-004		0.2714	0.2714	7.1000e-004		0.2890
Energy	0.2183	1.9844	1.6669	0.0119		0.1508	0.1508		0.1508	0.1508		2,381.3264	2,381.3264	0.0456	0.0437	2,395.4774
Mobile	0.0000	0.0000	0.0000	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	9.3493	1.9856	1.7932	0.0119	0.0000	0.1513	0.1513	0.0000	0.1513	0.1513		2,381.5978	2,381.5978	0.0464	0.0437	2,395.7665

Culver Crossings - 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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

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

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Enclosed Parking with Elevator	0.00	0.00	0.00		
General Office Building	0.00	0.00	0.00		
High Turnover (Sit Down Restaurant)	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down)	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43

Culver Crossings - 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

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
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	0.00331
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	0.00331
High Turnover (Sit Down Restaurant)	0.537891	0.065289	0.189998	0.126515	0.023567	0.006518	0.011114	0.008084	0.000933	0.000591	0.025474	0.000708	0.00331

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day										lb/day					
NaturalGas Mitigated	0.2183	1.9844	1.6669	0.0119		0.1508	0.1508		0.1508	0.1508		2,381.3264	2,381.3264	0.0456	0.0437	2,395.4774
NaturalGas Unmitigated	0.2183	1.9844	1.6669	0.0119		0.1508	0.1508		0.1508	0.1508		2,381.3264	2,381.3264	0.0456	0.0437	2,395.4774

Culver Crossings - 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 - Natural Gas

Unmitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
General Office Building	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
High Turnover (Sit Down Restaurant)	20241.3	0.2183	1.9844	1.6669	0.0119		0.1508	0.1508		0.1508	0.1508		2,381.3264	2,381.3264	0.0456	0.0437	2,395.4774
Total		0.2183	1.9844	1.6669	0.0119		0.1508	0.1508		0.1508	0.1508		2,381.3264	2,381.3264	0.0456	0.0437	2,395.4774

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	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
High Turnover (Sit Down Restaurant)	20.2413	0.2183	1.9844	1.6669	0.0119		0.1508	0.1508		0.1508	0.1508		2,381.3264	2,381.3264	0.0456	0.0437	2,395.4774
Total		0.2183	1.9844	1.6669	0.0119		0.1508	0.1508		0.1508	0.1508		2,381.3264	2,381.3264	0.0456	0.0437	2,395.4774

Culver Crossings - 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

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	9.1310	1.1400e-003	0.1263	1.0000e-005		4.5000e-004	4.5000e-004		4.5000e-004	4.5000e-004		0.2714	0.2714	7.1000e-004		0.2890
Unmitigated	9.1310	1.1400e-003	0.1263	1.0000e-005		4.5000e-004	4.5000e-004		4.5000e-004	4.5000e-004		0.2714	0.2714	7.1000e-004		0.2890

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	1.0469					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	8.0725					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	0.0116	1.1400e-003	0.1263	1.0000e-005		4.5000e-004	4.5000e-004		4.5000e-004	4.5000e-004		0.2714	0.2714	7.1000e-004		0.2890
Total	9.1310	1.1400e-003	0.1263	1.0000e-005		4.5000e-004	4.5000e-004		4.5000e-004	4.5000e-004		0.2714	0.2714	7.1000e-004		0.2890

Culver Crossings - 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

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
SubCategory	lb/day										lb/day						
Architectural Coating	1.0469					0.0000	0.0000		0.0000	0.0000			0.0000				0.0000
Consumer Products	8.0725					0.0000	0.0000		0.0000	0.0000			0.0000				0.0000
Landscaping	0.0116	1.1400e-003	0.1263	1.0000e-005		4.5000e-004	4.5000e-004		4.5000e-004	4.5000e-004			0.2714	0.2714	7.1000e-004		0.2890
Total	9.1310	1.1400e-003	0.1263	1.0000e-005		4.5000e-004	4.5000e-004		4.5000e-004	4.5000e-004			0.2714	0.2714	7.1000e-004		0.2890

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

9.0 Operational Offroad

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

Culver Crossings - Los Angeles-South Coast County, Winter

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

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

11.0 Vegetation

Culver Crossings - 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

**Culver Crossings
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	369.00	1000sqft	2.63	369,000.00	0
High Turnover (Sit Down Restaurant)	32.08	1000sqft	0.10	32,076.00	0
Enclosed Parking with Elevator	839.00	Space	0.10	370,525.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	11			Operational Year	2026
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	463.44	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - model run is for OPS Only - Mobile calculated outside of CalEEMod.

2026 RPS Goal used for CO2 lb CO2/MWhr

Land Use - see operational assumptions

Vehicle Trips - operational mobile calculated outside of CalEEMod.

Energy Use - Electrical Intensities from Utilities Section (all put into T-24)

Water And Wastewater - From WSA

Solid Waste - From solid waste section calculation

Waste Mitigation -

Culver Crossings - 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

Table Name	Column Name	Default Value	New Value
tblEnergyUse	LightingElect	1.75	0.00
tblEnergyUse	LightingElect	3.77	0.00
tblEnergyUse	LightingElect	7.87	0.00
tblEnergyUse	NT24E	0.19	0.00
tblEnergyUse	NT24E	4.62	0.00
tblEnergyUse	NT24E	28.16	0.00
tblEnergyUse	NT24NG	0.39	0.00
tblEnergyUse	NT24NG	187.78	0.00
tblEnergyUse	T24E	3.50	5.44
tblEnergyUse	T24E	4.11	13.54
tblEnergyUse	T24E	7.24	43.27
tblEnergyUse	T24NG	9.92	0.00
tblEnergyUse	T24NG	42.55	230.33
tblLandUse	LandUseSquareFeet	335,600.00	370,525.00
tblLandUse	LotAcreage	8.47	2.63
tblLandUse	LotAcreage	0.74	0.10
tblLandUse	LotAcreage	7.55	0.10
tblProjectCharacteristics	CO2IntensityFactor	691.98	463.44
tblSolidWaste	SolidWasteGenerationRate	343.17	3,337.00
tblSolidWaste	SolidWasteGenerationRate	381.75	746.00
tblVehicleTrips	ST_TR	2.21	0.00
tblVehicleTrips	ST_TR	122.40	0.00
tblVehicleTrips	SU_TR	0.70	0.00
tblVehicleTrips	SU_TR	142.64	0.00
tblVehicleTrips	WD_TR	9.74	0.00
tblVehicleTrips	WD_TR	112.18	0.00
tblWater	IndoorWaterUseRate	65,583,753.01	13,143,917.00
tblWater	IndoorWaterUseRate	9,737,361.49	0.00

Culver Crossings - 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

tblWater	OutdoorWaterUseRate	40,196,493.78	8,055,949.00
tblWater	OutdoorWaterUseRate	621,533.71	0.00

2.0 Emissions Summary

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.6657	1.4000e-004	0.0158	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005	0.0000	0.0308	0.0308	8.0000e-005	0.0000	0.0328
Energy	0.0398	0.3622	0.3042	2.1700e-003		0.0275	0.0275		0.0275	0.0275	0.0000	2,160.0105	2,160.0105	0.1333	0.0225	2,170.0384
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	828.8121	0.0000	828.8121	48.9814	0.0000	2,053.3469
Water						0.0000	0.0000		0.0000	0.0000	4.1700	54.7917	58.9616	0.4322	0.0106	72.9211
Total	1.7056	0.3623	0.3200	2.1700e-003	0.0000	0.0276	0.0276	0.0000	0.0276	0.0276	832.9821	2,214.8330	3,047.8150	49.5470	0.0331	4,296.3392

Culver Crossings - 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

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	1.6657	1.4000e-004	0.0158	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005	0.0000	0.0308	0.0308	8.0000e-005	0.0000	0.0328
Energy	0.0398	0.3622	0.3042	2.1700e-003		0.0275	0.0275		0.0275	0.0275	0.0000	2,160.0105	2,160.0105	0.1333	0.0225	2,170.0384
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	290.0842	0.0000	290.0842	17.1435	0.0000	718.6714
Water						0.0000	0.0000		0.0000	0.0000	4.1700	54.7917	58.9616	0.4322	0.0106	72.9211
Total	1.7056	0.3623	0.3200	2.1700e-003	0.0000	0.0276	0.0276	0.0000	0.0276	0.0276	294.2542	2,214.8330	2,509.0872	17.7091	0.0331	2,961.6637

	ROG	NOx	CO	SO2	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	64.67	0.00	17.68	64.26	0.00	31.07

Culver Crossings - 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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated Annual VMT	Mitigated Annual VMT
	Weekday	Saturday	Sunday		
Enclosed Parking with Elevator	0.00	0.00	0.00		
General Office Building	0.00	0.00	0.00		
High Turnover (Sit Down Restaurant)	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43

Culver Crossings - 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
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
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
High Turnover (Sit Down Restaurant)	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

	ROG	NOx	CO	SO2	Fugitive 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	1,765.7552	1,765.7552	0.1257	0.0152	1,773.4402
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1,765.7552	1,765.7552	0.1257	0.0152	1,773.4402
NaturalGas Mitigated	0.0398	0.3622	0.3042	2.1700e-003		0.0275	0.0275		0.0275	0.0275	0.0000	394.2553	394.2553	7.5600e-003	7.2300e-003	396.5982
NaturalGas Unmitigated	0.0398	0.3622	0.3042	2.1700e-003		0.0275	0.0275		0.0275	0.0275	0.0000	394.2553	394.2553	7.5600e-003	7.2300e-003	396.5982

Culver Crossings - 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					
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
General Office Building	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
High Turnover (Sit Down Restaurant)	7.38807e+006	0.0398	0.3622	0.3042	2.1700e-003		0.0275	0.0275		0.0275	0.0275	0.0000	394.2553	394.2553	7.5600e-003	7.2300e-003	396.5982
Total		0.0398	0.3622	0.3042	2.1700e-003		0.0275	0.0275		0.0275	0.0275	0.0000	394.2553	394.2553	7.5600e-003	7.2300e-003	396.5982

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	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
High Turnover (Sit Down Restaurant)	7.38807e+006	0.0398	0.3622	0.3042	2.1700e-003		0.0275	0.0275		0.0275	0.0275	0.0000	394.2553	394.2553	7.5600e-003	7.2300e-003	396.5982
Total		0.0398	0.3622	0.3042	2.1700e-003		0.0275	0.0275		0.0275	0.0275	0.0000	394.2553	394.2553	7.5600e-003	7.2300e-003	396.5982

Culver Crossings - 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			
Enclosed Parking with Elevator	2.01566e+006	423.7168	0.0302	3.6600e-003	425.5609
General Office Building	4.99626e+006	1,050.2780	0.0748	9.0700e-003	1,054.8491
High Turnover (Sit Down Restaurant)	1.38793e+006	291.7604	0.0208	2.5200e-003	293.0302
Total		1,765.7552	0.1257	0.0153	1,773.4402

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Enclosed Parking with Elevator	2.01566e+006	423.7168	0.0302	3.6600e-003	425.5609
General Office Building	4.99626e+006	1,050.2780	0.0748	9.0700e-003	1,054.8491
High Turnover (Sit Down Restaurant)	1.38793e+006	291.7604	0.0208	2.5200e-003	293.0302
Total		1,765.7552	0.1257	0.0153	1,773.4402

Culver Crossings - 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

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.6657	1.4000e-004	0.0158	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005	0.0000	0.0308	0.0308	8.0000e-005	0.0000	0.0328
Unmitigated	1.6657	1.4000e-004	0.0158	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005	0.0000	0.0308	0.0308	8.0000e-005	0.0000	0.0328

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	0.1911					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.4732					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.4500e-003	1.4000e-004	0.0158	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005	0.0000	0.0308	0.0308	8.0000e-005	0.0000	0.0328
Total	1.6657	1.4000e-004	0.0158	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005	0.0000	0.0308	0.0308	8.0000e-005	0.0000	0.0328

Culver Crossings - 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

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	0.1911					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.4732					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.4500e-003	1.4000e-004	0.0158	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005	0.0000	0.0308	0.0308	8.0000e-005	0.0000	0.0328
Total	1.6657	1.4000e-004	0.0158	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005	0.0000	0.0308	0.0308	8.0000e-005	0.0000	0.0328

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	58.9616	0.4322	0.0106	72.9211
Unmitigated	58.9616	0.4322	0.0106	72.9211

Culver Crossings - 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			
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
General Office Building	13.1439 / 8.05595	58.9616	0.4322	0.0106	72.9211
High Turnover (Sit Down Restaurant)	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		58.9616	0.4322	0.0106	72.9211

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
General Office Building	13.1439 / 8.05595	58.9616	0.4322	0.0106	72.9211
High Turnover (Sit Down Restaurant)	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		58.9616	0.4322	0.0106	72.9211

Culver Crossings - 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

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	290.0842	17.1435	0.0000	718.6714
Unmitigated	828.8121	48.9814	0.0000	2,053.3469

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
General Office Building	3337	677.3808	40.0321	0.0000	1,678.1824
High Turnover (Sit Down Restaurant)	746	151.4313	8.9493	0.0000	375.1645
Total		828.8121	48.9814	0.0000	2,053.3469

Culver Crossings - 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

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
General Office Building	1167.95	237.0833	14.0112	0.0000	587.3638
High Turnover (Sit Down Restaurant)	261.1	53.0009	3.1323	0.0000	131.3076
Total		290.0842	17.1435	0.0000	718.6714

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

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

11.0 Vegetation

Culver Crossings - 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

**Culver Crossings
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	167.00	1000sqft	1.62	167,000.00	0
Enclosed Parking with Elevator	376.00	Space	0.10	166,240.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	11	Operational Year	2026		
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	545.56	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - model run is for OPS Only - Mobile calculated outside of CalEEMod.

Building 1 - Culver City Only. No Restaurant in this Bldg

2026 BAU Goal used for CO2 lb CO2/MWhr

Land Use - See operational assumptions

Trips and VMT -

Vehicle Trips - operational mobile calculated outside of CalEEMod.

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Energy Use - Electrical Intensities from Utilities Section (all put into T-24)

Water And Wastewater - Water 24.033 acre-ft per year

Solid Waste - From solid waste section calculation

Fleet Mix -

Stationary Sources - Emergency Generators and Fire Pumps EF - Tier 4 Emission Factor (HC , NOx, CO, PM : g/bhp-hr) 0.14, 0.2, 2.6. 0.01 assume SO2 and CO2 same since based on S content of fuel and complete combustion.

Table Name	Column Name	Default Value	New Value
tblEnergyUse	LightingElect	1.75	0.00
tblEnergyUse	LightingElect	3.77	0.00
tblEnergyUse	NT24E	0.19	0.00
tblEnergyUse	NT24E	4.62	0.00
tblEnergyUse	NT24NG	0.39	0.00
tblEnergyUse	T24E	3.50	5.44

Culver Crossings - 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

tblEnergyUse	T24E	4.11	13.54
tblEnergyUse	T24NG	9.92	0.00
tblLandUse	LandUseSquareFeet	150,400.00	166,240.00
tblLandUse	LotAcreage	3.83	1.62
tblLandUse	LotAcreage	3.38	0.10
tblProjectCharacteristics	CO2IntensityFactor	390.98	545.56
tblSolidWaste	SolidWasteGenerationRate	155.31	1,511.00
tblStationaryGeneratorsPumpsEF	NOX_EF	2.85	0.30
tblStationaryGeneratorsPumpsEF	PM10_EF	0.15	0.01
tblStationaryGeneratorsPumpsEF	PM2_5_EF	0.15	0.01
tblStationaryGeneratorsPumpsEF	ROG_EF	2.2480e-003	3.0900e-004
tblStationaryGeneratorsPumpsEF	TOG_EF	2.4700e-003	3.0900e-004
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	DV_TP	19.00	0.00
tblVehicleTrips	PB_TP	4.00	0.00
tblVehicleTrips	PR_TP	77.00	0.00
tblVehicleTrips	ST_TR	2.21	0.00
tblVehicleTrips	SU_TR	0.70	0.00
tblVehicleTrips	WD_TR	9.74	0.00
tblWater	IndoorWaterUseRate	29,681,535.91	4,856,344.00
tblWater	OutdoorWaterUseRate	18,191,909.11	2,974,833.00

2.0 Emissions Summary

Culver Crossings - 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

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	0.6946	6.0000e-005	6.9100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.0135	0.0135	4.0000e-005	0.0000	0.0144
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	783.3468	783.3468	0.0474	5.7400e-003	786.2430
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Stationary	1.5100e-003	3.2300e-003	0.0280	5.0000e-005		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004	0.0000	5.1027	5.1027	7.2000e-004	0.0000	5.1206
Waste						0.0000	0.0000		0.0000	0.0000	306.7193	0.0000	306.7193	18.1266	0.0000	759.8842
Water						0.0000	0.0000		0.0000	0.0000	1.5407	23.8268	25.3675	0.1597	3.9100e-003	30.5252
Total	0.6961	3.2900e-003	0.0350	5.0000e-005	0.0000	1.3000e-004	1.3000e-004	0.0000	1.3000e-004	1.3000e-004	308.2600	812.2898	1,120.5499	18.3344	9.6500e-003	1,581.7873

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	0.6946	6.0000e-005	6.9100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.0135	0.0135	4.0000e-005	0.0000	0.0144
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	783.3468	783.3468	0.0474	5.7400e-003	786.2430
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Stationary	1.5100e-003	3.2300e-003	0.0280	5.0000e-005		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004	0.0000	5.1027	5.1027	7.2000e-004	0.0000	5.1206
Waste						0.0000	0.0000		0.0000	0.0000	107.3518	0.0000	107.3518	6.3443	0.0000	265.9595
Water						0.0000	0.0000		0.0000	0.0000	1.5407	23.8268	25.3675	0.1597	3.9100e-003	30.5252
Total	0.6961	3.2900e-003	0.0350	5.0000e-005	0.0000	1.3000e-004	1.3000e-004	0.0000	1.3000e-004	1.3000e-004	108.8925	812.2898	921.1823	6.5521	9.6500e-003	1,087.8625

	ROG	NOx	CO	SO2	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	64.68	0.00	17.79	64.26	0.00	31.23

Culver Crossings - 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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated Annual VMT	Mitigated Annual VMT
	Weekday	Saturday	Sunday		
Enclosed Parking with Elevator	0.00	0.00	0.00		
General Office Building	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
General Office Building	0.00	0.00	0.00	33.00	48.00	19.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Enclosed Parking with Elevator	0.540171	0.064547	0.189075	0.126673	0.023412	0.006384	0.010926	0.008089	0.000929	0.000597	0.025155	0.000706	0.003335
General Office Building	0.540171	0.064547	0.189075	0.126673	0.023412	0.006384	0.010926	0.008089	0.000929	0.000597	0.025155	0.000706	0.003335

Culver Crossings - 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

Mitigated

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

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Enclosed Parking with Elevator	904346	223.7910	0.0135	1.6400e-003	224.6184
General Office Building	2.26118e+06	559.5558	0.0339	4.1000e-003	561.6245
Total		783.3468	0.0474	5.7400e-003	786.2430

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Enclosed Parking with Elevator	904346	223.7910	0.0135	1.6400e-003	224.6184
General Office Building	2.26118e+06	559.5558	0.0339	4.1000e-003	561.6245
Total		783.3468	0.0474	5.7400e-003	786.2430

Culver Crossings - 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

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.6946	6.0000e-005	6.9100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.0135	0.0135	4.0000e-005	0.0000	0.0144
Unmitigated	0.6946	6.0000e-005	6.9100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.0135	0.0135	4.0000e-005	0.0000	0.0144

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	0.0797					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.6142					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	6.4000e-004	6.0000e-005	6.9100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.0135	0.0135	4.0000e-005	0.0000	0.0144
Total	0.6946	6.0000e-005	6.9100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.0135	0.0135	4.0000e-005	0.0000	0.0144

Culver Crossings - 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

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	0.0797					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.6142					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	6.4000e-004	6.0000e-005	6.9100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.0135	0.0135	4.0000e-005	0.0000	0.0144
Total	0.6946	6.0000e-005	6.9100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.0135	0.0135	4.0000e-005	0.0000	0.0144

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	25.3675	0.1597	3.9100e-003	30.5252
Unmitigated	25.3675	0.1597	3.9100e-003	30.5252

7.2 Water by Land Use

Unmitigated

Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr		
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000
General Office Building	4.85634 / 2.97483	25.3675	0.1597	3.9100e-003
Total		25.3675	0.1597	3.9100e-003

Culver Crossings - 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

Mitigated

Indoor/Outdoor Use		Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
General Office Building	4.85634 / 2.97483	25.3675	0.1597	3.9100e-003	30.5252
Total		25.3675	0.1597	3.9100e-003	30.5252

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	107.3518	6.3443	0.0000	265.9595
Unmitigated	306.7193	18.1266	0.0000	759.8842

Culver Crossings - 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			
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
General Office Building	1511	306.7193	18.1266	0.0000	759.8842
Total		306.7193	18.1266	0.0000	759.8842

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
General Office Building	528.85	107.3518	6.3443	0.0000	265.9595
Total		107.3518	6.3443	0.0000	265.9595

9.0 Operational Offroad

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

Culver Crossings - 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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
Emergency Generator	1	2	50	268	0.73	Diesel

Boilers

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

User Defined Equipment

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

10.1 Stationary Sources

Unmitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	tons/yr										MT/yr					
Emergency Generator - Diesel (135 - 200 HP)	1.5100e-003	3.2300e-003	0.0280	5.0000e-005		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004	0.0000	5.1027	5.1027	7.2000e-004	0.0000	5.1206
Total	1.5100e-003	3.2300e-003	0.0280	5.0000e-005		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004	0.0000	5.1027	5.1027	7.2000e-004	0.0000	5.1206

11.0 Vegetation

Culver Crossings - 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

**Culver Crossings
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	369.00	1000sqft	2.63	369,000.00	0
High Turnover (Sit Down Restaurant)	32.08	1000sqft	0.10	32,076.00	0
Enclosed Parking with Elevator	839.00	Space	0.10	370,525.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	11			Operational Year	2026
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	555.4	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - model run is for OPS Only - Mobile calculated outside of CalEEMod.
2026 BAU Goal used for CO2 lb CO2/MWhr

Land Use - see operational assumptions

Vehicle Trips - operational mobile calculated outside of CalEEMod.

Energy Use - Electrical Intensities from Utilities Section (all put into T-24)

Water And Wastewater - From WSA

Solid Waste - From solid waste section calculation

Waste Mitigation -

Culver Crossings - 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

Table Name	Column Name	Default Value	New Value
tblEnergyUse	LightingElect	1.75	0.00
tblEnergyUse	LightingElect	3.77	0.00
tblEnergyUse	LightingElect	7.87	0.00
tblEnergyUse	NT24E	0.19	0.00
tblEnergyUse	NT24E	4.62	0.00
tblEnergyUse	NT24E	28.16	0.00
tblEnergyUse	NT24NG	0.39	0.00
tblEnergyUse	NT24NG	187.78	0.00
tblEnergyUse	T24E	3.50	5.44
tblEnergyUse	T24E	4.11	13.54
tblEnergyUse	T24E	7.24	43.27
tblEnergyUse	T24NG	9.92	0.00
tblEnergyUse	T24NG	42.55	230.33
tblLandUse	LandUseSquareFeet	335,600.00	370,525.00
tblLandUse	LotAcreage	8.47	2.63
tblLandUse	LotAcreage	0.74	0.10
tblLandUse	LotAcreage	7.55	0.10
tblProjectCharacteristics	CO2IntensityFactor	691.98	555.4
tblSolidWaste	SolidWasteGenerationRate	343.17	3,337.00
tblSolidWaste	SolidWasteGenerationRate	381.75	746.00
tblVehicleTrips	ST_TR	2.21	0.00
tblVehicleTrips	ST_TR	122.40	0.00
tblVehicleTrips	SU_TR	0.70	0.00
tblVehicleTrips	SU_TR	142.64	0.00
tblVehicleTrips	WD_TR	9.74	0.00
tblVehicleTrips	WD_TR	112.18	0.00
tblWater	IndoorWaterUseRate	65,583,753.01	13,250,992.00
tblWater	IndoorWaterUseRate	9,737,361.49	0.00

Culver Crossings - 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

tblWater	OutdoorWaterUseRate	40,196,493.78	8,121,575.00
tblWater	OutdoorWaterUseRate	621,533.71	0.00

2.0 Emissions Summary

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.6657	1.4000e-004	0.0158	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005	0.0000	0.0308	0.0308	8.0000e-005	0.0000	0.0328
Energy	0.0398	0.3622	0.3042	2.1700e-003		0.0275	0.0275		0.0275	0.0275	0.0000	2,510.3878	2,510.3878	0.1333	0.0225	2,520.4157
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	828.8121	0.0000	828.8121	48.9814	0.0000	2,053.3469
Water						0.0000	0.0000		0.0000	0.0000	4.2039	66.1989	70.4028	0.4357	0.0107	84.4760
Total	1.7056	0.3623	0.3200	2.1700e-003	0.0000	0.0276	0.0276	0.0000	0.0276	0.0276	833.0160	2,576.6175	3,409.6335	49.5505	0.0331	4,658.2713

Culver Crossings - 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

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	1.6657	1.4000e-004	0.0158	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005	0.0000	0.0308	0.0308	8.0000e-005	0.0000	0.0328
Energy	0.0398	0.3622	0.3042	2.1700e-003		0.0275	0.0275		0.0275	0.0275	0.0000	2,510.3878	2,510.3878	0.1333	0.0225	2,520.4157
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	290.0842	0.0000	290.0842	17.1435	0.0000	718.6714
Water						0.0000	0.0000		0.0000	0.0000	4.2039	66.1989	70.4028	0.4357	0.0107	84.4760
Total	1.7056	0.3623	0.3200	2.1700e-003	0.0000	0.0276	0.0276	0.0000	0.0276	0.0276	294.2882	2,576.6175	2,870.9056	17.7126	0.0331	3,323.5959

	ROG	NOx	CO	SO2	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	64.67	0.00	15.80	64.25	0.00	28.65

Culver Crossings - 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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Enclosed Parking with Elevator	0.00	0.00	0.00		
General Office Building	0.00	0.00	0.00		
High Turnover (Sit Down Restaurant)	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43

Culver Crossings - 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
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
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
High Turnover (Sit Down Restaurant)	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

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	2,116.1325	2,116.1325	0.1257	0.0152	2,123.8175
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	2,116.1325	2,116.1325	0.1257	0.0152	2,123.8175
NaturalGas Mitigated	0.0398	0.3622	0.3042	2.1700e-003		0.0275	0.0275		0.0275	0.0275	0.0000	394.2553	394.2553	7.5600e-003	7.2300e-003	396.5982
NaturalGas Unmitigated	0.0398	0.3622	0.3042	2.1700e-003		0.0275	0.0275		0.0275	0.0275	0.0000	394.2553	394.2553	7.5600e-003	7.2300e-003	396.5982

Culver Crossings - 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					
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
General Office Building	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
High Turnover (Sit Down Restaurant)	7.38807e+006	0.0398	0.3622	0.3042	2.1700e-003		0.0275	0.0275		0.0275	0.0275	0.0000	394.2553	394.2553	7.5600e-003	7.2300e-003	396.5982
Total		0.0398	0.3622	0.3042	2.1700e-003		0.0275	0.0275		0.0275	0.0275	0.0000	394.2553	394.2553	7.5600e-003	7.2300e-003	396.5982

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	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
High Turnover (Sit Down Restaurant)	7.38807e+006	0.0398	0.3622	0.3042	2.1700e-003		0.0275	0.0275		0.0275	0.0275	0.0000	394.2553	394.2553	7.5600e-003	7.2300e-003	396.5982
Total		0.0398	0.3622	0.3042	2.1700e-003		0.0275	0.0275		0.0275	0.0275	0.0000	394.2553	394.2553	7.5600e-003	7.2300e-003	396.5982

Culver Crossings - 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			
Enclosed Parking with Elevator	2.01566e+006	507.7946	0.0302	3.6600e-003	509.6387
General Office Building	4.99626e+006	1,258.6838	0.0748	9.0700e-003	1,263.2549
High Turnover (Sit Down Restaurant)	1.38793e+006	349.6542	0.0208	2.5200e-003	350.9240
Total		2,116.1325	0.1257	0.0153	2,123.8175

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Enclosed Parking with Elevator	2.01566e+006	507.7946	0.0302	3.6600e-003	509.6387
General Office Building	4.99626e+006	1,258.6838	0.0748	9.0700e-003	1,263.2549
High Turnover (Sit Down Restaurant)	1.38793e+006	349.6542	0.0208	2.5200e-003	350.9240
Total		2,116.1325	0.1257	0.0153	2,123.8175

Culver Crossings - 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

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.6657	1.4000e-004	0.0158	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005	0.0000	0.0308	0.0308	8.0000e-005	0.0000	0.0328
Unmitigated	1.6657	1.4000e-004	0.0158	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005	0.0000	0.0308	0.0308	8.0000e-005	0.0000	0.0328

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	0.1911					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.4732					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.4500e-003	1.4000e-004	0.0158	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005	0.0000	0.0308	0.0308	8.0000e-005	0.0000	0.0328
Total	1.6657	1.4000e-004	0.0158	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005	0.0000	0.0308	0.0308	8.0000e-005	0.0000	0.0328

Culver Crossings - 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

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	0.1911					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.4732					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.4500e-003	1.4000e-004	0.0158	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005	0.0000	0.0308	0.0308	8.0000e-005	0.0000	0.0328
Total	1.6657	1.4000e-004	0.0158	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005	0.0000	0.0308	0.0308	8.0000e-005	0.0000	0.0328

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	70.4028	0.4357	0.0107	84.4760
Unmitigated	70.4028	0.4357	0.0107	84.4760

Culver Crossings - 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			
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
General Office Building	13.251 / 8.12158	70.4028	0.4357	0.0107	84.4760
High Turnover (Sit Down Restaurant)	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		70.4028	0.4357	0.0107	84.4760

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
General Office Building	13.251 / 8.12158	70.4028	0.4357	0.0107	84.4760
High Turnover (Sit Down Restaurant)	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		70.4028	0.4357	0.0107	84.4760

Culver Crossings - 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

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	290.0842	17.1435	0.0000	718.6714
Unmitigated	828.8121	48.9814	0.0000	2,053.3469

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
General Office Building	3337	677.3808	40.0321	0.0000	1,678.1824
High Turnover (Sit Down Restaurant)	746	151.4313	8.9493	0.0000	375.1645
Total		828.8121	48.9814	0.0000	2,053.3469

Culver Crossings - 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

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
General Office Building	1167.95	237.0833	14.0112	0.0000	587.3638
High Turnover (Sit Down Restaurant)	261.1	53.0009	3.1323	0.0000	131.3076
Total		290.0842	17.1435	0.0000	718.6714

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

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

11.0 Vegetation

Culver Crossings - 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

Culver Crossings
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	167.00	1000sqft	1.62	167,000.00	0
Enclosed Parking with Elevator	376.00	Space	0.10	166,240.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	11			Operational Year	2025
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	461.55	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - model run is for OPS Only - Mobile calculated outside of CalEEMod.

Building 1 - Culver City Only. No Restaurant in this Bldg

2025 RPS Goal used for CO2 lb CO2/MWhr

Land Use - See operational assumptions

Trips and VMT -

Vehicle Trips - operational mobile calculated outside of CalEEMod.

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Energy Use - Electrical Intensities from Utilities Section (all put into T-24)

No Natural Gas Usage

Water And Wastewater - Water 24.033 acre-ft per year

Solid Waste - From solid waste section calculation

Culver Crossings - 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

Fleet Mix -

Stationary Sources - Emergency Generators and Fire Pumps EF - Tier 4 Emission Factor (HC , NOx, CO, PM : g/bhp-hr) 0.14, 0.2, 2.6. 0.01 assume SO2 and CO2 same since based on S content of fuel and complete combustion.

Table Name	Column Name	Default Value	New Value
tblEnergyUse	LightingElect	1.75	0.00
tblEnergyUse	LightingElect	3.77	0.00
tblEnergyUse	NT24E	0.19	0.00
tblEnergyUse	NT24E	4.62	0.00
tblEnergyUse	NT24NG	0.39	0.00
tblEnergyUse	T24E	3.50	5.44
tblEnergyUse	T24E	4.11	13.54
tblEnergyUse	T24NG	9.92	0.00
tblLandUse	LandUseSquareFeet	150,400.00	166,240.00
tblLandUse	LotAcreage	3.83	1.62
tblLandUse	LotAcreage	3.38	0.10
tblProjectCharacteristics	CO2IntensityFactor	390.98	461.55
tblSolidWaste	SolidWasteGenerationRate	155.31	1,511.00
tblStationaryGeneratorsPumpsEF	NOX_EF	2.85	0.30
tblStationaryGeneratorsPumpsEF	PM10_EF	0.15	0.01
tblStationaryGeneratorsPumpsEF	PM2_5_EF	0.15	0.01
tblStationaryGeneratorsPumpsEF	ROG_EF	2.2480e-003	3.0900e-004
tblStationaryGeneratorsPumpsEF	TOG_EF	2.4700e-003	3.0900e-004
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	DV_TP	19.00	0.00
tblVehicleTrips	PB_TP	4.00	0.00

Culver Crossings - 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	PR_TP	77.00	0.00
tblVehicleTrips	ST_TR	2.21	0.00
tblVehicleTrips	SU_TR	0.70	0.00
tblVehicleTrips	WD_TR	9.74	0.00
tblWater	IndoorWaterUseRate	29,681,535.91	4,856,344.00
tblWater	OutdoorWaterUseRate	18,191,909.11	2,974,833.00

Culver Crossings - 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

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	3.8074	5.0000e-004	0.0553	0.0000		2.0000e-004	2.0000e-004		2.0000e-004	2.0000e-004		0.1188	0.1188	3.1000e-004		0.1266
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Stationary	0.1209	0.2588	2.2428	4.2300e-003		8.6300e-003	8.6300e-003		8.6300e-003	8.6300e-003		449.9796	449.9796	0.0631		451.5568
Total	3.9283	0.2593	2.2981	4.2300e-003	0.0000	8.8300e-003	8.8300e-003	0.0000	8.8300e-003	8.8300e-003		450.0984	450.0984	0.0634	0.0000	451.6833

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.8074	5.0000e-004	0.0553	0.0000		2.0000e-004	2.0000e-004		2.0000e-004	2.0000e-004		0.1188	0.1188	3.1000e-004		0.1266
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Stationary	0.1209	0.2588	2.2428	4.2300e-003		8.6300e-003	8.6300e-003		8.6300e-003	8.6300e-003		449.9796	449.9796	0.0631		451.5568
Total	3.9283	0.2593	2.2981	4.2300e-003	0.0000	8.8300e-003	8.8300e-003	0.0000	8.8300e-003	8.8300e-003		450.0984	450.0984	0.0634	0.0000	451.6833

Culver Crossings - 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	Demolition	Demolition	3/1/2023	3/28/2023	5	20	
2	Site Preparation	Site Preparation	3/29/2023	3/30/2023	5	2	
3	Grading	Grading	3/31/2023	4/5/2023	5	4	
4	Building Construction	Building Construction	4/6/2023	1/10/2024	5	200	
5	Paving	Paving	1/11/2024	1/24/2024	5	10	
6	Architectural Coating	Architectural Coating	1/25/2024	2/7/2024	5	10	

Acres of Grading (Site Preparation Phase): 1.88

Acres of Grading (Grading Phase): 4

Acres of Paving: 0.1

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 250,500; Non-Residential Outdoor: 83,500; Striped Parking Area: 9,974

Culver Crossings - 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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

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

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Enclosed Parking with Elevator	0.00	0.00	0.00		
General Office Building	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
General Office Building	0.00	0.00	0.00	33.00	48.00	19.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Enclosed Parking with Elevator	0.540171	0.064547	0.189075	0.126673	0.023412	0.006384	0.010926	0.008089	0.000929	0.000597	0.025155	0.000706	0.003335
General Office Building	0.540171	0.064547	0.189075	0.126673	0.023412	0.006384	0.010926	0.008089	0.000929	0.000597	0.025155	0.000706	0.003335

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Culver Crossings - 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					
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

5.2 Energy by Land Use - NaturalGas

Unmitigated

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

Culver Crossings - Los Angeles-South Coast County, Summer

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

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	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		0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.8074	5.0000e-004	0.0553	0.0000		2.0000e-004	2.0000e-004		2.0000e-004	2.0000e-004		0.1188	0.1188	3.1000e-004		0.1266
Unmitigated	3.8074	5.0000e-004	0.0553	0.0000		2.0000e-004	2.0000e-004		2.0000e-004	2.0000e-004		0.1188	0.1188	3.1000e-004		0.1266

Culver Crossings - 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

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	0.4368					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.3655					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	5.0900e-003	5.0000e-004	0.0553	0.0000		2.0000e-004	2.0000e-004		2.0000e-004	2.0000e-004		0.1188	0.1188	3.1000e-004		0.1266
Total	3.8074	5.0000e-004	0.0553	0.0000		2.0000e-004	2.0000e-004		2.0000e-004	2.0000e-004		0.1188	0.1188	3.1000e-004		0.1266

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	0.4368					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.3655					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	5.0900e-003	5.0000e-004	0.0553	0.0000		2.0000e-004	2.0000e-004		2.0000e-004	2.0000e-004		0.1188	0.1188	3.1000e-004		0.1266
Total	3.8074	5.0000e-004	0.0553	0.0000		2.0000e-004	2.0000e-004		2.0000e-004	2.0000e-004		0.1188	0.1188	3.1000e-004		0.1266

Culver Crossings - Los Angeles-South Coast County, Summer

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

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
Emergency Generator	1	2	50	268	0.73	Diesel

Boilers

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

User Defined Equipment

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

Culver Crossings - Los Angeles-South Coast County, Summer

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

10.1 Stationary Sources

Unmitigated/Mitigated

Equipment Type	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day										lb/day					
Emergency	0.1209	0.2588	2.2428	4.2300e-003		8.6300e-003	8.6300e-003		8.6300e-003	8.6300e-003		449.9796	449.9796	0.0631		451.5568
Total	0.1209	0.2588	2.2428	4.2300e-003		8.6300e-003	8.6300e-003		8.6300e-003	8.6300e-003		449.9796	449.9796	0.0631		451.5568

11.0 Vegetation

Culver Crossings - 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

**Culver Crossings
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	167.00	1000sqft	1.62	167,000.00	0
Enclosed Parking with Elevator	376.00	Space	0.10	166,240.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	11			Operational Year	2025
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	461.55	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - model run is for OPS Only - Mobile calculated outside of CalEEMod.

Building 1 - Culver City Only. No Restaurant in this Bldg

2025 RPS Goal used for CO2 lb CO2/MWhr

Land Use - See operational assumptions

Trips and VMT -

Vehicle Trips - operational mobile calculated outside of CalEEMod.

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Energy Use - Electrical Intensities from Utilities Section (all put into T-24)

No Natural Gas Usage

Water And Wastewater - Water 24.033 acre-ft per year

Culver Crossings - 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

Solid Waste - From solid waste section calculation

Fleet Mix -

Stationary Sources - Emergency Generators and Fire Pumps EF - Tier 4 Emission Factor (HC , NOx, CO, PM : g/bhp-hr) 0.14, 0.2, 2.6. 0.01 assume SO2 and CO2 same since based on S content of fuel and complete combustion.

Table Name	Column Name	Default Value	New Value
tblEnergyUse	LightingElect	1.75	0.00
tblEnergyUse	LightingElect	3.77	0.00
tblEnergyUse	NT24E	0.19	0.00
tblEnergyUse	NT24E	4.62	0.00
tblEnergyUse	NT24NG	0.39	0.00
tblEnergyUse	T24E	3.50	5.44
tblEnergyUse	T24E	4.11	13.54
tblEnergyUse	T24NG	9.92	0.00
tblLandUse	LandUseSquareFeet	150,400.00	166,240.00
tblLandUse	LotAcreage	3.83	1.62
tblLandUse	LotAcreage	3.38	0.10
tblProjectCharacteristics	CO2IntensityFactor	390.98	461.55
tblSolidWaste	SolidWasteGenerationRate	155.31	1,511.00
tblStationaryGeneratorsPumpsEF	NOX_EF	2.85	0.30
tblStationaryGeneratorsPumpsEF	PM10_EF	0.15	0.01
tblStationaryGeneratorsPumpsEF	PM2_5_EF	0.15	0.01
tblStationaryGeneratorsPumpsEF	ROG_EF	2.2480e-003	3.0900e-004
tblStationaryGeneratorsPumpsEF	TOG_EF	2.4700e-003	3.0900e-004
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CW_TL	16.60	0.00

Culver Crossings - 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	CW_TL	16.60	0.00
tblVehicleTrips	DV_TP	19.00	0.00
tblVehicleTrips	PB_TP	4.00	0.00
tblVehicleTrips	PR_TP	77.00	0.00
tblVehicleTrips	ST_TR	2.21	0.00
tblVehicleTrips	SU_TR	0.70	0.00
tblVehicleTrips	WD_TR	9.74	0.00
tblWater	IndoorWaterUseRate	29,681,535.91	4,856,344.00
tblWater	OutdoorWaterUseRate	18,191,909.11	2,974,833.00

Culver Crossings - 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

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	3.8074	5.0000e-004	0.0553	0.0000		2.0000e-004	2.0000e-004		2.0000e-004	2.0000e-004		0.1188	0.1188	3.1000e-004			0.1266
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000		0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000		0.0000
Stationary	0.1209	0.2588	2.2428	4.2300e-003		8.6300e-003	8.6300e-003		8.6300e-003	8.6300e-003		449.9796	449.9796	0.0631			451.5568
Total	3.9283	0.2593	2.2981	4.2300e-003	0.0000	8.8300e-003	8.8300e-003	0.0000	8.8300e-003	8.8300e-003		450.0984	450.0984	0.0634	0.0000		451.6833

Culver Crossings - 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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

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

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Enclosed Parking with Elevator	0.00	0.00	0.00		
General Office Building	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
General Office Building	0.00	0.00	0.00	33.00	48.00	19.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Enclosed Parking with Elevator	0.540171	0.064547	0.189075	0.126673	0.023412	0.006384	0.010926	0.008089	0.000929	0.000597	0.025155	0.000706	0.00333
General Office Building	0.540171	0.064547	0.189075	0.126673	0.023412	0.006384	0.010926	0.008089	0.000929	0.000597	0.025155	0.000706	0.00333

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Culver Crossings - 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					
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

5.2 Energy by Land Use - NaturalGas

Unmitigated

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

Culver Crossings - 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

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	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		0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.8074	5.0000e-004	0.0553	0.0000		2.0000e-004	2.0000e-004		2.0000e-004	2.0000e-004		0.1188	0.1188	3.1000e-004		0.1266
Unmitigated	3.8074	5.0000e-004	0.0553	0.0000		2.0000e-004	2.0000e-004		2.0000e-004	2.0000e-004		0.1188	0.1188	3.1000e-004		0.1266

Culver Crossings - 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

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	0.4368					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.3655					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	5.0900e-003	5.0000e-004	0.0553	0.0000		2.0000e-004	2.0000e-004		2.0000e-004	2.0000e-004		0.1188	0.1188	3.1000e-004		0.1266
Total	3.8074	5.0000e-004	0.0553	0.0000		2.0000e-004	2.0000e-004		2.0000e-004	2.0000e-004		0.1188	0.1188	3.1000e-004		0.1266

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	0.4368					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.3655					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	5.0900e-003	5.0000e-004	0.0553	0.0000		2.0000e-004	2.0000e-004		2.0000e-004	2.0000e-004		0.1188	0.1188	3.1000e-004		0.1266
Total	3.8074	5.0000e-004	0.0553	0.0000		2.0000e-004	2.0000e-004		2.0000e-004	2.0000e-004		0.1188	0.1188	3.1000e-004		0.1266

Culver Crossings - 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

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
Emergency Generator	1	2	50	268	0.73	Diesel

Boilers

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

User Defined Equipment

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

Culver Crossings - Los Angeles-South Coast County, Winter

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

10.1 Stationary Sources

Unmitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	lb/day										lb/day					
Emergency	0.1209	0.2588	2.2428	4.2300e-003		8.6300e-003	8.6300e-003		8.6300e-003	8.6300e-003		449.9796	449.9796	0.0631		451.5568
Total	0.1209	0.2588	2.2428	4.2300e-003		8.6300e-003	8.6300e-003		8.6300e-003	8.6300e-003		449.9796	449.9796	0.0631		451.5568

11.0 Vegetation

Culver Crossings - 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

**Culver Crossings
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	167.00	1000sqft	1.62	167,000.00	0
Enclosed Parking with Elevator	376.00	Space	0.10	166,240.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	11			Operational Year	2025
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	461.55	CH4 Intensity (lb/MW hr)	0.033	N2O Intensity (lb/MW hr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - model run is for OPS Only - Mobile calculated outside of CalEEMod.

Building 1 - Culver City Only. No Restaurant in this Bldg

2025 RPS Goal used for CO2 lb CO2/MW hr

Land Use - See operational assumptions

Trips and VMT -

Vehicle Trips - operational mobile calculated outside of CalEEMod.

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Energy Use - Electrical Intensities from Utilities Section (all put into T-24)

No Natural Gas Usage

Water And Wastewater - Water 24.033 acre-ft per year

Culver Crossings - 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

Solid Waste - From solid waste section calculation

Fleet Mix -

Stationary Sources - Emergency Generators and Fire Pumps EF - Tier 4 Emission Factor (HC , NOx, CO, PM : g/bhp-hr) 0.14, 0.2, 2.6. 0.01 assume SO2 and CO2 same since based on S content of fuel and complete combustion.

Table Name	Column Name	Default Value	New Value
tblEnergyUse	LightingElect	1.75	0.00
tblEnergyUse	LightingElect	3.77	0.00
tblEnergyUse	NT24E	0.19	0.00
tblEnergyUse	NT24E	4.62	0.00
tblEnergyUse	NT24NG	0.39	0.00
tblEnergyUse	T24E	3.50	5.44
tblEnergyUse	T24E	4.11	13.54
tblEnergyUse	T24NG	9.92	0.00
tblLandUse	LandUseSquareFeet	150,400.00	166,240.00
tblLandUse	LotAcreage	3.83	1.62
tblLandUse	LotAcreage	3.38	0.10
tblProjectCharacteristics	CO2IntensityFactor	390.98	461.55
tblSolidWaste	SolidWasteGenerationRate	155.31	1,511.00
tblStationaryGeneratorsPumpsEF	NOX_EF	2.85	0.30
tblStationaryGeneratorsPumpsEF	PM10_EF	0.15	0.01
tblStationaryGeneratorsPumpsEF	PM2_5_EF	0.15	0.01
tblStationaryGeneratorsPumpsEF	ROG_EF	2.2480e-003	3.0900e-004
tblStationaryGeneratorsPumpsEF	TOG_EF	2.4700e-003	3.0900e-004
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CW_TL	16.60	0.00

Culver Crossings - 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

tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	DV_TP	19.00	0.00
tblVehicleTrips	PB_TP	4.00	0.00
tblVehicleTrips	PR_TP	77.00	0.00
tblVehicleTrips	ST_TR	2.21	0.00
tblVehicleTrips	SU_TR	0.70	0.00
tblVehicleTrips	WD_TR	9.74	0.00
tblWater	IndoorWaterUseRate	29,681,535.91	4,856,344.00
tblWater	OutdoorWaterUseRate	18,191,909.11	2,974,833.00

Culver Crossings - 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

2.0 Emissions Summary

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.6946	6.0000e-005	6.9100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.0135	0.0135	4.0000e-005	0.0000	0.0144
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	662.7204	662.7204	0.0474	5.7400e-003	665.6165
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Stationary	1.5100e-003	3.2300e-003	0.0280	5.0000e-005		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004	0.0000	5.1027	5.1027	7.2000e-004	0.0000	5.1206
Waste						0.0000	0.0000		0.0000	0.0000	306.7193	0.0000	306.7193	18.1266	0.0000	759.8842
Water						0.0000	0.0000		0.0000	0.0000	1.5407	20.1578	21.6985	0.1597	3.9100e-003	26.8561
Total	0.6961	3.2900e-003	0.0350	5.0000e-005	0.0000	1.3000e-004	1.3000e-004	0.0000	1.3000e-004	1.3000e-004	308.2600	687.9943	996.2543	18.3344	9.6500e-003	1,457.4918

Culver Crossings - 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

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	0.6946	6.0000e-005	6.9100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.0135	0.0135	4.0000e-005	0.0000	0.0144
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	662.7204	662.7204	0.0474	5.7400e-003	665.6165
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Stationary	1.5100e-003	3.2300e-003	0.0280	5.0000e-005		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004	0.0000	5.1027	5.1027	7.2000e-004	0.0000	5.1206
Waste						0.0000	0.0000		0.0000	0.0000	107.3518	0.0000	107.3518	6.3443	0.0000	265.9595
Water						0.0000	0.0000		0.0000	0.0000	1.5407	20.1578	21.6985	0.1597	3.9100e-003	26.8561
Total	0.6961	3.2900e-003	0.0350	5.0000e-005	0.0000	1.3000e-004	1.3000e-004	0.0000	1.3000e-004	1.3000e-004	108.8925	687.9943	796.8868	6.5521	9.6500e-003	963.5670

	ROG	NOx	CO	SO2	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	64.68	0.00	20.01	64.26	0.00	33.89

Culver Crossings - 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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Enclosed Parking with Elevator	0.00	0.00	0.00		
General Office Building	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
General Office Building	0.00	0.00	0.00	33.00	48.00	19.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Enclosed Parking with Elevator	0.540171	0.064547	0.189075	0.126673	0.023412	0.006384	0.010926	0.008089	0.000929	0.000597	0.025155	0.000706	0.003335
General Office Building	0.540171	0.064547	0.189075	0.126673	0.023412	0.006384	0.010926	0.008089	0.000929	0.000597	0.025155	0.000706	0.003335

Culver Crossings - 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

Mitigated

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

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Enclosed Parking with Elevator	904346	189.3298	0.0135	1.6400e-003	190.1572
General Office Building	2.26118e+006	473.3906	0.0339	4.1000e-003	475.4594
Total		662.7204	0.0474	5.7400e-003	665.6165

Culver Crossings - 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

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Enclosed Parking with Elevator	904346	189.3298	0.0135	1.6400e-003	190.1572
General Office Building	2.26118e+006	473.3906	0.0339	4.1000e-003	475.4594
Total		662.7204	0.0474	5.7400e-003	665.6165

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.6946	6.0000e-005	6.9100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.0135	0.0135	4.0000e-005	0.0000	0.0144
Unmitigated	0.6946	6.0000e-005	6.9100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.0135	0.0135	4.0000e-005	0.0000	0.0144

Culver Crossings - 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

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	0.0797					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.6142					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	6.4000e-004	6.0000e-005	6.9100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.0135	0.0135	4.0000e-005	0.0000	0.0144
Total	0.6946	6.0000e-005	6.9100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.0135	0.0135	4.0000e-005	0.0000	0.0144

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	0.0797					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.6142					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	6.4000e-004	6.0000e-005	6.9100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.0135	0.0135	4.0000e-005	0.0000	0.0144
Total	0.6946	6.0000e-005	6.9100e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.0135	0.0135	4.0000e-005	0.0000	0.0144

Culver Crossings - 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

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	21.6985	0.1597	3.9100e-003	26.8561
Unmitigated	21.6985	0.1597	3.9100e-003	26.8561

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
General Office Building	4.85634 / 2.97483	21.6985	0.1597	3.9100e-003	26.8561
Total		21.6985	0.1597	3.9100e-003	26.8561

Culver Crossings - 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

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
General Office Building	4.85634 / 2.97483	21.6985	0.1597	3.9100e-003	26.8561
Total		21.6985	0.1597	3.9100e-003	26.8561

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	107.3518	6.3443	0.0000	265.9595
Unmitigated	306.7193	18.1266	0.0000	759.8842

Culver Crossings - 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			
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
General Office Building	1511	306.7193	18.1266	0.0000	759.8842
Total		306.7193	18.1266	0.0000	759.8842

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
General Office Building	528.85	107.3518	6.3443	0.0000	265.9595
Total		107.3518	6.3443	0.0000	265.9595

Culver Crossings - 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

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
Emergency Generator	1	2	50	268	0.73	Diesel

Boilers

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

User Defined Equipment

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

10.1 Stationary Sources

Unmitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	tons/yr										MT/yr					
Emergency Generator - Diesel (475,000 HP)	1.5100e-003	3.2300e-003	0.0280	5.0000e-005		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004	0.0000	5.1027	5.1027	7.2000e-004	0.0000	5.1206
Total	1.5100e-003	3.2300e-003	0.0280	5.0000e-005		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004	0.0000	5.1027	5.1027	7.2000e-004	0.0000	5.1206

11.0 Vegetation

Culver Crossings

Operation Assumptions - Existing Land Use

Project Site Acreage

Project Summary

Land Use	Unit Amount	Metric	Size Metrics	Lot Acreage	Square Feet
warehouse (storage)	9.74	square feet	1000	0.95	9,739
parking	75	spaces		0.68	30,000
Retail (strip mall)	34.730	square feet	1000	0.80	34,730
General Office	51.50	square feet	1000	1.27	51,500
Surface Parking	15	spaces		0.13	6,000
Enclosed Parking	70	spaces		0.63	28,000

Existing Uses to be Removed

Land Use	Unit Amount	Size Metrics	Lot Acreage	Square Feet
Commercial Office Building	1.0			18,821
Commercial Office Building	1.0			86,226

Project Description

Location	CEC Forecasting Climate Zone		Operational Year	Utility Company
Los Angeles County	11		2022	Southern California Edison
Los Angeles County	11		2022	LADWP

Existing Electricity Use

LA Parcel

Office 13.54 kw/yr/sqft

Retail (strip mall) 13.08 kw/yr/sqft

CC parcel

Storage/Warehouse 5.44 kw/yr/sqft

Existing Natural Gas Usage

LA Parcel

Office 9.690 kBTU/yr/sqft

Retail (strip mall) 1.930 bBtu/yr/sqdt

CC Parcel

Storage 9.690 kBTu/yr/sqft

**Culver Crossings Project
Air Quality Assessment**

Existing Culver City

	VOC	NO _x	CO	SO ₂	PM 10 Total	PM 2.5 Total
Area	2.31E-01	8.00E-05	8.67E-03	0.00E+00	3.00E-05	3.00E-05
Energy	2.79E-03	2.54E-02	2.13E-02	1.50E-04	1.93E-03	1.93E-03
Mobile	7.35E-02	1.13E-01	7.15E-01	1.70E-03	6.55E-02	1.25E-02
Total	3.08E-01	1.38E-01	7.45E-01	1.85E-03	6.75E-02	1.45E-02

Existing Los Angeles

	VOC	NO _x	CO	SO ₂	PM 10 Total	PM 2.5 Total
Area	1.9	1.60E-04	1.75E-02	0.00E+00	6.00E-05	6.00E-05
Energy	1.78E-02	0.2	0.1	9.70E-04	1.23E-02	1.23E-02
Mobile	4.0	6.1	38.4	0.1	3.5	0.7
Total	5.9	6.2	38.6	0.1	3.5	0.7

Total

	VOC	NO _x	CO	SO ₂	PM 10 Total	PM 2.5 Total
Area	2.17	2.40E-04	0.03	0.00E+00	9.00E-05	9.00E-05
Energy	0.02	0.19	0.16	1.12E-03	0.01	0.01
Mobile	4.03	6.17	39.15	0.09	3.59	0.68
Total	6.2	6.4	39.3	0.1	3.6	0.7

**Culver Crossings Project
Greenhouse Gas Emissions Summary**

Existing Emissions Summary	
Category	MTCO₂e/yr
On Road Mobile Sources	1625
Area	0.0068
Energy (Electricity and Natural Gas)	336
Water	5
Waste	79
Total Existing Emissions	2,045

Culver Crossings Existing Emissions - Culver City - 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

**Culver Crossings Existing Emissions - Culver City
Los Angeles-South Coast County, Summer**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	9.74	1000sqft	0.95	9,739.00	0
Parking Lot	75.00	Space	0.68	30,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	11			Operational Year	2022
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	541.32	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - CO2 intensity factor adjusted for SCE to year 2022, corresponding to SB 100 RPS mandate

Land Use - Values provided in project description.

Construction Phase - No construction.

Off-road Equipment -

Area Coating -

Energy Use - Match Energy Intensity from 04-20-22 Utility Technical Report

Water And Wastewater - From 4.14.1 Utilities and Service Systems-Water, 14 CCF for Culver City Parcel

Solid Waste - 4.14.3 Utilities and Service Systems-Solid Waste - storage assumed to generate no solid waste. Vacant also no solid waste

Fleet Mix - Imported EMFAC2021 Fleet Mix for 2022 (LDA=0.52423...MH=0.003173)

Culver Crossings Existing Emissions - Culver City - 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

Table Name	Column Name	Default Value	New Value
tblEnergyUse	LightingElect	0.35	0.00
tblEnergyUse	LightingElect	1.91	0.00
tblEnergyUse	NT24E	1.34	0.00
tblEnergyUse	NT24NG	0.03	0.00
tblEnergyUse	T24E	0.58	5.44
tblEnergyUse	T24NG	0.83	9.69
tblLandUse	LandUseSquareFeet	9,740.00	9,739.00
tblLandUse	LotAcreage	0.22	0.95
tblProjectCharacteristics	CO2IntensityFactor	390.98	541.32
tblSolidWaste	SolidWasteGenerationRate	9.16	0.00
tblWater	IndoorWaterUseRate	2,252,375.00	10,474.00

2.0 Emissions Summary

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

**2.2 Overall Operational
Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.2313	8.0000e-005	8.6700e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0186	0.0186	5.0000e-005		0.0198
Energy	2.7900e-003	0.0254	0.0213	1.5000e-004		1.9300e-003	1.9300e-003		1.9300e-003	1.9300e-003		30.4177	30.4177	5.8000e-004	5.6000e-004	30.5985

Culver Crossings Existing Emissions - Culver City - Los Angeles-South Coast County, Summer

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

Mitigated 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	0.2313	8.0000e-005	8.6700e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005			0.0186	0.0186	5.0000e-005		0.0198
Energy	2.7900e-003	0.0254	0.0213	1.5000e-004		1.9300e-003	1.9300e-003		1.9300e-003	1.9300e-003			30.4177	30.4177	5.8000e-004	5.6000e-004	30.5985

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Parking Lot	0.00	0.00	0.00		
Unrefrigerated Warehouse-No Rail	16.95	16.95	16.95	72,633	72,633
Total	16.95	16.95	16.95	72,633	72,633

Culver Crossings Existing Emissions - Culver City - 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

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
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Unrefrigerated Warehouse-No Rail	16.60	8.40	6.90	59.00	0.00	41.00	92	5	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Parking Lot	0.524323	0.046624	0.218187	0.135655	0.025022	0.005926	0.010723	0.007861	0.000907	0.000631	0.020288	0.000680	0.003173
Unrefrigerated Warehouse-No Rail	0.524323	0.046624	0.218187	0.135655	0.025022	0.005926	0.010723	0.007861	0.000907	0.000631	0.020288	0.000680	0.003173

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day											lb/day					
NaturalGas Mitigated	2.7900e-003	0.0254	0.0213	1.5000e-004		1.9300e-003	1.9300e-003		1.9300e-003	1.9300e-003		30.4177	30.4177	5.8000e-004	5.6000e-004	30.5985
NaturalGas Unmitigated	2.7900e-003	0.0254	0.0213	1.5000e-004		1.9300e-003	1.9300e-003		1.9300e-003	1.9300e-003		30.4177	30.4177	5.8000e-004	5.6000e-004	30.5985

Culver Crossings Existing Emissions - Culver City - 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					
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
Unrefrigerated Warehouse-No	258.55	2.7900e-003	0.0254	0.0213	1.5000e-004		1.9300e-003	1.9300e-003		1.9300e-003	1.9300e-003		30.4177	30.4177	5.8000e-004	5.6000e-004	30.5985
Total		2.7900e-003	0.0254	0.0213	1.5000e-004		1.9300e-003	1.9300e-003		1.9300e-003	1.9300e-003		30.4177	30.4177	5.8000e-004	5.6000e-004	30.5985

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					
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
Unrefrigerated Warehouse-No	0.25855	2.7900e-003	0.0254	0.0213	1.5000e-004		1.9300e-003	1.9300e-003		1.9300e-003	1.9300e-003		30.4177	30.4177	5.8000e-004	5.6000e-004	30.5985
Total		2.7900e-003	0.0254	0.0213	1.5000e-004		1.9300e-003	1.9300e-003		1.9300e-003	1.9300e-003		30.4177	30.4177	5.8000e-004	5.6000e-004	30.5985

Culver Crossings Existing Emissions - Culver City - 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

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.2313	8.0000e-005	8.6700e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0186	0.0186	5.0000e-005		0.0198
Unmitigated	0.2313	8.0000e-005	8.6700e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0186	0.0186	5.0000e-005		0.0198

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	0.0270					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.2035					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	8.1000e-004	8.0000e-005	8.6700e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0186	0.0186	5.0000e-005		0.0198
Total	0.2313	8.0000e-005	8.6700e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0186	0.0186	5.0000e-005		0.0198

Culver Crossings Existing Emissions - Culver City - Los Angeles-South Coast County, Summer

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

Mitigated

	ROG	NOx	CO	SO2	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	0.0270					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.2035					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	8.1000e-004	8.0000e-005	8.6700e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005			0.0186	0.0186	5.0000e-005	0.0198
Total	0.2313	8.0000e-005	8.6700e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005			0.0186	0.0186	5.0000e-005	0.0198

7.0 Water Detail

7.1 Mitigation Measures Water

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
----------------	--------	-----------	-----------	-------------	-------------	-----------

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Culver Crossings Existing Emissions - Culver City - 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

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
----------------	--------

11.0 Vegetation

Culver Crossings Existing Emissions - Culver City - 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

**Culver Crossings Existing Emissions - Culver City
Los Angeles-South Coast County, Winter**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	9.74	1000sqft	0.95	9,739.00	0
Parking Lot	75.00	Space	0.68	30,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	11			Operational Year	2022
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	541.32	CH4 Intensity (lb/MW hr)	0.033	N2O Intensity (lb/MW hr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - CO2 intensity factor adjusted for SCE to year 2022, corresponding to SB 100 RPS mandate

Land Use - Values provided in project description.

Construction Phase - No construction.

Off-road Equipment -

Area Coating -

Energy Use - Match Energy Intensity from 04-20-22 Utility Technical Report

Water And Wastewater - From 4.14.1 Utilities and Service Systems-Water, 14 CCF for Culver City Parcel

Solid Waste - 4.14.3 Utilities and Service Systems-Solid Waste - storage assumed to generate no solid waste. Vacant also no solid waste

Fleet Mix - Imported EMFAC2021 Fleet Mix for 2022 (LDA=0.52423...MH=0.003173)

Culver Crossings Existing Emissions - Culver City - 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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.0646	0.0830	0.7180	1.5800e-003	0.1412	1.1700e-003	0.1423	0.0353	1.0900e-003	0.0363		161.9837	161.9837	8.3300e-003	7.0000e-003	164.2795
Unmitigated	0.0646	0.0830	0.7180	1.5800e-003	0.1412	1.1700e-003	0.1423	0.0353	1.0900e-003	0.0363		161.9837	161.9837	8.3300e-003	7.0000e-003	164.2795

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Parking Lot	0.00	0.00	0.00		
Unrefrigerated Warehouse-No Rail	16.95	16.95	16.95	72,633	72,633
Total	16.95	16.95	16.95	72,633	72,633

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
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Unrefrigerated Warehouse-No Rail	16.60	8.40	6.90	59.00	0.00	41.00	92	5	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Parking Lot	0.524323	0.046624	0.218187	0.135655	0.025022	0.005926	0.010723	0.007861	0.000907	0.000631	0.020288	0.000680	0.003173
Unrefrigerated Warehouse-No Rail	0.524323	0.046624	0.218187	0.135655	0.025022	0.005926	0.010723	0.007861	0.000907	0.000631	0.020288	0.000680	0.003173

Culver Crossings Existing Emissions - Culver City - 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

5.0 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	2.7900e-003	0.0254	0.0213	1.5000e-004		1.9300e-003	1.9300e-003		1.9300e-003	1.9300e-003		30.4177	30.4177	5.8000e-004	5.6000e-004	30.5985
NaturalGas Unmitigated	2.7900e-003	0.0254	0.0213	1.5000e-004		1.9300e-003	1.9300e-003		1.9300e-003	1.9300e-003		30.4177	30.4177	5.8000e-004	5.6000e-004	30.5985

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					
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
Unrefrigerated Warehouse-No	258.55	2.7900e-003	0.0254	0.0213	1.5000e-004		1.9300e-003	1.9300e-003		1.9300e-003	1.9300e-003		30.4177	30.4177	5.8000e-004	5.6000e-004	30.5985
Total		2.7900e-003	0.0254	0.0213	1.5000e-004		1.9300e-003	1.9300e-003		1.9300e-003	1.9300e-003		30.4177	30.4177	5.8000e-004	5.6000e-004	30.5985

Culver Crossings Existing Emissions - Culver City - 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

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
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
Unrefrigerated Warehouse-No	0.25855	2.7900e-003	0.0254	0.0213	1.5000e-004		1.9300e-003	1.9300e-003		1.9300e-003	1.9300e-003		30.4177	30.4177	5.8000e-004	5.6000e-004	30.5985
Total		2.7900e-003	0.0254	0.0213	1.5000e-004		1.9300e-003	1.9300e-003		1.9300e-003	1.9300e-003		30.4177	30.4177	5.8000e-004	5.6000e-004	30.5985

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.2313	8.0000e-005	8.6700e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0186	0.0186	5.0000e-005		0.0198
Unmitigated	0.2313	8.0000e-005	8.6700e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0186	0.0186	5.0000e-005		0.0198

Culver Crossings Existing Emissions - Culver City - 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

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	0.0270					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.2035					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	8.1000e-004	8.0000e-005	8.6700e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0186	0.0186	5.0000e-005		0.0198
Total	0.2313	8.0000e-005	8.6700e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0186	0.0186	5.0000e-005		0.0198

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	0.0270					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.2035					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	8.1000e-004	8.0000e-005	8.6700e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0186	0.0186	5.0000e-005		0.0198
Total	0.2313	8.0000e-005	8.6700e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0186	0.0186	5.0000e-005		0.0198

Culver Crossings Existing Emissions - Culver City - 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

7.0 Water Detail

7.1 Mitigation Measures Water

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
----------------	--------	-----------	-----------	-------------	-------------	-----------

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
----------------	--------

11.0 Vegetation

Culver Crossings Existing Emissions - Culver City - 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

**Culver Crossings Existing Emissions - Culver City
Los Angeles-South Coast County, Annual**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Unrefrigerated Warehouse-No Rail	9.74	1000sqft	0.95	9,739.00	0
Parking Lot	75.00	Space	0.68	30,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	11			Operational Year	2022
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	541.32	CH4 Intensity (lb/MW hr)	0.033	N2O Intensity (lb/MW hr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - CO2 intensity factor adjusted for SCE to year 2022, corresponding to SB 100 RPS mandate

Land Use - Values provided in project description.

Construction Phase - No construction.

Off-road Equipment -

Area Coating -

Energy Use - Match Energy Intensity from 04-20-22 Utility Technical Report

Water And Wastewater - From 4.14.1 Utilities and Service Systems-Water, 14 CCF for Culver City Parcel

Solid Waste - 4.14.3 Utilities and Service Systems-Solid Waste - storage assumed to generate no solid waste. Vacant also no solid waste

Fleet Mix - Imported EMFAC2021 Fleet Mix for 2022 (LDA=0.52423...MH=0.003173)

Culver Crossings Existing Emissions - Culver City - 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

Table Name	Column Name	Default Value	New Value
tblEnergyUse	LightingElect	0.35	0.00
tblEnergyUse	LightingElect	1.91	0.00
tblEnergyUse	NT24E	1.34	0.00
tblEnergyUse	NT24NG	0.03	0.00
tblEnergyUse	T24E	0.58	5.44
tblEnergyUse	T24NG	0.83	9.69
tblLandUse	LandUseSquareFeet	9,740.00	9,739.00
tblLandUse	LotAcreage	0.22	0.95
tblProjectCharacteristics	CO2IntensityFactor	390.98	541.32
tblSolidWaste	SolidWasteGenerationRate	9.16	0.00
tblWater	IndoorWaterUseRate	2,252,375.00	10,474.00

2.0 Emissions Summary

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

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

Culver Crossings Existing Emissions - Culver City - 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

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	0.0422	1.0000e-005	1.0800e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.1000e-003	2.1000e-003	1.0000e-005	0.0000	2.2400e-003
Energy	5.1000e-004	4.6300e-003	3.8900e-003	3.0000e-005		3.5000e-004	3.5000e-004		3.5000e-004	3.5000e-004	0.0000	18.0447	18.0447	8.9000e-004	1.9000e-004	18.1231
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	3.3200e-003	0.0335	0.0368	3.4000e-004	1.0000e-005	0.0479

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	0.0422	1.0000e-005	1.0800e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.1000e-003	2.1000e-003	1.0000e-005	0.0000	2.2400e-003
Energy	5.1000e-004	4.6300e-003	3.8900e-003	3.0000e-005		3.5000e-004	3.5000e-004		3.5000e-004	3.5000e-004	0.0000	18.0447	18.0447	8.9000e-004	1.9000e-004	18.1231
Waste						0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Water						0.0000	0.0000		0.0000	0.0000	3.3200e-003	0.0335	0.0368	3.4000e-004	1.0000e-005	0.0479

Culver Crossings Existing Emissions - Culver City - 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
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Parking Lot	0.00	0.00	0.00		
Unrefrigerated Warehouse-No Rail	16.95	16.95	16.95	72,633	72,633
Total	16.95	16.95	16.95	72,633	72,633

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
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Unrefrigerated Warehouse-No Rail	16.60	8.40	6.90	59.00	0.00	41.00	92	5	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Parking Lot	0.524323	0.046624	0.218187	0.135655	0.025022	0.005926	0.010723	0.007861	0.000907	0.000631	0.020288	0.000680	0.003173
Unrefrigerated Warehouse-No Rail	0.524323	0.046624	0.218187	0.135655	0.025022	0.005926	0.010723	0.007861	0.000907	0.000631	0.020288	0.000680	0.003173

5.0 Energy Detail

Historical Energy Use: N

Culver Crossings Existing Emissions - Culver City - 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

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	13.0087	13.0087	7.9000e-004	1.0000e-004	13.0572
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	13.0087	13.0087	7.9000e-004	1.0000e-004	13.0572
NaturalGas Mitigated	5.1000e-004	4.6300e-003	3.8900e-003	3.0000e-005		3.5000e-004	3.5000e-004		3.5000e-004	3.5000e-004	0.0000	5.0360	5.0360	1.0000e-004	9.0000e-005	5.0659
NaturalGas Unmitigated	5.1000e-004	4.6300e-003	3.8900e-003	3.0000e-005		3.5000e-004	3.5000e-004		3.5000e-004	3.5000e-004	0.0000	5.0360	5.0360	1.0000e-004	9.0000e-005	5.0659

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					
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
Unrefrigerated Warehouse-No	94370.9	5.1000e-004	4.6300e-003	3.8900e-003	3.0000e-005		3.5000e-004	3.5000e-004		3.5000e-004	3.5000e-004	0.0000	5.0360	5.0360	1.0000e-004	9.0000e-005	5.0659
Total		5.1000e-004	4.6300e-003	3.8900e-003	3.0000e-005		3.5000e-004	3.5000e-004		3.5000e-004	3.5000e-004	0.0000	5.0360	5.0360	1.0000e-004	9.0000e-005	5.0659

Culver Crossings Existing Emissions - Culver City - 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

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
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
Unrefrigerated Warehouse-No	94370.9	5.1000e-004	4.6300e-003	3.8900e-003	3.0000e-005		3.5000e-004	3.5000e-004		3.5000e-004	3.5000e-004	0.0000	5.0360	5.0360	1.0000e-004	9.0000e-005	5.0659
Total		5.1000e-004	4.6300e-003	3.8900e-003	3.0000e-005		3.5000e-004	3.5000e-004		3.5000e-004	3.5000e-004	0.0000	5.0360	5.0360	1.0000e-004	9.0000e-005	5.0659

Culver Crossings Existing Emissions - Culver City - 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			
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No	52980.2	13.0087	7.9000e-004	1.0000e-004	13.0572
Total		13.0087	7.9000e-004	1.0000e-004	13.0572

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No	52980.2	13.0087	7.9000e-004	1.0000e-004	13.0572
Total		13.0087	7.9000e-004	1.0000e-004	13.0572

Culver Crossings Existing Emissions - Culver City - 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

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0422	1.0000e-005	1.0800e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.1000e-003	2.1000e-003	1.0000e-005	0.0000	2.2400e-003
Unmitigated	0.0422	1.0000e-005	1.0800e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.1000e-003	2.1000e-003	1.0000e-005	0.0000	2.2400e-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	4.9300e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0371					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.0000e-004	1.0000e-005	1.0800e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.1000e-003	2.1000e-003	1.0000e-005	0.0000	2.2400e-003
Total	0.0422	1.0000e-005	1.0800e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.1000e-003	2.1000e-003	1.0000e-005	0.0000	2.2400e-003

Culver Crossings Existing Emissions - Culver City - 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

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	4.9300e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0371					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.0000e-004	1.0000e-005	1.0800e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.1000e-003	2.1000e-003	1.0000e-005	0.0000	2.2400e-003
Total	0.0422	1.0000e-005	1.0800e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.1000e-003	2.1000e-003	1.0000e-005	0.0000	2.2400e-003

Culver Crossings Existing Emissions - Culver City - 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

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	0.0368	3.4000e-004	1.0000e-005	0.0479
Unmitigated	0.0368	3.4000e-004	1.0000e-005	0.0479

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No	0.010474 / 0	0.0368	3.4000e-004	1.0000e-005	0.0479
Total		0.0368	3.4000e-004	1.0000e-005	0.0479

Culver Crossings Existing Emissions - Culver City - 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

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No	0.010474 / 0	0.0368	3.4000e-004	1.0000e-005	0.0479
Total		0.0368	3.4000e-004	1.0000e-005	0.0479

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000

Culver Crossings Existing Emissions - Culver City - 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			
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No	0	0.0000	0.0000	0.0000	0.0000
Total		0.0000	0.0000	0.0000	0.0000

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Unrefrigerated Warehouse-No	0	0.0000	0.0000	0.0000	0.0000
Total		0.0000	0.0000	0.0000	0.0000

Culver Crossings Existing Emissions - Culver City - 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

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

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

11.0 Vegetation

Culver Crossings Existing Emissions- Los Angeles - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

**Culver Crossings Existing Emissions- Los Angeles
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	51.50	1000sqft	1.24	51,500.00	0
Enclosed Parking Structure	70.00	Space	0.63	28,000.00	0
Parking Lot	15.00	Space	0.13	6,000.00	0
Strip Mall	34.73	1000sqft	0.83	34,730.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	11			Operational Year	2022
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	545.61	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - CO2 intensity factor adjusted for LADWP to year 2022, corresponding to SB100 RPS Mandate.

Land Use - Values provided in project description.

Construction Phase - No construction.

Off-road Equipment -

Area Coating -

Energy Use - 2022-04-20 CC-Utility Technical Report. for LA Parcel for NG and Electricity Existing Use for General Office and Retail

Water And Wastewater - 4.14.1 Utilities and Service Systems-Water for LA Parcel

Solid Waste - 4.14.3 Utilities and Service Systems-Solid Waste for LA Parcel

Waste Mitigation -

Culver Crossings Existing Emissions- Los Angeles - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Enclosed Parking Structure	0.00	0.00	0.00		
General Office Building	501.61	113.82	36.05	1,223,196	1,223,196
Parking Lot	0.00	0.00	0.00		
Strip Mall	1,539.23	1,460.05	709.53	2,681,504	2,681,504
Total	2,040.84	1,573.86	745.58	3,904,700	3,904,700

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Enclosed Parking Structure	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Enclosed Parking Structure	0.524323	0.046624	0.218187	0.135655	0.025022	0.005926	0.010723	0.007861	0.000907	0.000631	0.020288	0.000680	0.003173
General Office Building	0.524323	0.046624	0.218187	0.135655	0.025022	0.005926	0.010723	0.007861	0.000907	0.000631	0.020288	0.000680	0.003173
Parking Lot	0.524323	0.046624	0.218187	0.135655	0.025022	0.005926	0.010723	0.007861	0.000907	0.000631	0.020288	0.000680	0.003173
Strip Mall	0.524323	0.046624	0.218187	0.135655	0.025022	0.005926	0.010723	0.007861	0.000907	0.000631	0.020288	0.000680	0.003173

5.0 Energy Detail

Historical Energy Use: N

Culver Crossings Existing Emissions- Los Angeles - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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	0.0178	0.1620	0.1361	9.7000e-004		0.0123	0.0123		0.0123	0.0123		194.4131	194.4131	3.7300e-003	3.5600e-003	195.5684
NaturalGas Unmitigated	0.0178	0.1620	0.1361	9.7000e-004		0.0123	0.0123		0.0123	0.0123		194.4131	194.4131	3.7300e-003	3.5600e-003	195.5684

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	1422.25	0.0153	0.1394	0.1171	8.4000e-004		0.0106	0.0106		0.0106	0.0106		167.3231	167.3231	3.2100e-003	3.0700e-003	168.3174
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
Strip Mall	230.265	2.4800e-003	0.0226	0.0190	1.4000e-004		1.7200e-003	1.7200e-003		1.7200e-003	1.7200e-003		27.0900	27.0900	5.2000e-004	5.0000e-004	27.2509
Total		0.0178	0.1620	0.1361	9.8000e-004		0.0123	0.0123		0.0123	0.0123		194.4131	194.4131	3.7300e-003	3.5700e-003	195.5684

Culver Crossings Existing Emissions- Los Angeles - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Enclosed Parking Structure	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
General Office Building	1.42225	0.0153	0.1394	0.1171	8.4000e-004		0.0106	0.0106		0.0106	0.0106		167.3231	167.3231	3.2100e-003	3.0700e-003	168.3174
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
Strip Mall	0.230265	2.4800e-003	0.0226	0.0190	1.4000e-004		1.7200e-003	1.7200e-003		1.7200e-003	1.7200e-003		27.0900	27.0900	5.2000e-004	5.0000e-004	27.2509
Total		0.0178	0.1620	0.1361	9.8000e-004		0.0123	0.0123		0.0123	0.0123		194.4131	194.4131	3.7300e-003	3.5700e-003	195.5684

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.9426	1.6000e-004	0.0175	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0375	0.0375	1.0000e-004		0.0400
Unmitigated	1.9426	1.6000e-004	0.0175	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0375	0.0375	1.0000e-004		0.0400

Culver Crossings Existing Emissions- Los Angeles - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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	0.2216					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.7194					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.6300e-003	1.6000e-004	0.0175	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0375	0.0375	1.0000e-004		0.0400
Total	1.9426	1.6000e-004	0.0175	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0375	0.0375	1.0000e-004		0.0400

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	0.2216					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.7194					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.6300e-003	1.6000e-004	0.0175	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0375	0.0375	1.0000e-004		0.0400
Total	1.9426	1.6000e-004	0.0175	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0375	0.0375	1.0000e-004		0.0400

Culver Crossings Existing Emissions- Los Angeles - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

9.0 Operational Offroad

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

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
----------------	--------

11.0 Vegetation

Culver Crossings Existing Emissions- Los Angeles - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

**Culver Crossings Existing Emissions- Los Angeles
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	51.50	1000sqft	1.24	51,500.00	0
Enclosed Parking Structure	70.00	Space	0.63	28,000.00	0
Parking Lot	15.00	Space	0.13	6,000.00	0
Strip Mall	34.73	1000sqft	0.83	34,730.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	11			Operational Year	2022
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	545.61	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - CO2 intensity factor adjusted for LADWP to year 2022, corresponding to SB100 RPS Mandate.

Land Use - Values provided in project description.

Construction Phase - No construction.

Off-road Equipment -

Area Coating -

Energy Use - 2022-04-20 CC-Utility Technical Report. for LA Parcel for NG and Electricity Existing Use for General Office and Retail

Water And Wastewater - 4.14.1 Utilities and Service Systems-Water for LA Parcel

Solid Waste - 4.14.3 Utilities and Service Systems-Solid Waste for LA Parcel

Waste Mitigation -

Culver Crossings Existing Emissions- Los Angeles - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Enclosed Parking Structure	0.00	0.00	0.00		
General Office Building	501.61	113.82	36.05	1,223,196	1,223,196
Parking Lot	0.00	0.00	0.00		
Strip Mall	1,539.23	1,460.05	709.53	2,681,504	2,681,504
Total	2,040.84	1,573.86	745.58	3,904,700	3,904,700

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Enclosed Parking Structure	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Enclosed Parking Structure	0.524323	0.046624	0.218187	0.135655	0.025022	0.005926	0.010723	0.007861	0.000907	0.000631	0.020288	0.000680	0.003173
General Office Building	0.524323	0.046624	0.218187	0.135655	0.025022	0.005926	0.010723	0.007861	0.000907	0.000631	0.020288	0.000680	0.003173
Parking Lot	0.524323	0.046624	0.218187	0.135655	0.025022	0.005926	0.010723	0.007861	0.000907	0.000631	0.020288	0.000680	0.003173
Strip Mall	0.524323	0.046624	0.218187	0.135655	0.025022	0.005926	0.010723	0.007861	0.000907	0.000631	0.020288	0.000680	0.003173

Culver Crossings Existing Emissions- Los Angeles - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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	0.0178	0.1620	0.1361	9.7000e-004		0.0123	0.0123		0.0123	0.0123		194.4131	194.4131	3.7300e-003	3.5600e-003	195.5684
NaturalGas Unmitigated	0.0178	0.1620	0.1361	9.7000e-004		0.0123	0.0123		0.0123	0.0123		194.4131	194.4131	3.7300e-003	3.5600e-003	195.5684

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	1422.25	0.0153	0.1394	0.1171	8.4000e-004		0.0106	0.0106		0.0106	0.0106		167.3231	167.3231	3.2100e-003	3.0700e-003	168.3174
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
Strip Mall	230.265	2.4800e-003	0.0226	0.0190	1.4000e-004		1.7200e-003	1.7200e-003		1.7200e-003	1.7200e-003		27.0900	27.0900	5.2000e-004	5.0000e-004	27.2509
Total		0.0178	0.1620	0.1361	9.8000e-004		0.0123	0.0123		0.0123	0.0123		194.4131	194.4131	3.7300e-003	3.5700e-003	195.5684

Culver Crossings Existing Emissions- Los Angeles - Los Angeles-South Coast County, Winter
 EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Mitigated

Natural Gas Use	lb/day													KBTU/yr	Land 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
Enclosed Parking	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	0.0000	
Structure	1.42225	0.0153	0.1394	0.1171	8.4000e-004	0.0106	0.0106	0.0106	0.0106	0.0106		167.3231	167.3231	167.3231	3.2100e-003	3.0700e-003	168.3174
General Office Building	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	
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	
Strip Mall	0.230265	2.4800e-003	0.0226	0.0190	1.4000e-004	1.7200e-003	1.7200e-003	1.7200e-003	1.7200e-003	1.7200e-003		27.0900	27.0900	27.0900	5.2000e-004	5.0000e-004	27.2509
Total		0.0178	0.1620	0.1361	9.8000e-004	0.0123	0.0123	0.0123	0.0123	0.0123		194.4131	194.4131	194.4131	3.7300e-003	3.5700e-003	195.5684

6.0 Area Detail

6.1 Mitigation Measures Area

Category	lb/day													CO2e		
	ROG	NOX	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2		CH4	N2O
Mitigated	1.9426	1.6000e-004	0.0175	0.0000	6.0000e-005	6.0000e-005	6.0000e-005	6.0000e-005	6.0000e-005	6.0000e-005		0.0375	0.0375	0.0375	1.0000e-004	0.0400
Unmitigated	1.9426	1.6000e-004	0.0175	0.0000	6.0000e-005	6.0000e-005	6.0000e-005	6.0000e-005	6.0000e-005	6.0000e-005		0.0375	0.0375	0.0375	1.0000e-004	0.0400

Culver Crossings Existing Emissions- Los Angeles - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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	0.2216					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.7194					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.6300e-003	1.6000e-004	0.0175	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0375	0.0375	1.0000e-004		0.0400
Total	1.9426	1.6000e-004	0.0175	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0375	0.0375	1.0000e-004		0.0400

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	0.2216					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.7194					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.6300e-003	1.6000e-004	0.0175	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0375	0.0375	1.0000e-004		0.0400
Total	1.9426	1.6000e-004	0.0175	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.0375	0.0375	1.0000e-004		0.0400

Culver Crossings Existing Emissions- Los Angeles - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

9.0 Operational Offroad

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

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
----------------	--------

11.0 Vegetation

Culver Crossings Existing Emissions- Los Angeles - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

**Culver Crossings Existing Emissions- Los Angeles
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	51.50	1000sqft	1.24	51,500.00	0
Enclosed Parking Structure	70.00	Space	0.63	28,000.00	0
Parking Lot	15.00	Space	0.13	6,000.00	0
Strip Mall	34.73	1000sqft	0.83	34,730.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	11			Operational Year	2022
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MW hr)	545.61	CH4 Intensity (lb/MW hr)	0.033	N2O Intensity (lb/MW hr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - CO2 intensity factor adjusted for LADWP to year 2022, corresponding to SB100 RPS Mandate.

Land Use - Values provided in project description.

Construction Phase - No construction.

Off-road Equipment -

Area Coating -

Energy Use - 2022-04-20 CC-Utility Technical Report. for LA Parcel for NG and Electricity Existing Use for General Office and Retail

Water And Wastewater - 4.14.1 Utilities and Service Systems-Water for LA Parcel

Solid Waste - 4.14.3 Utilities and Service Systems-Solid Waste for LA Parcel

Waste Mitigation -

Culver Crossings Existing Emissions- Los Angeles - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.3544	2.0000e-005	2.1900e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.2500e-003	4.2500e-003	1.0000e-005	0.0000	4.5300e-003
Energy	3.2500e-003	0.0296	0.0248	1.8000e-004		2.2500e-003	2.2500e-003		2.2500e-003	2.2500e-003	0.0000	317.0992	317.0992	0.0179	2.6800e-003	318.3437
Waste						0.0000	0.0000		0.0000	0.0000	90.9400	0.0000	90.9400	5.3744	0.0000	225.2999
Water						0.0000	0.0000		0.0000	0.0000	0.3237	3.2875	3.6112	0.0334	8.1000e-004	4.6883

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	0.3544	2.0000e-005	2.1900e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.2500e-003	4.2500e-003	1.0000e-005	0.0000	4.5300e-003
Energy	3.2500e-003	0.0296	0.0248	1.8000e-004		2.2500e-003	2.2500e-003		2.2500e-003	2.2500e-003	0.0000	317.0992	317.0992	0.0179	2.6800e-003	318.3437
Waste						0.0000	0.0000		0.0000	0.0000	31.8290	0.0000	31.8290	1.8810	0.0000	78.8550

Culver Crossings Existing Emissions- Los Angeles - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Water					0.0000	0.0000		0.0000	0.0000	0.3237	3.2875	3.6112	0.0334	8.1000e-004	4.6883
-------	--	--	--	--	--------	--------	--	--------	--------	--------	--------	--------	--------	-------------	--------

	ROG	NOx	CO	SO2	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	64.77	0.00	3.28	63.19	0.00	7.47

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	0.7726	0.9184	7.3255	0.0150	1.4676	0.0130	1.4806	0.3916	0.0121	0.4037	0.0000	1,388.9066	1,388.9066	0.1030	0.0670	1,411.4579
Unmitigated	0.7726	0.9184	7.3255	0.0150	1.4676	0.0130	1.4806	0.3916	0.0121	0.4037	0.0000	1,388.9066	1,388.9066	0.1030	0.0670	1,411.4579

Culver Crossings Existing Emissions- Los Angeles - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Enclosed Parking Structure	0.00	0.00	0.00		
General Office Building	501.61	113.82	36.05	1,223,196	1,223,196
Parking Lot	0.00	0.00	0.00		
Strip Mall	1,539.23	1,460.05	709.53	2,681,504	2,681,504
Total	2,040.84	1,573.86	745.58	3,904,700	3,904,700

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Enclosed Parking Structure	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Enclosed Parking Structure	0.524323	0.046624	0.218187	0.135655	0.025022	0.005926	0.010723	0.007861	0.000907	0.000631	0.020288	0.000680	0.003173
General Office Building	0.524323	0.046624	0.218187	0.135655	0.025022	0.005926	0.010723	0.007861	0.000907	0.000631	0.020288	0.000680	0.003173
Parking Lot	0.524323	0.046624	0.218187	0.135655	0.025022	0.005926	0.010723	0.007861	0.000907	0.000631	0.020288	0.000680	0.003173
Strip Mall	0.524323	0.046624	0.218187	0.135655	0.025022	0.005926	0.010723	0.007861	0.000907	0.000631	0.020288	0.000680	0.003173

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Culver Crossings Existing Emissions- Los Angeles - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule 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	284.9119	284.9119	0.0172	2.0900e-003	285.9652
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	284.9119	284.9119	0.0172	2.0900e-003	285.9652
NaturalGas Mitigated	3.2500e-003	0.0296	0.0248	1.8000e-004		2.2500e-003	2.2500e-003		2.2500e-003	2.2500e-003	0.0000	32.1873	32.1873	6.2000e-004	5.9000e-004	32.3785
NaturalGas Unmitigated	3.2500e-003	0.0296	0.0248	1.8000e-004		2.2500e-003	2.2500e-003		2.2500e-003	2.2500e-003	0.0000	32.1873	32.1873	6.2000e-004	5.9000e-004	32.3785

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Enclosed Parking Structure	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
General Office Building	519120	2.8000e-003	0.0255	0.0214	1.5000e-004		1.9300e-003	1.9300e-003		1.9300e-003	1.9300e-003	0.0000	27.7022	27.7022	5.3000e-004	5.1000e-004	27.8668
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
Strip Mall	84046.6	4.5000e-004	4.1200e-003	3.4600e-003	2.0000e-005		3.1000e-004	3.1000e-004		3.1000e-004	3.1000e-004	0.0000	4.4851	4.4851	9.0000e-005	8.0000e-005	4.5117
Total		3.2500e-003	0.0296	0.0248	1.7000e-004		2.2400e-003	2.2400e-003		2.2400e-003	2.2400e-003	0.0000	32.1873	32.1873	6.2000e-004	5.9000e-004	32.3785

Culver Crossings Existing Emissions- Los Angeles - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	519120	2.8000e-003	0.0255	0.0214	1.5000e-004		1.9300e-003	1.9300e-003		1.9300e-003	1.9300e-003	0.0000	27.7022	27.7022	5.3000e-004	5.1000e-004	27.8668
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
Strip Mall	84046.6	4.5000e-004	4.1200e-003	3.4600e-003	2.0000e-005		3.1000e-004	3.1000e-004		3.1000e-004	3.1000e-004	0.0000	4.4851	4.4851	9.0000e-005	8.0000e-005	4.5117
Total		3.2500e-003	0.0296	0.0248	1.7000e-004		2.2400e-003	2.2400e-003		2.2400e-003	2.2400e-003	0.0000	32.1873	32.1873	6.2000e-004	5.9000e-004	32.3785

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000
General Office Building	697310	172.5734	0.0104	1.2700e-003	173.2114
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Strip Mall	453921	112.3385	6.7900e-003	8.2000e-004	112.7537
Total		284.9119	0.0172	2.0900e-003	285.9652

Culver Crossings Existing Emissions- Los Angeles - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000
General Office Building	697310	172.5734	0.0104	1.2700e-003	173.2114
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Strip Mall	453921	112.3385	6.7900e-003	8.2000e-004	112.7537
Total		284.9119	0.0172	2.0900e-003	285.9652

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.3544	2.0000e-005	2.1900e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.2500e-003	4.2500e-003	1.0000e-005	0.0000	4.5300e-003
Unmitigated	0.3544	2.0000e-005	2.1900e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.2500e-003	4.2500e-003	1.0000e-005	0.0000	4.5300e-003

Culver Crossings Existing Emissions- Los Angeles - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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	0.0404					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.3138					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.0000e-004	2.0000e-005	2.1900e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.2500e-003	4.2500e-003	1.0000e-005	0.0000	4.5300e-003
Total	0.3544	2.0000e-005	2.1900e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.2500e-003	4.2500e-003	1.0000e-005	0.0000	4.5300e-003

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0404					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.3138					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.0000e-004	2.0000e-005	2.1900e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.2500e-003	4.2500e-003	1.0000e-005	0.0000	4.5300e-003
Total	0.3544	2.0000e-005	2.1900e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	4.2500e-003	4.2500e-003	1.0000e-005	0.0000	4.5300e-003

Culver Crossings Existing Emissions- Los Angeles - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	3.6112	0.0334	8.1000e-004	4.6883
Unmitigated	3.6112	0.0334	8.1000e-004	4.6883

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Enclosed Parking Structure	0 / 0	0.0000	0.0000	0.0000	0.0000
General Office Building	0.609289 / 0	2.1567	0.0200	4.8000e-004	2.8000
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Strip Mall	0.410886 / 0	1.4544	0.0135	3.3000e-004	1.8883
Total		3.6112	0.0334	8.1000e-004	4.6883

Culver Crossings Existing Emissions- Los Angeles - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Enclosed Parking Structure	0 / 0	0.0000	0.0000	0.0000	0.0000
General Office Building	0.609289 / 0	2.1567	0.0200	4.8000e-004	2.8000
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Strip Mall	0.410886 / 0	1.4544	0.0135	3.3000e-004	1.8883
Total		3.6112	0.0334	8.1000e-004	4.6883

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Culver Crossings Existing Emissions- Los Angeles - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	31.8290	1.8810	0.0000	78.8550
Unmitigated	90.9400	5.3744	0.0000	225.2999

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000
General Office Building	312	63.3332	3.7429	0.0000	156.9053
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Strip Mall	136	27.6068	1.6315	0.0000	68.3946
Total		90.9400	5.3744	0.0000	225.2999

Culver Crossings Existing Emissions- Los Angeles - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000
General Office Building	109.2	22.1666	1.3100	0.0000	54.9169
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Strip Mall	47.6	9.6624	0.5710	0.0000	23.9381
Total		31.8290	1.8810	0.0000	78.8550

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

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

11.0 Vegetation