

INITIAL STUDY

APPENDIX A: AIR QUALITY DATA

Existing Annual

Melrose and Seward Existing OPS only - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

**Melrose and Seward Existing OPS only
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	8.47	1000sqft	0.19	8,473.00	0
User Defined Commercial	1.00	User Defined Unit	0.00	0.00	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)	691.98	CH4 Intensity (lb/MW hr)	0.033	N2O Intensity (lb/MW hr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Existing Use Operational Only. 2022 emissions

Land Use -

Construction Phase - Demolition analyzed in separate CalEEMod run

Vehicle Trips - Per VMT analysis, weekday daily vehicle trips = 68; trip length = 524/68 = 7.70588235294 miles

Table Name	Column Name	Default Value	New Value
tbIVehicleTrips	CC_TL	8.40	0.00
tbIVehicleTrips	CNW_TL	6.90	0.00
tbIVehicleTrips	CW_TL	16.60	7.71
tbIVehicleTrips	CW_TTP	0.00	100.00
tbIVehicleTrips	PR_TP	0.00	100.00

Melrose and Seward Existing OPS only - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblVehicleTrips	WD_TR	9.74	0.00
tblVehicleTrips	WD_TR	0.00	68.00

2.0 Emissions Summary

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.0346	0.0000	1.2000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.4000e-004	2.4000e-004	0.0000	0.0000	2.5000e-004
Energy	4.7000e-004	4.2800e-003	3.6000e-003	3.0000e-005		3.3000e-004	3.3000e-004		3.3000e-004	3.3000e-004	0.0000	37.9052	37.9052	1.6700e-003	2.8000e-004	38.0298
Mobile	0.0270	0.0331	0.2723	5.6000e-004	0.0555	4.8000e-004	0.0560	0.0148	4.5000e-004	0.0153	0.0000	51.9259	51.9259	3.7400e-003	2.3900e-003	52.7309
Waste						0.0000	0.0000		0.0000	0.0000	1.5996	0.0000	1.5996	0.0945	0.0000	3.9629
Water						0.0000	0.0000		0.0000	0.0000	0.4776	9.3701	9.8477	0.0495	1.2100e-003	11.4465
Total	0.0621	0.0374	0.2760	5.9000e-004	0.0555	8.1000e-004	0.0563	0.0148	7.8000e-004	0.0156	2.0772	99.2014	101.2786	0.1494	3.8800e-003	106.1702

Melrose and Seward Existing OPS only - 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 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	0.0346	0.0000	1.2000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.4000e-004	2.4000e-004	0.0000	0.0000	2.5000e-004
Energy	4.7000e-004	4.2800e-003	3.6000e-003	3.0000e-005		3.3000e-004	3.3000e-004		3.3000e-004	3.3000e-004	0.0000	37.9052	37.9052	1.6700e-003	2.8000e-004	38.0298
Mobile	0.0270	0.0331	0.2723	5.6000e-004	0.0555	4.8000e-004	0.0560	0.0148	4.5000e-004	0.0153	0.0000	51.9259	51.9259	3.7400e-003	2.3900e-003	52.7309
Waste						0.0000	0.0000		0.0000	0.0000	1.5996	0.0000	1.5996	0.0945	0.0000	3.9629
Water						0.0000	0.0000		0.0000	0.0000	0.4776	9.3701	9.8477	0.0495	1.2100e-003	11.4465
Total	0.0621	0.0374	0.2760	5.9000e-004	0.0555	8.1000e-004	0.0563	0.0148	7.8000e-004	0.0156	2.0772	99.2014	101.2786	0.1494	3.8800e-003	106.1702

	ROG	NOx	CO	SO2	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

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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					
Mitigated	0.0270	0.0331	0.2723	5.6000e-004	0.0555	4.8000e-004	0.0560	0.0148	4.5000e-004	0.0153	0.0000	51.9259	51.9259	3.7400e-003	2.3900e-003	52.7309
Unmitigated	0.0270	0.0331	0.2723	5.6000e-004	0.0555	4.8000e-004	0.0560	0.0148	4.5000e-004	0.0153	0.0000	51.9259	51.9259	3.7400e-003	2.3900e-003	52.7309

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Office Building	0.00	18.73	5.93	11,347	11,347
User Defined Commercial	68.00	0.00	0.00	136,313	136,313
Total	68.00	18.73	5.93	147,660	147,660

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
User Defined Commercial	7.71	0.00	0.00	100.00	0.00	0.00	100	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Office Building	0.546774	0.061880	0.186704	0.127505	0.022909	0.005912	0.010702	0.008032	0.000940	0.000617	0.023937	0.000692	0.003397
User Defined Commercial	0.546774	0.061880	0.186704	0.127505	0.022909	0.005912	0.010702	0.008032	0.000940	0.000617	0.023937	0.000692	0.003397

Melrose and Seward Existing OPS only - Los Angeles-South Coast County, Annual

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	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	33.2435	33.2435	1.5900e-003	1.9000e-004	33.3404
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	33.2435	33.2435	1.5900e-003	1.9000e-004	33.3404
NaturalGas Mitigated	4.7000e-004	4.2800e-003	3.6000e-003	3.0000e-005		3.3000e-004	3.3000e-004		3.3000e-004	3.3000e-004	0.0000	4.6617	4.6617	9.0000e-005	9.0000e-005	4.6894
NaturalGas Unmitigated	4.7000e-004	4.2800e-003	3.6000e-003	3.0000e-005		3.3000e-004	3.3000e-004		3.3000e-004	3.3000e-004	0.0000	4.6617	4.6617	9.0000e-005	9.0000e-005	4.6894

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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	87356.6	4.7000e-004	4.2800e-003	3.6000e-003	3.0000e-005		3.3000e-004	3.3000e-004		3.3000e-004	3.3000e-004	0.0000	4.6617	4.6617	9.0000e-005	9.0000e-005	4.6894
User Defined Commercial	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		4.7000e-004	4.2800e-003	3.6000e-003	3.0000e-005		3.3000e-004	3.3000e-004		3.3000e-004	3.3000e-004	0.0000	4.6617	4.6617	9.0000e-005	9.0000e-005	4.6894

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	87356.6	4.7000e-004	4.2800e-003	3.6000e-003	3.0000e-005		3.3000e-004	3.3000e-004		3.3000e-004	3.3000e-004	0.0000	4.6617	4.6617	9.0000e-005	9.0000e-005	4.6894
User Defined Commercial	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		4.7000e-004	4.2800e-003	3.6000e-003	3.0000e-005		3.3000e-004	3.3000e-004		3.3000e-004	3.3000e-004	0.0000	4.6617	4.6617	9.0000e-005	9.0000e-005	4.6894

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule 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	105913	33.2435	1.5900e-003	1.9000e-004	33.3404
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000
Total		33.2435	1.5900e-003	1.9000e-004	33.3404

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Office Building	105913	33.2435	1.5900e-003	1.9000e-004	33.3404
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000
Total		33.2435	1.5900e-003	1.9000e-004	33.3404

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule 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	0.0346	0.0000	1.2000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.4000e-004	2.4000e-004	0.0000	0.0000	2.5000e-004
Unmitigated	0.0346	0.0000	1.2000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.4000e-004	2.4000e-004	0.0000	0.0000	2.5000e-004

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	3.9300e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0306					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.0000e-005	0.0000	1.2000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.4000e-004	2.4000e-004	0.0000	0.0000	2.5000e-004
Total	0.0346	0.0000	1.2000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.4000e-004	2.4000e-004	0.0000	0.0000	2.5000e-004

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule 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	3.9300e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0306					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.0000e-005	0.0000	1.2000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.4000e-004	2.4000e-004	0.0000	0.0000	2.5000e-004
Total	0.0346	0.0000	1.2000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.4000e-004	2.4000e-004	0.0000	0.0000	2.5000e-004

Melrose and Seward Existing OPS only - 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	9.8477	0.0495	1.2100e-003	11.4465
Unmitigated	9.8477	0.0495	1.2100e-003	11.4465

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Office Building	1.5054 / 0.922667	9.8477	0.0495	1.2100e-003	11.4465
User Defined Commercial	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		9.8477	0.0495	1.2100e-003	11.4465

Melrose and Seward Existing OPS only - 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			
General Office Building	1.5054 / 0.922667	9.8477	0.0495	1.2100e-003	11.4465
User Defined Commercial	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		9.8477	0.0495	1.2100e-003	11.4465

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	1.5996	0.0945	0.0000	3.9629
Unmitigated	1.5996	0.0945	0.0000	3.9629

Melrose and Seward Existing OPS only - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Office Building	7.88	1.5996	0.0945	0.0000	3.9629
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000
Total		1.5996	0.0945	0.0000	3.9629

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Office Building	7.88	1.5996	0.0945	0.0000	3.9629
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000
Total		1.5996	0.0945	0.0000	3.9629

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

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

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

Equipment Type	Number
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11.0 Vegetation

INITIAL STUDY

APPENDIX A: AIR QUALITY DATA

Existing Summer

Melrose and Seward Existing OPS only - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

**Melrose and Seward Existing OPS only
Los Angeles-South Coast County, Summer**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	8.47	1000sqft	0.19	8,473.00	0
User Defined Commercial	1.00	User Defined Unit	0.00	0.00	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)	691.98	CH4 Intensity (lb/MW hr)	0.033	N2O Intensity (lb/MW hr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Existing Use Operational Only. 2022 emissions

Land Use -

Construction Phase - Demolition analyzed in separate CalEEMod run

Vehicle Trips - Per VMT analysis, weekday daily vehicle trips = 68; trip length = 524/68 = 7.70588235294 miles

Table Name	Column Name	Default Value	New Value
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CW_TL	16.60	7.71
tblVehicleTrips	CW_TTP	0.00	100.00
tblVehicleTrips	PR_TP	0.00	100.00

Melrose and Seward Existing OPS only - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblVehicleTrips	WD_TR	9.74	0.00
tblVehicleTrips	WD_TR	0.00	68.00

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	0.1894	1.0000e-005	9.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		2.0700e-003	2.0700e-003	1.0000e-005		2.2100e-003
Energy	2.5800e-003	0.0235	0.0197	1.4000e-004		1.7800e-003	1.7800e-003		1.7800e-003	1.7800e-003		28.1569	28.1569	5.4000e-004	5.2000e-004	28.3242
Mobile	0.2596	0.2821	2.5672	5.3900e-003	0.5288	4.4900e-003	0.5333	0.1408	4.1900e-003	0.1450		552.5753	552.5753	0.0373	0.0233	560.4400
Total	0.4516	0.3055	2.5879	5.5300e-003	0.5288	6.2700e-003	0.5350	0.1408	5.9700e-003	0.1468		580.7342	580.7342	0.0379	0.0238	588.7664

Melrose and Seward Existing OPS only - 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 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	0.1894	1.0000e-005	9.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		2.0700e-003	2.0700e-003	1.0000e-005		2.2100e-003
Energy	2.5800e-003	0.0235	0.0197	1.4000e-004		1.7800e-003	1.7800e-003		1.7800e-003	1.7800e-003		28.1569	28.1569	5.4000e-004	5.2000e-004	28.3242
Mobile	0.2596	0.2821	2.5672	5.3900e-003	0.5288	4.4900e-003	0.5333	0.1408	4.1900e-003	0.1450		552.5753	552.5753	0.0373	0.0233	560.4400
Total	0.4516	0.3055	2.5879	5.5300e-003	0.5288	6.2700e-003	0.5350	0.1408	5.9700e-003	0.1468		580.7342	580.7342	0.0379	0.0238	588.7664

	ROG	NOx	CO	SO2	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

Melrose and Seward Existing OPS only - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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					
Mitigated	0.2596	0.2821	2.5672	5.3900e-003	0.5288	4.4900e-003	0.5333	0.1408	4.1900e-003	0.1450		552.5753	552.5753	0.0373	0.0233	560.4400
Unmitigated	0.2596	0.2821	2.5672	5.3900e-003	0.5288	4.4900e-003	0.5333	0.1408	4.1900e-003	0.1450		552.5753	552.5753	0.0373	0.0233	560.4400

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Office Building	0.00	18.73	5.93	11,347	11,347
User Defined Commercial	68.00	0.00	0.00	136,313	136,313
Total	68.00	18.73	5.93	147,660	147,660

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
User Defined Commercial	7.71	0.00	0.00	100.00	0.00	0.00	100	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Office Building	0.546774	0.061880	0.186704	0.127505	0.022909	0.005912	0.010702	0.008032	0.000940	0.000617	0.023937	0.000692	0.00339
User Defined Commercial	0.546774	0.061880	0.186704	0.127505	0.022909	0.005912	0.010702	0.008032	0.000940	0.000617	0.023937	0.000692	0.00339

5.0 Energy Detail

Historical Energy Use: N

Melrose and Seward Existing OPS only - 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	2.5800e-003	0.0235	0.0197	1.4000e-004		1.7800e-003	1.7800e-003		1.7800e-003	1.7800e-003			28.1569	28.1569	5.4000e-004	5.2000e-004	28.3242
NaturalGas Unmitigated	2.5800e-003	0.0235	0.0197	1.4000e-004		1.7800e-003	1.7800e-003		1.7800e-003	1.7800e-003			28.1569	28.1569	5.4000e-004	5.2000e-004	28.3242

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	239.333	2.5800e-003	0.0235	0.0197	1.4000e-004		1.7800e-003	1.7800e-003		1.7800e-003	1.7800e-003			28.1569	28.1569	5.4000e-004	5.2000e-004	28.3242
User Defined Commercial	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		2.5800e-003	0.0235	0.0197	1.4000e-004		1.7800e-003	1.7800e-003		1.7800e-003	1.7800e-003			28.1569	28.1569	5.4000e-004	5.2000e-004	28.3242

Melrose and Seward Existing OPS only - 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					
General Office Building	0.239333	2.5800e-003	0.0235	0.0197	1.4000e-004		1.7800e-003	1.7800e-003		1.7800e-003	1.7800e-003		28.1569	28.1569	5.4000e-004	5.2000e-004	28.3242
User Defined Commercial	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		2.5800e-003	0.0235	0.0197	1.4000e-004		1.7800e-003	1.7800e-003		1.7800e-003	1.7800e-003		28.1569	28.1569	5.4000e-004	5.2000e-004	28.3242

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	0.1894	1.0000e-005	9.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		2.0700e-003	2.0700e-003	1.0000e-005		2.2100e-003
Unmitigated	0.1894	1.0000e-005	9.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		2.0700e-003	2.0700e-003	1.0000e-005		2.2100e-003

Melrose and Seward Existing OPS only - 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	0.0215					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.1678					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	9.0000e-005	1.0000e-005	9.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		2.0700e-003	2.0700e-003	1.0000e-005		2.2100e-003
Total	0.1894	1.0000e-005	9.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		2.0700e-003	2.0700e-003	1.0000e-005		2.2100e-003

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0215					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.1678					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	9.0000e-005	1.0000e-005	9.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		2.0700e-003	2.0700e-003	1.0000e-005		2.2100e-003
Total	0.1894	1.0000e-005	9.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		2.0700e-003	2.0700e-003	1.0000e-005		2.2100e-003

Melrose and Seward Existing OPS only - 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

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

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

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

Equipment Type	Number
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11.0 Vegetation

INITIAL STUDY

APPENDIX A: AIR QUALITY DATA

Existing Winter

Melrose and Seward Existing OPS only - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

**Melrose and Seward Existing OPS only
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	8.47	1000sqft	0.19	8,473.00	0
User Defined Commercial	1.00	User Defined Unit	0.00	0.00	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)	691.98	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Existing Use Operational Only. 2022 emissions

Land Use -

Construction Phase - Demolition analyzed in separate CalEEMod run

Vehicle Trips - Per VMT analysis, weekday daily vehicle trips = 68; trip length = 524/68 = 7.70588235294 miles

Table Name	Column Name	Default Value	New Value
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CW_TL	16.60	7.71
tblVehicleTrips	CW_TTP	0.00	100.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	WD_TR	9.74	0.00
tblVehicleTrips	WD_TR	0.00	68.00

Melrose and Seward Existing OPS only - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule 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	0.1894	1.0000e-005	9.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000			2.0700e-003	2.0700e-003	1.0000e-005		2.2100e-003
Energy	2.5800e-003	0.0235	0.0197	1.4000e-004		1.7800e-003	1.7800e-003		1.7800e-003	1.7800e-003			28.1569	28.1569	5.4000e-004	5.2000e-004	28.3242
Mobile	0.2547	0.3039	2.5110	5.1600e-003	0.5288	4.5000e-003	0.5333	0.1408	4.1900e-003	0.1450			528.9459	528.9459	0.0385	0.0243	537.1597
Total	0.4466	0.3274	2.5317	5.3000e-003	0.5288	6.2800e-003	0.5350	0.1408	5.9700e-003	0.1468			557.1048	557.1048	0.0391	0.0249	565.4860

Melrose and Seward Existing OPS only - 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 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	0.1894	1.0000e-005	9.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000			2.0700e-003	2.0700e-003	1.0000e-005	2.2100e-003	
Energy	2.5800e-003	0.0235	0.0197	1.4000e-004		1.7800e-003	1.7800e-003		1.7800e-003	1.7800e-003			28.1569	28.1569	5.4000e-004	5.2000e-004	28.3242
Mobile	0.2547	0.3039	2.5110	5.1600e-003	0.5288	4.5000e-003	0.5333	0.1408	4.1900e-003	0.1450			528.9459	528.9459	0.0385	0.0243	537.1597
Total	0.4466	0.3274	2.5317	5.3000e-003	0.5288	6.2800e-003	0.5350	0.1408	5.9700e-003	0.1468			557.1048	557.1048	0.0391	0.0249	565.4860

	ROG	NOx	CO	SO2	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

Melrose and Seward Existing OPS only - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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
Mitigated	0.2547	0.3039	2.5110	5.1600e-003	0.5288	4.5000e-003	0.5333	0.1408	4.1900e-003	0.1450		528.9459	528.9459	0.0385	0.0243	537.1597
Unmitigated	0.2547	0.3039	2.5110	5.1600e-003	0.5288	4.5000e-003	0.5333	0.1408	4.1900e-003	0.1450		528.9459	528.9459	0.0385	0.0243	537.1597

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated Annual VMT	Mitigated Annual VMT
	Weekday	Saturday	Sunday		
General Office Building	0.00	18.73	5.93	11,347	11,347
User Defined Commercial	68.00	0.00	0.00	136,313	136,313
Total	68.00	18.73	5.93	147,660	147,660

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
User Defined Commercial	7.71	0.00	0.00	100.00	0.00	0.00	100	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Office Building	0.546774	0.061880	0.186704	0.127505	0.022909	0.005912	0.010702	0.008032	0.000940	0.000617	0.023937	0.000692	0.003397
User Defined Commercial	0.546774	0.061880	0.186704	0.127505	0.022909	0.005912	0.010702	0.008032	0.000940	0.000617	0.023937	0.000692	0.003397

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Melrose and Seward Existing OPS only - Los Angeles-South Coast County, Winter

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	lb/day										lb/day					
NaturalGas Mitigated	2.5800e-003	0.0235	0.0197	1.4000e-004		1.7800e-003	1.7800e-003		1.7800e-003	1.7800e-003		28.1569	28.1569	5.4000e-004	5.2000e-004	28.3242
NaturalGas Unmitigated	2.5800e-003	0.0235	0.0197	1.4000e-004		1.7800e-003	1.7800e-003		1.7800e-003	1.7800e-003		28.1569	28.1569	5.4000e-004	5.2000e-004	28.3242

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	239.333	2.5800e-003	0.0235	0.0197	1.4000e-004		1.7800e-003	1.7800e-003		1.7800e-003	1.7800e-003		28.1569	28.1569	5.4000e-004	5.2000e-004	28.3242
User Defined Commercial	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		2.5800e-003	0.0235	0.0197	1.4000e-004		1.7800e-003	1.7800e-003		1.7800e-003	1.7800e-003		28.1569	28.1569	5.4000e-004	5.2000e-004	28.3242

Melrose and Seward Existing OPS only - 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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Office Building	0.239333	2.5800e-003	0.0235	0.0197	1.4000e-004		1.7800e-003	1.7800e-003		1.7800e-003	1.7800e-003		28.1569	28.1569	5.4000e-004	5.2000e-004	28.3242
User Defined Commercial	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		2.5800e-003	0.0235	0.0197	1.4000e-004		1.7800e-003	1.7800e-003		1.7800e-003	1.7800e-003		28.1569	28.1569	5.4000e-004	5.2000e-004	28.3242

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	0.1894	1.0000e-005	9.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		2.0700e-003	2.0700e-003	1.0000e-005		2.2100e-003
Unmitigated	0.1894	1.0000e-005	9.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		2.0700e-003	2.0700e-003	1.0000e-005		2.2100e-003

Melrose and Seward Existing OPS only - 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	0.0215					0.0000	0.0000		0.0000	0.0000			0.0000				0.0000
Consumer Products	0.1678					0.0000	0.0000		0.0000	0.0000			0.0000				0.0000
Landscaping	9.0000e-005	1.0000e-005	9.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		2.0700e-003	2.0700e-003	1.0000e-005			2.2100e-003
Total	0.1894	1.0000e-005	9.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		2.0700e-003	2.0700e-003	1.0000e-005			2.2100e-003

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
SubCategory	lb/day										lb/day						
Architectural Coating	0.0215					0.0000	0.0000		0.0000	0.0000			0.0000				0.0000
Consumer Products	0.1678					0.0000	0.0000		0.0000	0.0000			0.0000				0.0000
Landscaping	9.0000e-005	1.0000e-005	9.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		2.0700e-003	2.0700e-003	1.0000e-005			2.2100e-003
Total	0.1894	1.0000e-005	9.7000e-004	0.0000		0.0000	0.0000		0.0000	0.0000		2.0700e-003	2.0700e-003	1.0000e-005			2.2100e-003

Melrose and Seward Existing OPS only - 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

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

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

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

Equipment Type	Number
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11.0 Vegetation

INITIAL STUDY

APPENDIX A: AIR QUALITY DATA

Project Annual

Melrose and Seward - Los Angeles-South Coast County, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

**Melrose and Seward
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	65.00	1000sqft	0.00	65,003.00	0
User Defined Commercial	1.00	User Defined Unit	0.00	0.00	0
Enclosed Parking with Elevator	168.00	Space	1.04	67,200.00	0
Fast Food Restaurant w/o Drive Thru	0.42	1000sqft	0.00	422.00	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	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 - New 65,003 SF creative office (710), 422 SF coffee shop (936), and 168-space subterranean parking structure on 45,136 SF (1.04 ac)

Construction Phase - Construction to start April 2022 and be complete ~ February 2024

Off-road Equipment - .

Off-road Equipment -

Off-road Equipment -

Off-road Equipment - Foundation for parking structure

Off-road Equipment - Excavation for parking structure

Off-road Equipment -

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Demolition - Demolition of 8,473 SF of existing building and ~10,000 SF of parking lot = 18,473 SF of demo.

Grading - 29,400 CY of soil excavated and exported.

Architectural Coating - Per SCAQMD Rule 1113 paints applied to buildings are limited to 50g/L VOC content.

Vehicle Trips - Weekday VMT data from TIA = 524 daily trips; trip length = 7.71374045802 miles. Weekend rates for coffee shop from TIA (incl.90% internal reduction) = 68.725 trips/TSF.

Area Coating - SCAQMD Rule 1113 limits paints applied to buildings to 50g/L VOC.

Construction Off-road Equipment Mitigation -

Area Mitigation - SCAQMD Rule 1113

Water Mitigation - Low-flow plumbing fixtures and water-efficient landscape irrigation.

Waste Mitigation - Project to recycle at least 50% of solid waste per AB 939 and AB 341.

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	50.00
tblArchitecturalCoating	EF_Nonresidential_Interior	100.00	50.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	100	50
tblAreaCoating	Area_EF_Nonresidential_Interior	100	50
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	4.00	50.00
tblConstructionPhase	NumDays	2.00	60.00
tblConstructionPhase	NumDays	200.00	330.00
tblConstructionPhase	NumDays	10.00	20.00
tblConstructionPhase	PhaseEndDate	5/6/2022	7/7/2022
tblConstructionPhase	PhaseEndDate	5/2/2022	9/29/2022
tblConstructionPhase	PhaseEndDate	2/10/2023	1/4/2024
tblConstructionPhase	PhaseEndDate	2/24/2023	2/1/2024
tblConstructionPhase	PhaseStartDate	5/3/2022	4/29/2022
tblConstructionPhase	PhaseStartDate	4/29/2022	7/8/2022
tblConstructionPhase	PhaseStartDate	5/7/2022	9/30/2022
tblConstructionPhase	PhaseStartDate	2/11/2023	1/5/2024
tblGrading	MaterialExported	0.00	29,400.00

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tblLandUse	LandUseSquareFeet	65,000.00	65,003.00
tblLandUse	LandUseSquareFeet	420.00	422.00
tblLandUse	LotAcreage	1.49	0.00
tblLandUse	LotAcreage	1.51	1.04
tblLandUse	LotAcreage	0.01	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblOffRoadEquipment	UsageHours	7.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CW_TL	16.60	7.71
tblVehicleTrips	CW_TTP	0.00	100.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	696.00	68.72
tblVehicleTrips	SU_TR	500.00	68.72
tblVehicleTrips	WD_TR	346.23	0.00
tblVehicleTrips	WD_TR	9.74	0.00
tblVehicleTrips	WD_TR	0.00	524.00

2.0 Emissions Summary

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.1664	1.6792	1.4608	3.9200e-003	0.2385	0.0670	0.3054	0.1032	0.0638	0.1670	0.0000	354.9822	354.9822	0.0485	0.0210	362.4608
2023	0.2215	1.6537	1.9002	4.0100e-003	0.0878	0.0679	0.1557	0.0237	0.0655	0.0893	0.0000	344.3384	344.3384	0.0433	8.9300e-003	348.0821
2024	0.1666	0.0418	0.0610	1.2000e-004	2.4500e-003	1.6200e-003	4.0700e-003	6.6000e-004	1.5800e-003	2.2400e-003	0.0000	10.1615	10.1615	1.2900e-003	1.6000e-004	10.2402
Maximum	0.2215	1.6792	1.9002	4.0100e-003	0.2385	0.0679	0.3054	0.1032	0.0655	0.1670	0.0000	354.9822	354.9822	0.0485	0.0210	362.4608

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.1664	1.6792	1.4608	3.9200e-003	0.1320	0.0670	0.1989	0.0508	0.0638	0.1147	0.0000	354.9819	354.9819	0.0485	0.0210	362.4605
2023	0.2215	1.6537	1.9002	4.0100e-003	0.0878	0.0679	0.1557	0.0237	0.0655	0.0893	0.0000	344.3381	344.3381	0.0433	8.9300e-003	348.0818
2024	0.1666	0.0418	0.0610	1.2000e-004	2.4500e-003	1.6200e-003	4.0700e-003	6.6000e-004	1.5800e-003	2.2400e-003	0.0000	10.1615	10.1615	1.2900e-003	1.6000e-004	10.2401
Maximum	0.2215	1.6792	1.9002	4.0100e-003	0.1320	0.0679	0.1989	0.0508	0.0655	0.1147	0.0000	354.9819	354.9819	0.0485	0.0210	362.4605

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	32.39	0.00	22.89	41.03	0.00	20.25	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	4-1-2022	6-30-2022	0.8681	0.8681
2	7-1-2022	9-30-2022	0.4502	0.4502
3	10-1-2022	12-31-2022	0.5137	0.5137
4	1-1-2023	3-31-2023	0.4639	0.4639
5	4-1-2023	6-30-2023	0.4670	0.4670
6	7-1-2023	9-30-2023	0.4721	0.4721
7	10-1-2023	12-31-2023	0.4742	0.4742
8	1-1-2024	3-31-2024	0.2006	0.2006
		Highest	0.8681	0.8681

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2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.2571	3.0000e-005	2.9900e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	5.8200e-003	5.8200e-003	2.0000e-005	0.0000	6.2000e-003
Energy	4.1400e-003	0.0376	0.0316	2.3000e-004		2.8600e-003	2.8600e-003		2.8600e-003	2.8600e-003	0.0000	416.4617	416.4617	0.0187	2.9200e-003	417.7996
Mobile	0.1960	0.2144	1.9400	4.1100e-003	0.4330	3.0500e-003	0.4360	0.1155	2.8300e-003	0.1183	0.0000	386.3477	386.3477	0.0273	0.0171	392.1206
Waste						0.0000	0.0000		0.0000	0.0000	13.2533	0.0000	13.2533	0.7833	0.0000	32.8344
Water						0.0000	0.0000		0.0000	0.0000	3.7056	72.4567	76.1623	0.3841	9.4100e-003	88.5665
Total	0.4573	0.2521	1.9746	4.3400e-003	0.4330	5.9200e-003	0.4389	0.1155	5.7000e-003	0.1212	16.9589	875.2720	892.2308	1.2133	0.0294	931.3274

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule 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	0.2571	3.0000e-005	2.9900e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	5.8200e-003	5.8200e-003	2.0000e-005	0.0000	6.2000e-003
Energy	4.1400e-003	0.0376	0.0316	2.3000e-004		2.8600e-003	2.8600e-003		2.8600e-003	2.8600e-003	0.0000	416.4617	416.4617	0.0187	2.9200e-003	417.7996
Mobile	0.1960	0.2144	1.9400	4.1100e-003	0.4330	3.0500e-003	0.4360	0.1155	2.8300e-003	0.1183	0.0000	386.3477	386.3477	0.0273	0.0171	392.1206
Waste						0.0000	0.0000		0.0000	0.0000	6.6266	0.0000	6.6266	0.3916	0.0000	16.4172
Water						0.0000	0.0000		0.0000	0.0000	2.9645	61.4014	64.3659	0.3074	7.5400e-003	74.2993
Total	0.4573	0.2521	1.9746	4.3400e-003	0.4330	5.9200e-003	0.4389	0.1155	5.7000e-003	0.1212	9.5911	864.2167	873.8078	0.7451	0.0275	900.6429

	ROG	NOx	CO	SO2	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	43.44	1.26	2.06	38.59	6.36	3.29

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	4/1/2022	4/28/2022	5	20	
2	Foundation	Site Preparation	7/8/2022	9/29/2022	5	60	
3	Grading	Grading	4/29/2022	7/7/2022	5	50	

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4	Building Construction	Building Construction	9/30/2022	1/4/2024	5	330
5	Architectural Coating	Architectural Coating	1/5/2024	2/1/2024	5	20

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 25

Acres of Paving: 1.04

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 98,138; Non-Residential Outdoor: 32,713; Striped Parking Area: 4,032 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Grading	Bore/Drill Rigs	1	8.00	221	0.50
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	0	0.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Foundation	Forklifts	2	8.00	89	0.20
Foundation	Generator Sets	1	8.00	84	0.74
Foundation	Graders	0	0.00	187	0.41
Foundation	Pumps	2	8.00	84	0.74
Foundation	Rubber Tired Dozers	0	0.00	247	0.40
Foundation	Tractors/Loaders/Backhoes	0	0.00	97	0.37
Building Construction	Cranes	1	6.00	231	0.29
Building Construction	Forklifts	1	6.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37

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Building Construction	Welders	3	8.00	46	0.45
Architectural Coating	Aerial Lifts	1	8.00	63	0.31
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	0.00	84.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	5	13.00	0.00	3,675.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Foundation	5	13.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	49.00	22.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	2	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

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3.2 Demolition - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					9.0900e-003	0.0000	9.0900e-003	1.3800e-003	0.0000	1.3800e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0169	0.1662	0.1396	2.4000e-004		8.3800e-003	8.3800e-003		7.8300e-003	7.8300e-003	0.0000	21.0777	21.0777	5.3700e-003	0.0000	21.2120
Total	0.0169	0.1662	0.1396	2.4000e-004	9.0900e-003	8.3800e-003	0.0175	1.3800e-003	7.8300e-003	9.2100e-003	0.0000	21.0777	21.0777	5.3700e-003	0.0000	21.2120

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.9000e-004	7.4300e-003	1.6600e-003	3.0000e-005	7.2000e-004	5.0000e-005	7.8000e-004	2.0000e-004	5.0000e-005	2.5000e-004	0.0000	2.5942	2.5942	1.4000e-004	4.1000e-004	2.7203
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.5000e-004	3.7000e-004	4.8300e-003	1.0000e-005	1.4200e-003	1.0000e-005	1.4300e-003	3.8000e-004	1.0000e-005	3.9000e-004	0.0000	1.1792	1.1792	3.0000e-005	3.0000e-005	1.1896
Total	6.4000e-004	7.8000e-003	6.4900e-003	4.0000e-005	2.1400e-003	6.0000e-005	2.2100e-003	5.8000e-004	6.0000e-005	6.4000e-004	0.0000	3.7734	3.7734	1.7000e-004	4.4000e-004	3.9099

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3.2 Demolition - 2022

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					3.5500e-003	0.0000	3.5500e-003	5.4000e-004	0.0000	5.4000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0169	0.1662	0.1396	2.4000e-004		8.3800e-003	8.3800e-003		7.8300e-003	7.8300e-003	0.0000	21.0777	21.0777	5.3700e-003	0.0000	21.2119
Total	0.0169	0.1662	0.1396	2.4000e-004	3.5500e-003	8.3800e-003	0.0119	5.4000e-004	7.8300e-003	8.3700e-003	0.0000	21.0777	21.0777	5.3700e-003	0.0000	21.2119

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.9000e-004	7.4300e-003	1.6600e-003	3.0000e-005	7.2000e-004	5.0000e-005	7.8000e-004	2.0000e-004	5.0000e-005	2.5000e-004	0.0000	2.5942	2.5942	1.4000e-004	4.1000e-004	2.7203
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.5000e-004	3.7000e-004	4.8300e-003	1.0000e-005	1.4200e-003	1.0000e-005	1.4300e-003	3.8000e-004	1.0000e-005	3.9000e-004	0.0000	1.1792	1.1792	3.0000e-005	3.0000e-005	1.1896
Total	6.4000e-004	7.8000e-003	6.4900e-003	4.0000e-005	2.1400e-003	6.0000e-005	2.2100e-003	5.8000e-004	6.0000e-005	6.4000e-004	0.0000	3.7734	3.7734	1.7000e-004	4.4000e-004	3.9099

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3.3 Foundation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0378	0.3293	0.4034	6.8000e-004		0.0179	0.0179		0.0176	0.0176	0.0000	58.9262	58.9262	5.1400e-003	0.0000	59.0547
Total	0.0378	0.3293	0.4034	6.8000e-004	0.0000	0.0179	0.0179	0.0000	0.0176	0.0176	0.0000	58.9262	58.9262	5.1400e-003	0.0000	59.0547

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.3400e-003	1.1100e-003	0.0145	4.0000e-005	4.2700e-003	3.0000e-005	4.3000e-003	1.1400e-003	3.0000e-005	1.1600e-003	0.0000	3.5376	3.5376	1.0000e-004	1.0000e-004	3.5687
Total	1.3400e-003	1.1100e-003	0.0145	4.0000e-005	4.2700e-003	3.0000e-005	4.3000e-003	1.1400e-003	3.0000e-005	1.1600e-003	0.0000	3.5376	3.5376	1.0000e-004	1.0000e-004	3.5687

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Foundation - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0378	0.3293	0.4034	6.8000e-004		0.0179	0.0179		0.0176	0.0176	0.0000	58.9261	58.9261	5.1400e-003	0.0000	59.0546
Total	0.0378	0.3293	0.4034	6.8000e-004	0.0000	0.0179	0.0179	0.0000	0.0176	0.0176	0.0000	58.9261	58.9261	5.1400e-003	0.0000	59.0546

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.3400e-003	1.1100e-003	0.0145	4.0000e-005	4.2700e-003	3.0000e-005	4.3000e-003	1.1400e-003	3.0000e-005	1.1600e-003	0.0000	3.5376	3.5376	1.0000e-004	1.0000e-004	3.5687
Total	1.3400e-003	1.1100e-003	0.0145	4.0000e-005	4.2700e-003	3.0000e-005	4.3000e-003	1.1400e-003	3.0000e-005	1.1600e-003	0.0000	3.5376	3.5376	1.0000e-004	1.0000e-004	3.5687

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1655	0.0000	0.1655	0.0844	0.0000	0.0844	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0388	0.3942	0.3199	7.1000e-004		0.0183	0.0183		0.0169	0.0169	0.0000	62.7722	62.7722	0.0203	0.0000	63.2797
Total	0.0388	0.3942	0.3199	7.1000e-004	0.1655	0.0183	0.1838	0.0844	0.0169	0.1013	0.0000	62.7722	62.7722	0.0203	0.0000	63.2797

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	8.4700e-003	0.3250	0.0725	1.1400e-003	0.0316	2.2900e-003	0.0339	8.6800e-003	2.2000e-003	0.0109	0.0000	113.4960	113.4960	6.0200e-003	0.0180	119.0130
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.1100e-003	9.3000e-004	0.0121	3.0000e-005	3.5600e-003	2.0000e-005	3.5800e-003	9.5000e-004	2.0000e-005	9.7000e-004	0.0000	2.9480	2.9480	8.0000e-005	8.0000e-005	2.9739
Total	9.5800e-003	0.3260	0.0845	1.1700e-003	0.0352	2.3100e-003	0.0375	9.6300e-003	2.2200e-003	0.0119	0.0000	116.4439	116.4439	6.1000e-003	0.0181	121.9870

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2022

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					0.0645	0.0000	0.0645	0.0329	0.0000	0.0329	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0388	0.3942	0.3199	7.1000e-004		0.0183	0.0183		0.0169	0.0169	0.0000	62.7721	62.7721	0.0203	0.0000	63.2797
Total	0.0388	0.3942	0.3199	7.1000e-004	0.0645	0.0183	0.0829	0.0329	0.0169	0.0498	0.0000	62.7721	62.7721	0.0203	0.0000	63.2797

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	8.4700e-003	0.3250	0.0725	1.1400e-003	0.0316	2.2900e-003	0.0339	8.6800e-003	2.2000e-003	0.0109	0.0000	113.4960	113.4960	6.0200e-003	0.0180	119.0130
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.1100e-003	9.3000e-004	0.0121	3.0000e-005	3.5600e-003	2.0000e-005	3.5800e-003	9.5000e-004	2.0000e-005	9.7000e-004	0.0000	2.9480	2.9480	8.0000e-005	8.0000e-005	2.9739
Total	9.5800e-003	0.3260	0.0845	1.1700e-003	0.0352	2.3100e-003	0.0375	9.6300e-003	2.2200e-003	0.0119	0.0000	116.4439	116.4439	6.1000e-003	0.0181	121.9870

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0544	0.4126	0.4200	7.3000e-004		0.0194	0.0194		0.0188	0.0188	0.0000	59.9204	59.9204	0.0104	0.0000	60.1813
Total	0.0544	0.4126	0.4200	7.3000e-004		0.0194	0.0194		0.0188	0.0188	0.0000	59.9204	59.9204	0.0104	0.0000	60.1813

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	1.4200e-003	0.0373	0.0124	1.4000e-004	4.5800e-003	3.4000e-004	4.9100e-003	1.3200e-003	3.2000e-004	1.6500e-003	0.0000	13.8636	13.8636	4.6000e-004	2.0000e-003	14.4711
Worker	5.5400e-003	4.6200e-003	0.0600	1.6000e-004	0.0177	1.2000e-004	0.0178	4.7100e-003	1.1000e-004	4.8100e-003	0.0000	14.6673	14.6673	4.2000e-004	4.0000e-004	14.7965
Total	6.9600e-003	0.0420	0.0724	3.0000e-004	0.0223	4.6000e-004	0.0227	6.0300e-003	4.3000e-004	6.4600e-003	0.0000	28.5309	28.5309	8.8000e-004	2.4000e-003	29.2675

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3.5 Building Construction - 2022

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	0.0544	0.4126	0.4200	7.3000e-004		0.0194	0.0194		0.0188	0.0188	0.0000	59.9203	59.9203	0.0104	0.0000	60.1812
Total	0.0544	0.4126	0.4200	7.3000e-004		0.0194	0.0194		0.0188	0.0188	0.0000	59.9203	59.9203	0.0104	0.0000	60.1812

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	1.4200e-003	0.0373	0.0124	1.4000e-004	4.5800e-003	3.4000e-004	4.9100e-003	1.3200e-003	3.2000e-004	1.6500e-003	0.0000	13.8636	13.8636	4.6000e-004	2.0000e-003	14.4711
Worker	5.5400e-003	4.6200e-003	0.0600	1.6000e-004	0.0177	1.2000e-004	0.0178	4.7100e-003	1.1000e-004	4.8100e-003	0.0000	14.6673	14.6673	4.2000e-004	4.0000e-004	14.7965
Total	6.9600e-003	0.0420	0.0724	3.0000e-004	0.0223	4.6000e-004	0.0227	6.0300e-003	4.3000e-004	6.4600e-003	0.0000	28.5309	28.5309	8.8000e-004	2.4000e-003	29.2675

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3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1980	1.5224	1.6394	2.8700e-003		0.0669	0.0669		0.0646	0.0646	0.0000	236.0789	236.0789	0.0401	0.0000	237.0811
Total	0.1980	1.5224	1.6394	2.8700e-003		0.0669	0.0669		0.0646	0.0646	0.0000	236.0789	236.0789	0.0401	0.0000	237.0811

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	3.2300e-003	0.1153	0.0431	5.3000e-004	0.0180	5.5000e-004	0.0186	5.2000e-003	5.3000e-004	5.7300e-003	0.0000	52.0012	52.0012	1.7400e-003	7.4800e-003	54.2748
Worker	0.0202	0.0161	0.2176	6.1000e-004	0.0698	4.3000e-004	0.0702	0.0185	4.0000e-004	0.0189	0.0000	56.2583	56.2583	1.4800e-003	1.4500e-003	56.7263
Total	0.0235	0.1313	0.2608	1.1400e-003	0.0878	9.8000e-004	0.0888	0.0237	9.3000e-004	0.0247	0.0000	108.2595	108.2595	3.2200e-003	8.9300e-003	111.0010

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3.5 Building Construction - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1980	1.5224	1.6394	2.8700e-003		0.0669	0.0669		0.0646	0.0646	0.0000	236.0786	236.0786	0.0401	0.0000	237.0808
Total	0.1980	1.5224	1.6394	2.8700e-003		0.0669	0.0669		0.0646	0.0646	0.0000	236.0786	236.0786	0.0401	0.0000	237.0808

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	3.2300e-003	0.1153	0.0431	5.3000e-004	0.0180	5.5000e-004	0.0186	5.2000e-003	5.3000e-004	5.7300e-003	0.0000	52.0012	52.0012	1.7400e-003	7.4800e-003	54.2748
Worker	0.0202	0.0161	0.2176	6.1000e-004	0.0698	4.3000e-004	0.0702	0.0185	4.0000e-004	0.0189	0.0000	56.2583	56.2583	1.4800e-003	1.4500e-003	56.7263
Total	0.0235	0.1313	0.2608	1.1400e-003	0.0878	9.8000e-004	0.0888	0.0237	9.3000e-004	0.0247	0.0000	108.2595	108.2595	3.2200e-003	8.9300e-003	111.0010

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3.5 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	2.8400e-003	0.0221	0.0250	4.0000e-005		9.0000e-004	9.0000e-004		8.7000e-004	8.7000e-004	0.0000	3.6322	3.6322	6.0000e-004	0.0000	3.6474
Total	2.8400e-003	0.0221	0.0250	4.0000e-005		9.0000e-004	9.0000e-004		8.7000e-004	8.7000e-004	0.0000	3.6322	3.6322	6.0000e-004	0.0000	3.6474

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	5.0000e-005	1.7800e-003	6.5000e-004	1.0000e-005	2.8000e-004	1.0000e-005	2.9000e-004	8.0000e-005	1.0000e-005	9.0000e-005	0.0000	0.7880	0.7880	3.0000e-005	1.1000e-004	0.8225
Worker	2.9000e-004	2.2000e-004	3.1200e-003	1.0000e-005	1.0700e-003	1.0000e-005	1.0800e-003	2.9000e-004	1.0000e-005	2.9000e-004	0.0000	0.8477	0.8477	2.0000e-005	2.0000e-005	0.8544
Total	3.4000e-004	2.0000e-003	3.7700e-003	2.0000e-005	1.3500e-003	2.0000e-005	1.3700e-003	3.7000e-004	2.0000e-005	3.8000e-004	0.0000	1.6357	1.6357	5.0000e-005	1.3000e-004	1.6769

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3.5 Building Construction - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	2.8400e-003	0.0221	0.0250	4.0000e-005		9.0000e-004	9.0000e-004		8.7000e-004	8.7000e-004	0.0000	3.6322	3.6322	6.0000e-004	0.0000	3.6473
Total	2.8400e-003	0.0221	0.0250	4.0000e-005		9.0000e-004	9.0000e-004		8.7000e-004	8.7000e-004	0.0000	3.6322	3.6322	6.0000e-004	0.0000	3.6473

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	5.0000e-005	1.7800e-003	6.5000e-004	1.0000e-005	2.8000e-004	1.0000e-005	2.9000e-004	8.0000e-005	1.0000e-005	9.0000e-005	0.0000	0.7880	0.7880	3.0000e-005	1.1000e-004	0.8225
Worker	2.9000e-004	2.2000e-004	3.1200e-003	1.0000e-005	1.0700e-003	1.0000e-005	1.0800e-003	2.9000e-004	1.0000e-005	2.9000e-004	0.0000	0.8477	0.8477	2.0000e-005	2.0000e-005	0.8544
Total	3.4000e-004	2.0000e-003	3.7700e-003	2.0000e-005	1.3500e-003	2.0000e-005	1.3700e-003	3.7000e-004	2.0000e-005	3.8000e-004	0.0000	1.6357	1.6357	5.0000e-005	1.3000e-004	1.6769

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3.6 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	0.1610					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.1500e-003	0.0175	0.0290	5.0000e-005		7.0000e-004	7.0000e-004		6.9000e-004	6.9000e-004	0.0000	4.0285	4.0285	6.2000e-004	0.0000	4.0440
Total	0.1631	0.0175	0.0290	5.0000e-005		7.0000e-004	7.0000e-004		6.9000e-004	6.9000e-004	0.0000	4.0285	4.0285	6.2000e-004	0.0000	4.0440

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-004	2.3000e-004	3.1800e-003	1.0000e-005	1.1000e-003	1.0000e-005	1.1000e-003	2.9000e-004	1.0000e-005	3.0000e-004	0.0000	0.8650	0.8650	2.0000e-005	2.0000e-005	0.8718
Total	3.0000e-004	2.3000e-004	3.1800e-003	1.0000e-005	1.1000e-003	1.0000e-005	1.1000e-003	2.9000e-004	1.0000e-005	3.0000e-004	0.0000	0.8650	0.8650	2.0000e-005	2.0000e-005	0.8718

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 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	tons/yr										MT/yr					
Archit. Coating	0.1610					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.1500e-003	0.0175	0.0290	5.0000e-005		7.0000e-004	7.0000e-004		6.9000e-004	6.9000e-004	0.0000	4.0285	4.0285	6.2000e-004	0.0000	4.0440
Total	0.1631	0.0175	0.0290	5.0000e-005		7.0000e-004	7.0000e-004		6.9000e-004	6.9000e-004	0.0000	4.0285	4.0285	6.2000e-004	0.0000	4.0440

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-004	2.3000e-004	3.1800e-003	1.0000e-005	1.1000e-003	1.0000e-005	1.1000e-003	2.9000e-004	1.0000e-005	3.0000e-004	0.0000	0.8650	0.8650	2.0000e-005	2.0000e-005	0.8718
Total	3.0000e-004	2.3000e-004	3.1800e-003	1.0000e-005	1.1000e-003	1.0000e-005	1.1000e-003	2.9000e-004	1.0000e-005	3.0000e-004	0.0000	0.8650	0.8650	2.0000e-005	2.0000e-005	0.8718

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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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.1960	0.2144	1.9400	4.1100e-003	0.4330	3.0500e-003	0.4360	0.1155	2.8300e-003	0.1183	0.0000	386.3477	386.3477	0.0273	0.0171	392.1206
Unmitigated	0.1960	0.2144	1.9400	4.1100e-003	0.4330	3.0500e-003	0.4360	0.1155	2.8300e-003	0.1183	0.0000	386.3477	386.3477	0.0273	0.0171	392.1206

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		
Fast Food Restaurant w/o Drive Thru	0.00	28.86	28.86	14,935	14,935
General Office Building	0.00	143.65	45.50	87,048	87,048
User Defined Commercial	524.00	0.00	0.00	1,050,410	1,050,410
Total	524.00	172.51	74.36	1,152,393	1,152,393

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
Fast Food Restaurant w/o Drive	16.60	8.40	6.90	1.50	79.50	19.00	51	37	12
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
User Defined Commercial	7.71	0.00	0.00	100.00	0.00	0.00	100	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Enclosed Parking with Elevator	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.003352
Fast Food Restaurant w/o Drive Thru	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
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
User Defined Commercial	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.003352

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

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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	375.5114	375.5114	0.0179	2.1700e-003	376.6060
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	375.5114	375.5114	0.0179	2.1700e-003	376.6060
Natural Gas Mitigated	4.1400e-003	0.0376	0.0316	2.3000e-004		2.8600e-003	2.8600e-003		2.8600e-003	2.8600e-003	0.0000	40.9503	40.9503	7.8000e-004	7.5000e-004	41.1937
Natural Gas Unmitigated	4.1400e-003	0.0376	0.0316	2.3000e-004		2.8600e-003	2.8600e-003		2.8600e-003	2.8600e-003	0.0000	40.9503	40.9503	7.8000e-004	7.5000e-004	41.1937

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule 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					
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	97199.3	5.2000e-004	4.7600e-003	4.0000e-003	3.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004	0.0000	5.1869	5.1869	1.0000e-004	1.0000e-004	5.2178
General Office Building	670181	3.6100e-003	0.0329	0.0276	2.0000e-004		2.5000e-003	2.5000e-003		2.5000e-003	2.5000e-003	0.0000	35.7634	35.7634	6.9000e-004	6.6000e-004	35.9759
User Defined Commercial	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		4.1300e-003	0.0376	0.0316	2.3000e-004		2.8600e-003	2.8600e-003		2.8600e-003	2.8600e-003	0.0000	40.9503	40.9503	7.9000e-004	7.6000e-004	41.1937

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule 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	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
Fast Food Restaurant w/o Drive Thru	97199.3	5.2000e-004	4.7600e-003	4.0000e-003	3.0000e-005		3.6000e-004	3.6000e-004		3.6000e-004	3.6000e-004	0.0000	5.1869	5.1869	1.0000e-004	1.0000e-004	5.2178
General Office Building	670181	3.6100e-003	0.0329	0.0276	2.0000e-004		2.5000e-003	2.5000e-003		2.5000e-003	2.5000e-003	0.0000	35.7634	35.7634	6.9000e-004	6.6000e-004	35.9759
User Defined Commercial	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		4.1300e-003	0.0376	0.0316	2.3000e-004		2.8600e-003	2.8600e-003		2.8600e-003	2.8600e-003	0.0000	40.9503	40.9503	7.9000e-004	7.6000e-004	41.1937

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule 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	365568	114.7433	5.4700e-003	6.6000e-004	115.0778
Fast Food Restaurant w/o Drive Thru	18259.9	5.7314	2.7000e-004	3.0000e-005	5.7481
General Office Building	812538	255.0367	0.0122	1.4700e-003	255.7801
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000
Total		375.5114	0.0179	2.1600e-003	376.6060

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Enclosed Parking with Elevator	365568	114.7433	5.4700e-003	6.6000e-004	115.0778
Fast Food Restaurant w/o Drive Thru	18259.9	5.7314	2.7000e-004	3.0000e-005	5.7481
General Office Building	812538	255.0367	0.0122	1.4700e-003	255.7801
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000
Total		375.5114	0.0179	2.1600e-003	376.6060

6.0 Area Detail

6.1 Mitigation Measures Area

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule 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	0.2571	3.0000e-005	2.9900e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	5.8200e-003	5.8200e-003	2.0000e-005	0.0000	6.2000e-003
Unmitigated	0.2571	3.0000e-005	2.9900e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	5.8200e-003	5.8200e-003	2.0000e-005	0.0000	6.2000e-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	0.0161					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2408					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.8000e-004	3.0000e-005	2.9900e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	5.8200e-003	5.8200e-003	2.0000e-005	0.0000	6.2000e-003
Total	0.2571	3.0000e-005	2.9900e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	5.8200e-003	5.8200e-003	2.0000e-005	0.0000	6.2000e-003

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule 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	0.0161					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2408					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.8000e-004	3.0000e-005	2.9900e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	5.8200e-003	5.8200e-003	2.0000e-005	0.0000	6.2000e-003
Total	0.2571	3.0000e-005	2.9900e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	5.8200e-003	5.8200e-003	2.0000e-005	0.0000	6.2000e-003

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	64.3659	0.3074	7.5400e-003	74.2993
Unmitigated	76.1623	0.3841	9.4100e-003	88.5665

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
Fast Food Restaurant w/o Drive Thru	0.127484 / 0.00813729	0.5899	4.1800e-003	1.0000e-004	0.7245
General Office Building	11.5527 / 7.08068	75.5724	0.3799	9.3000e-003	87.8420
User Defined Commercial	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		76.1623	0.3841	9.4000e-003	88.5665

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

7.2 Water by Land Use

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
Fast Food Restaurant w/o Drive Thru	0.101987 / 0.00764092	0.4758	3.3400e-003	8.0000e-005	0.5836
General Office Building	9.24215 / 6.64876	63.8901	0.3041	7.4600e-003	73.7157
User Defined Commercial	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		64.3659	0.3074	7.5400e-003	74.2993

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

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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	6.6266	0.3916	0.0000	16.4172
Unmitigated	13.2533	0.7833	0.0000	32.8344

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
Fast Food Restaurant w/o Drive Thru	4.84	0.9825	0.0581	0.0000	2.4340
General Office Building	60.45	12.2708	0.7252	0.0000	30.4004
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000
Total		13.2533	0.7832	0.0000	32.8344

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.2 Waste by Land Use

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
Fast Food Restaurant w/o Drive Thru	2.42	0.4912	0.0290	0.0000	1.2170
General Office Building	30.225	6.1354	0.3626	0.0000	15.2002
User Defined Commercial	0	0.0000	0.0000	0.0000	0.0000
Total		6.6266	0.3916	0.0000	16.4172

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

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

Boilers

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

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Equipment Type	Number
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11.0 Vegetation

INITIAL STUDY

APPENDIX A: AIR QUALITY DATA

Project Summer

Melrose and Seward - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

**Melrose and Seward
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	65.00	1000sqft	0.00	65,003.00	0
User Defined Commercial	1.00	User Defined Unit	0.00	0.00	0
Enclosed Parking with Elevator	168.00	Space	1.04	67,200.00	0
Fast Food Restaurant w/o Drive Thru	0.42	1000sqft	0.00	422.00	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	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MW hr)	691.98	CH4 Intensity (lb/MW hr)	0.033	N2O Intensity (lb/MW hr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - New 65,003 SF creative office (710), 422 SF coffee shop (936), and 168-space subterranean parking structure on 45,136 SF (1.04 ac)

Construction Phase - Construction to start April 2022 and be complete ~ February 2024

Off-road Equipment - .

Off-road Equipment -

Off-road Equipment -

Off-road Equipment - Foundation for parking structure

Off-road Equipment - Excavation for parking structure

Off-road Equipment -

Melrose and Seward - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Demolition - Demolition of 8,473 SF of existing building and ~10,000 SF of parking lot = 18,473 SF of demo.

Grading - 29,400 CY of soil excavated and exported.

Architectural Coating - Per SCAQMD Rule 1113 paints applied to buildings are limited to 50g/L VOC content.

Vehicle Trips - Weekday VMT data from TIA = 524 daily trips; trip length = 7.71374045802 miles. Weekend rates for coffee shop from TIA (incl.90% internal reduction) = 68.725 trips/TSF.

Area Coating - SCAQMD Rule 1113 limits paints applied to buildings to 50g/L VOC.

Construction Off-road Equipment Mitigation -

Area Mitigation - SCAQMD Rule 1113

Water Mitigation - Low-flow plumbing fixtures and water-efficient landscape irrigation.

Waste Mitigation - Project to recycle at least 50% of solid waste per AB 939 and AB 341.

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	50.00
tblArchitecturalCoating	EF_Nonresidential_Interior	100.00	50.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	100	50
tblAreaCoating	Area_EF_Nonresidential_Interior	100	50
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	4.00	50.00
tblConstructionPhase	NumDays	2.00	60.00
tblConstructionPhase	NumDays	200.00	330.00
tblConstructionPhase	NumDays	10.00	20.00
tblConstructionPhase	PhaseEndDate	5/6/2022	7/7/2022
tblConstructionPhase	PhaseEndDate	5/2/2022	9/29/2022
tblConstructionPhase	PhaseEndDate	2/10/2023	1/4/2024
tblConstructionPhase	PhaseEndDate	2/24/2023	2/1/2024
tblConstructionPhase	PhaseStartDate	5/3/2022	4/29/2022
tblConstructionPhase	PhaseStartDate	4/29/2022	7/8/2022
tblConstructionPhase	PhaseStartDate	5/7/2022	9/30/2022
tblConstructionPhase	PhaseStartDate	2/11/2023	1/5/2024
tblGrading	MaterialExported	0.00	29,400.00

Melrose and Seward - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblLandUse	LandUseSquareFeet	65,000.00	65,003.00
tblLandUse	LandUseSquareFeet	420.00	422.00
tblLandUse	LotAcreage	1.49	0.00
tblLandUse	LotAcreage	1.51	1.04
tblLandUse	LotAcreage	0.01	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblOffRoadEquipment	UsageHours	7.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CW_TL	16.60	7.71
tblVehicleTrips	CW_TTP	0.00	100.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	696.00	68.72
tblVehicleTrips	SU_TR	500.00	68.72
tblVehicleTrips	WD_TR	346.23	0.00
tblVehicleTrips	WD_TR	9.74	0.00
tblVehicleTrips	WD_TR	0.00	524.00

2.0 Emissions Summary

Melrose and Seward - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule 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					
2022	1.9393	28.1465	16.1853	0.0756	8.0507	0.8441	8.8770	3.7688	0.7888	4.5325	0.0000	7,906.6968	7,906.6968	1.1646	0.7972	8,173.3634
2023	1.7055	12.6642	14.7138	0.0310	0.6886	0.5220	1.2107	0.1858	0.5039	0.6898	0.0000	2,938.5894	2,938.5894	0.3671	0.0747	2,970.0134
2024	16.3420	12.0077	14.4901	0.0308	0.6886	0.4580	1.1466	0.1858	0.4418	0.6276	0.0000	2,921.8777	2,921.8777	0.3594	0.0730	2,952.6107
Maximum	16.3420	28.1465	16.1853	0.0756	8.0507	0.8441	8.8770	3.7688	0.7888	4.5325	0.0000	7,906.6968	7,906.6968	1.1646	0.7972	8,173.3634

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	1.9393	28.1465	16.1853	0.0756	4.0132	0.8441	4.8396	1.7085	0.7888	2.4722	0.0000	7,906.6968	7,906.6968	1.1646	0.7972	8,173.3634
2023	1.7055	12.6642	14.7138	0.0310	0.6886	0.5220	1.2107	0.1858	0.5039	0.6898	0.0000	2,938.5894	2,938.5894	0.3671	0.0747	2,970.0134
2024	16.3420	12.0077	14.4901	0.0308	0.6886	0.4580	1.1466	0.1858	0.4418	0.6276	0.0000	2,921.8777	2,921.8777	0.3594	0.0730	2,952.6107
Maximum	16.3420	28.1465	16.1853	0.0756	4.0132	0.8441	4.8396	1.7085	0.7888	2.4722	0.0000	7,906.6968	7,906.6968	1.1646	0.7972	8,173.3634

Melrose and Seward - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule 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	1.4096	2.2000e-004	0.0239	0.0000		9.0000e-005	9.0000e-005		9.0000e-005	9.0000e-005		0.0513	0.0513	1.3000e-004		0.0547
Energy	0.0227	0.2061	0.1731	1.2400e-003		0.0157	0.0157		0.0157	0.0157		247.3425	247.3425	4.7400e-003	4.5300e-003	248.8124
Mobile	1.9157	1.8506	18.4816	0.0402	4.1804	0.0289	4.2093	1.1135	0.0268	1.1404		4,164.2134	4,164.2134	0.2767	0.1693	4,221.5652
Total	3.3480	2.0569	18.6786	0.0414	4.1804	0.0447	4.2251	1.1135	0.0426	1.1561		4,411.6072	4,411.6072	0.2815	0.1738	4,470.4322

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	1.4096	2.2000e-004	0.0239	0.0000		9.0000e-005	9.0000e-005		9.0000e-005	9.0000e-005		0.0513	0.0513	1.3000e-004		0.0547
Energy	0.0227	0.2061	0.1731	1.2400e-003		0.0157	0.0157		0.0157	0.0157		247.3425	247.3425	4.7400e-003	4.5300e-003	248.8124
Mobile	1.9157	1.8506	18.4816	0.0402	4.1804	0.0289	4.2093	1.1135	0.0268	1.1404		4,164.2134	4,164.2134	0.2767	0.1693	4,221.5652
Total	3.3480	2.0569	18.6786	0.0414	4.1804	0.0447	4.2251	1.1135	0.0426	1.1561		4,411.6072	4,411.6072	0.2815	0.1738	4,470.4322

Melrose and Seward - Los Angeles-South Coast County, Summer

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
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	4/1/2022	4/28/2022	5	20	
2	Foundation	Site Preparation	7/8/2022	9/29/2022	5	60	
3	Grading	Grading	4/29/2022	7/7/2022	5	50	
4	Building Construction	Building Construction	9/30/2022	1/4/2024	5	330	
5	Architectural Coating	Architectural Coating	1/5/2024	2/1/2024	5	20	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 25

Acres of Paving: 1.04

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 98,138; Non-Residential Outdoor: 32,713; Striped Parking Area: 4,032 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Grading	Bore/Drill Rigs	1	8.00	221	0.50
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	0	0.00	187	0.41

Melrose and Seward - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Foundation	Forklifts	2	8.00	89	0.20
Foundation	Generator Sets	1	8.00	84	0.74
Foundation	Graders	0	0.00	187	0.41
Foundation	Pumps	2	8.00	84	0.74
Foundation	Rubber Tired Dozers	0	0.00	247	0.40
Foundation	Tractors/Loaders/Backhoes	0	0.00	97	0.37
Building Construction	Cranes	1	6.00	231	0.29
Building Construction	Forklifts	1	6.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
Architectural Coating	Aerial Lifts	1	8.00	63	0.31
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	0.00	84.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	5	13.00	0.00	3,675.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Foundation	5	13.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	49.00	22.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	2	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

Melrose and Seward - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.9092	0.0000	0.9092	0.1377	0.0000	0.1377			0.0000			0.0000
Off-Road	1.6889	16.6217	13.9605	0.0241		0.8379	0.8379		0.7829	0.7829		2,323.4168	2,323.4168	0.5921		2,338.2191
Total	1.6889	16.6217	13.9605	0.0241	0.9092	0.8379	1.7471	0.1377	0.7829	0.9205		2,323.4168	2,323.4168	0.5921		2,338.2191

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	0.0196	0.7054	0.1645	2.6100e-003	0.0735	5.2400e-003	0.0788	0.0202	5.0100e-003	0.0252		285.9258	285.9258	0.0152	0.0454	299.8244
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0450	0.0329	0.5124	1.3300e-003	0.1453	9.3000e-004	0.1462	0.0385	8.6000e-004	0.0394		135.2165	135.2165	3.6600e-003	3.2500e-003	136.2774
Total	0.0646	0.7382	0.6768	3.9400e-003	0.2188	6.1700e-003	0.2250	0.0587	5.8700e-003	0.0646		421.1423	421.1423	0.0189	0.0486	436.1018

Melrose and Seward - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2022

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					0.3546	0.0000	0.3546	0.0537	0.0000	0.0537			0.0000			0.0000
Off-Road	1.6889	16.6217	13.9605	0.0241		0.8379	0.8379		0.7829	0.7829	0.0000	2,323.4168	2,323.4168	0.5921		2,338.2191
Total	1.6889	16.6217	13.9605	0.0241	0.3546	0.8379	1.1925	0.0537	0.7829	0.8366	0.0000	2,323.4168	2,323.4168	0.5921		2,338.2191

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	0.0196	0.7054	0.1645	2.6100e-003	0.0735	5.2400e-003	0.0788	0.0202	5.0100e-003	0.0252		285.9258	285.9258	0.0152	0.0454	299.8244
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0450	0.0329	0.5124	1.3300e-003	0.1453	9.3000e-004	0.1462	0.0385	8.6000e-004	0.0394		135.2165	135.2165	3.6600e-003	3.2500e-003	136.2774
Total	0.0646	0.7382	0.6768	3.9400e-003	0.2188	6.1700e-003	0.2250	0.0587	5.8700e-003	0.0646		421.1423	421.1423	0.0189	0.0486	436.1018

Melrose and Seward - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Foundation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Off-Road	1.2610	10.9757	13.4472	0.0228		0.5980	0.5980		0.5868	0.5868		2,165.1654	2,165.1654	0.1889		2,169.8889
Total	1.2610	10.9757	13.4472	0.0228	0.0000	0.5980	0.5980	0.0000	0.5868	0.5868		2,165.1654	2,165.1654	0.1889		2,169.8889

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	0.0450	0.0329	0.5124	1.3300e-003	0.1453	9.3000e-004	0.1462	0.0385	8.6000e-004	0.0394		135.2165	135.2165	3.6600e-003	3.2500e-003	136.2774
Total	0.0450	0.0329	0.5124	1.3300e-003	0.1453	9.3000e-004	0.1462	0.0385	8.6000e-004	0.0394		135.2165	135.2165	3.6600e-003	3.2500e-003	136.2774

Melrose and Seward - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Foundation - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Off-Road	1.2610	10.9757	13.4472	0.0228		0.5980	0.5980		0.5868	0.5868	0.0000	2,165.1654	2,165.1654	0.1889		2,169.8888
Total	1.2610	10.9757	13.4472	0.0228	0.0000	0.5980	0.5980	0.0000	0.5868	0.5868	0.0000	2,165.1654	2,165.1654	0.1889		2,169.8888

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	0.0450	0.0329	0.5124	1.3300e-003	0.1453	9.3000e-004	0.1462	0.0385	8.6000e-004	0.0394		135.2165	135.2165	3.6600e-003	3.2500e-003	136.2774
Total	0.0450	0.0329	0.5124	1.3300e-003	0.1453	9.3000e-004	0.1462	0.0385	8.6000e-004	0.0394		135.2165	135.2165	3.6600e-003	3.2500e-003	136.2774

Melrose and Seward - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.6188	0.0000	6.6188	3.3776	0.0000	3.3776			0.0000			0.0000
Off-Road	1.5519	15.7694	12.7947	0.0286		0.7337	0.7337		0.6750	0.6750		2,767.7796	2,767.7796	0.8952		2,790.1585
Total	1.5519	15.7694	12.7947	0.0286	6.6188	0.7337	7.3526	3.3776	0.6750	4.0526		2,767.7796	2,767.7796	0.8952		2,790.1585

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	0.3424	12.3442	2.8782	0.0457	1.2865	0.0917	1.3782	0.3527	0.0877	0.4405		5,003.7006	5,003.7006	0.2658	0.7939	5,246.9275
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0450	0.0329	0.5124	1.3300e-003	0.1453	9.3000e-004	0.1462	0.0385	8.6000e-004	0.0394		135.2165	135.2165	3.6600e-003	3.2500e-003	136.2774
Total	0.3874	12.3771	3.3906	0.0470	1.4318	0.0926	1.5245	0.3913	0.0886	0.4799		5,138.9171	5,138.9171	0.2694	0.7972	5,383.2049

Melrose and Seward - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.5813	0.0000	2.5813	1.3173	0.0000	1.3173			0.0000			0.0000
Off-Road	1.5519	15.7694	12.7947	0.0286		0.7337	0.7337		0.6750	0.6750	0.0000	2,767.779 6	2,767.779 6	0.8952		2,790.158 5
Total	1.5519	15.7694	12.7947	0.0286	2.5813	0.7337	3.3151	1.3173	0.6750	1.9923	0.0000	2,767.779 6	2,767.779 6	0.8952		2,790.158 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	0.3424	12.3442	2.8782	0.0457	1.2865	0.0917	1.3782	0.3527	0.0877	0.4405		5,003.700 6	5,003.700 6	0.2658	0.7939	5,246.927 5
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0450	0.0329	0.5124	1.3300e-003	0.1453	9.3000e-004	0.1462	0.0385	8.6000e-004	0.0394		135.2165	135.2165	3.6600e-003	3.2500e-003	136.2774
Total	0.3874	12.3771	3.3906	0.0470	1.4318	0.0926	1.5245	0.3913	0.0886	0.4799		5,138.917 1	5,138.917 1	0.2694	0.7972	5,383.204 9

Melrose and Seward - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6487	12.5031	12.7264	0.0221		0.5889	0.5889		0.5689	0.5689		2,001.5429	2,001.5429	0.3486		2,010.2581
Total	1.6487	12.5031	12.7264	0.0221		0.5889	0.5889		0.5689	0.5689		2,001.5429	2,001.5429	0.3486		2,010.2581

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	0.0433	1.0777	0.3695	4.3100e-003	0.1409	0.0103	0.1512	0.0406	9.8200e-003	0.0504		463.0155	463.0155	0.0155	0.0667	483.2853
Worker	0.1696	0.1238	1.9313	5.0100e-003	0.5477	3.5100e-003	0.5512	0.1453	3.2300e-003	0.1485		509.6623	509.6623	0.0138	0.0123	513.6610
Total	0.2129	1.2015	2.3007	9.3200e-003	0.6886	0.0138	0.7024	0.1858	0.0131	0.1989		972.6778	972.6778	0.0293	0.0790	996.9463

Melrose and Seward - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2022

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	1.6487	12.5031	12.7264	0.0221		0.5889	0.5889		0.5689	0.5689	0.0000	2,001.5429	2,001.5429	0.3486		2,010.2581
Total	1.6487	12.5031	12.7264	0.0221		0.5889	0.5889		0.5689	0.5689	0.0000	2,001.5429	2,001.5429	0.3486		2,010.2581

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	0.0433	1.0777	0.3695	4.3100e-003	0.1409	0.0103	0.1512	0.0406	9.8200e-003	0.0504		463.0155	463.0155	0.0155	0.0667	483.2853
Worker	0.1696	0.1238	1.9313	5.0100e-003	0.5477	3.5100e-003	0.5512	0.1453	3.2300e-003	0.1485		509.6623	509.6623	0.0138	0.0123	513.6610
Total	0.2129	1.2015	2.3007	9.3200e-003	0.6886	0.0138	0.7024	0.1858	0.0131	0.1989		972.6778	972.6778	0.0293	0.0790	996.9463

Melrose and Seward - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5233	11.7104	12.6111	0.0221		0.5145	0.5145		0.4968	0.4968		2,001.7877	2,001.7877	0.3399		2,010.2858
Total	1.5233	11.7104	12.6111	0.0221		0.5145	0.5145		0.4968	0.4968		2,001.7877	2,001.7877	0.3399		2,010.2858

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	0.0253	0.8444	0.3271	4.0900e-003	0.1409	4.2500e-003	0.1452	0.0406	4.0600e-003	0.0446		440.6214	440.6214	0.0148	0.0634	459.8684
Worker	0.1569	0.1094	1.7756	4.8500e-003	0.5477	3.3000e-003	0.5510	0.1453	3.0400e-003	0.1483		496.1803	496.1803	0.0124	0.0113	499.8592
Total	0.1822	0.9538	2.1028	8.9400e-003	0.6886	7.5500e-003	0.6962	0.1858	7.1000e-003	0.1929		936.8017	936.8017	0.0271	0.0747	959.7277

Melrose and Seward - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5233	11.7104	12.6111	0.0221		0.5145	0.5145		0.4968	0.4968	0.0000	2,001.7877	2,001.7877	0.3399		2,010.2858
Total	1.5233	11.7104	12.6111	0.0221		0.5145	0.5145		0.4968	0.4968	0.0000	2,001.7877	2,001.7877	0.3399		2,010.2858

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	0.0253	0.8444	0.3271	4.0900e-003	0.1409	4.2500e-003	0.1452	0.0406	4.0600e-003	0.0446		440.6214	440.6214	0.0148	0.0634	459.8684
Worker	0.1569	0.1094	1.7756	4.8500e-003	0.5477	3.3000e-003	0.5510	0.1453	3.0400e-003	0.1483		496.1803	496.1803	0.0124	0.0113	499.8592
Total	0.1822	0.9538	2.1028	8.9400e-003	0.6886	7.5500e-003	0.6962	0.1858	7.1000e-003	0.1929		936.8017	936.8017	0.0271	0.0747	959.7277

Melrose and Seward - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4200	11.0639	12.5172	0.0221		0.4506	0.4506		0.4348	0.4348		2,001.9214	2,001.9214	0.3334		2,010.2563
Total	1.4200	11.0639	12.5172	0.0221		0.4506	0.4506		0.4348	0.4348		2,001.9214	2,001.9214	0.3334		2,010.2563

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	0.0246	0.8462	0.3202	4.0300e-003	0.1409	4.2700e-003	0.1452	0.0406	4.0900e-003	0.0447		434.0041	434.0041	0.0148	0.0625	452.9888
Worker	0.1463	0.0977	1.6528	4.7100e-003	0.5477	3.1700e-003	0.5509	0.1453	2.9200e-003	0.1482		485.9521	485.9521	0.0112	0.0105	489.3656
Total	0.1708	0.9438	1.9729	8.7400e-003	0.6886	7.4400e-003	0.6961	0.1858	7.0100e-003	0.1928		919.9562	919.9562	0.0260	0.0730	942.3544

Melrose and Seward - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4200	11.0639	12.5172	0.0221		0.4506	0.4506		0.4348	0.4348	0.0000	2,001.9214	2,001.9214	0.3334		2,010.2563
Total	1.4200	11.0639	12.5172	0.0221		0.4506	0.4506		0.4348	0.4348	0.0000	2,001.9214	2,001.9214	0.3334		2,010.2563

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	0.0246	0.8462	0.3202	4.0300e-003	0.1409	4.2700e-003	0.1452	0.0406	4.0900e-003	0.0447		434.0041	434.0041	0.0148	0.0625	452.9888
Worker	0.1463	0.0977	1.6528	4.7100e-003	0.5477	3.1700e-003	0.5509	0.1453	2.9200e-003	0.1482		485.9521	485.9521	0.0112	0.0105	489.3656
Total	0.1708	0.9438	1.9729	8.7400e-003	0.6886	7.4400e-003	0.6961	0.1858	7.0100e-003	0.1928		919.9562	919.9562	0.0260	0.0730	942.3544

Melrose and Seward - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 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	16.0968					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2154	1.7451	2.9029	4.6500e-003		0.0700	0.0700		0.0693	0.0693		444.0679	444.0679	0.0684		445.7790
Total	16.3122	1.7451	2.9029	4.6500e-003		0.0700	0.0700		0.0693	0.0693		444.0679	444.0679	0.0684		445.7790

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	0.0299	0.0199	0.3373	9.6000e-004	0.1118	6.5000e-004	0.1124	0.0296	6.0000e-004	0.0302		99.1739	99.1739	2.2800e-003	2.1500e-003	99.8705
Total	0.0299	0.0199	0.3373	9.6000e-004	0.1118	6.5000e-004	0.1124	0.0296	6.0000e-004	0.0302		99.1739	99.1739	2.2800e-003	2.1500e-003	99.8705

Melrose and Seward - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 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	16.0968					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2154	1.7451	2.9029	4.6500e-003		0.0700	0.0700		0.0693	0.0693	0.0000	444.0679	444.0679	0.0684		445.7790
Total	16.3122	1.7451	2.9029	4.6500e-003		0.0700	0.0700		0.0693	0.0693	0.0000	444.0679	444.0679	0.0684		445.7790

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	0.0299	0.0199	0.3373	9.6000e-004	0.1118	6.5000e-004	0.1124	0.0296	6.0000e-004	0.0302		99.1739	99.1739	2.2800e-003	2.1500e-003	99.8705
Total	0.0299	0.0199	0.3373	9.6000e-004	0.1118	6.5000e-004	0.1124	0.0296	6.0000e-004	0.0302		99.1739	99.1739	2.2800e-003	2.1500e-003	99.8705

Melrose and Seward - 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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	1.9157	1.8506	18.4816	0.0402	4.1804	0.0289	4.2093	1.1135	0.0268	1.1404		4,164.2134	4,164.2134	0.2767	0.1693	4,221.5652
Unmitigated	1.9157	1.8506	18.4816	0.0402	4.1804	0.0289	4.2093	1.1135	0.0268	1.1404		4,164.2134	4,164.2134	0.2767	0.1693	4,221.5652

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		
Fast Food Restaurant w/o Drive Thru	0.00	28.86	28.86	14,935	14,935
General Office Building	0.00	143.65	45.50	87,048	87,048
User Defined Commercial	524.00	0.00	0.00	1,050,410	1,050,410
Total	524.00	172.51	74.36	1,152,393	1,152,393

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
Fast Food Restaurant w/o Drive	16.60	8.40	6.90	1.50	79.50	19.00	51	37	12
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4

Melrose and Seward - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
User Defined Commercial	7.71	0.00	0.00	100.00	0.00	0.00	100	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Enclosed Parking with Elevator	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.003352
Fast Food Restaurant w/o Drive Thru	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
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
User Defined Commercial	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.003352

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day										lb/day					
NaturalGas Mitigated	0.0227	0.2061	0.1731	1.2400e-003		0.0157	0.0157		0.0157	0.0157		247.3425	247.3425	4.7400e-003	4.5300e-003	248.8124
NaturalGas Unmitigated	0.0227	0.2061	0.1731	1.2400e-003		0.0157	0.0157		0.0157	0.0157		247.3425	247.3425	4.7400e-003	4.5300e-003	248.8124

Melrose and Seward - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 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
Fast Food Restaurant w/o Drive Thru	266.299	2.8700e-003	0.0261	0.0219	1.6000e-004		1.9800e-003	1.9800e-003		1.9800e-003	1.9800e-003		31.3293	31.3293	6.0000e-004	5.7000e-004	31.5155
General Office Building	1836.11	0.0198	0.1800	0.1512	1.0800e-003		0.0137	0.0137		0.0137	0.0137		216.0132	216.0132	4.1400e-003	3.9600e-003	217.2969
User Defined Commercial	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		0.0227	0.2061	0.1731	1.2400e-003		0.0157	0.0157		0.0157	0.0157		247.3425	247.3425	4.7400e-003	4.5300e-003	248.8124

Melrose and Seward - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 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					
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	0.266299	2.8700e-003	0.0261	0.0219	1.6000e-004		1.9800e-003	1.9800e-003		1.9800e-003	1.9800e-003		31.3293	31.3293	6.0000e-004	5.7000e-004	31.5155
General Office Building	1.83611	0.0198	0.1800	0.1512	1.0800e-003		0.0137	0.0137		0.0137	0.0137		216.0132	216.0132	4.1400e-003	3.9600e-003	217.2969
User Defined Commercial	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		0.0227	0.2061	0.1731	1.2400e-003		0.0157	0.0157		0.0157	0.0157		247.3425	247.3425	4.7400e-003	4.5300e-003	248.8124

6.0 Area Detail

6.1 Mitigation Measures Area

Melrose and Seward - Los Angeles-South Coast County, Summer

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	lb/day										lb/day					
Mitigated	1.4096	2.2000e-004	0.0239	0.0000		9.0000e-005	9.0000e-005		9.0000e-005	9.0000e-005		0.0513	0.0513	1.3000e-004		0.0547
Unmitigated	1.4096	2.2000e-004	0.0239	0.0000		9.0000e-005	9.0000e-005		9.0000e-005	9.0000e-005		0.0513	0.0513	1.3000e-004		0.0547

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	0.0882					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.3192					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.2100e-003	2.2000e-004	0.0239	0.0000		9.0000e-005	9.0000e-005		9.0000e-005	9.0000e-005		0.0513	0.0513	1.3000e-004		0.0547
Total	1.4096	2.2000e-004	0.0239	0.0000		9.0000e-005	9.0000e-005		9.0000e-005	9.0000e-005		0.0513	0.0513	1.3000e-004		0.0547

Melrose and Seward - 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

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	0.0882					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.3192					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.2100e-003	2.2000e-004	0.0239	0.0000		9.0000e-005	9.0000e-005		9.0000e-005	9.0000e-005		0.0513	0.0513	1.3000e-004		0.0547
Total	1.4096	2.2000e-004	0.0239	0.0000		9.0000e-005	9.0000e-005		9.0000e-005	9.0000e-005		0.0513	0.0513	1.3000e-004		0.0547

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

Melrose and Seward - Los Angeles-South Coast County, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

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

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

User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

INITIAL STUDY

APPENDIX A: AIR QUALITY DATA

Project Winter

Melrose and Seward - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

**Melrose and Seward
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	65.00	1000sqft	0.00	65,003.00	0
User Defined Commercial	1.00	User Defined Unit	0.00	0.00	0
Enclosed Parking with Elevator	168.00	Space	1.04	67,200.00	0
Fast Food Restaurant w/o Drive Thru	0.42	1000sqft	0.00	422.00	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	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 - New 65,003 SF creative office (710), 422 SF coffee shop (936), and 168-space subterranean parking structure on 45,136 SF (1.04 ac)

Construction Phase - Construction to start April 2022 and be complete ~ February 2024

Off-road Equipment - .

Off-road Equipment -

Off-road Equipment -

Off-road Equipment - Foundation for parking structure

Off-road Equipment - Excavation for parking structure

Off-road Equipment -

Melrose and Seward - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Demolition - Demolition of 8,473 SF of existing building and ~10,000 SF of parking lot = 18,473 SF of demo.

Grading - 29,400 CY of soil excavated and exported.

Architectural Coating - Per SCAQMD Rule 1113 paints applied to buildings are limited to 50g/L VOC content.

Vehicle Trips - Weekday VMT data from TIA = 524 daily trips; trip length = 7.71374045802 miles. Weekend rates for coffee shop from TIA (incl.90% internal reduction) = 68.725 trips/TSF.

Area Coating - SCAQMD Rule 1113 limits paints applied to buildings to 50g/L VOC.

Construction Off-road Equipment Mitigation -

Area Mitigation - SCAQMD Rule 1113

Water Mitigation - Low-flow plumbing fixtures and water-efficient landscape irrigation.

Waste Mitigation - Project to recycle at least 50% of solid waste per AB 939 and AB 341.

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	50.00
tblArchitecturalCoating	EF_Nonresidential_Interior	100.00	50.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	100	50
tblAreaCoating	Area_EF_Nonresidential_Interior	100	50
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	4.00	50.00
tblConstructionPhase	NumDays	2.00	60.00
tblConstructionPhase	NumDays	200.00	330.00
tblConstructionPhase	NumDays	10.00	20.00
tblConstructionPhase	PhaseEndDate	5/6/2022	7/7/2022
tblConstructionPhase	PhaseEndDate	5/2/2022	9/29/2022
tblConstructionPhase	PhaseEndDate	2/10/2023	1/4/2024
tblConstructionPhase	PhaseEndDate	2/24/2023	2/1/2024
tblConstructionPhase	PhaseStartDate	5/3/2022	4/29/2022
tblConstructionPhase	PhaseStartDate	4/29/2022	7/8/2022
tblConstructionPhase	PhaseStartDate	5/7/2022	9/30/2022
tblConstructionPhase	PhaseStartDate	2/11/2023	1/5/2024
tblGrading	MaterialExported	0.00	29,400.00

Melrose and Seward - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblLandUse	LandUseSquareFeet	65,000.00	65,003.00
tblLandUse	LandUseSquareFeet	420.00	422.00
tblLandUse	LotAcreage	1.49	0.00
tblLandUse	LotAcreage	1.51	1.04
tblLandUse	LotAcreage	0.01	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblOffRoadEquipment	UsageHours	7.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CW_TL	16.60	7.71
tblVehicleTrips	CW_TTP	0.00	100.00
tblVehicleTrips	PR_TP	0.00	100.00
tblVehicleTrips	ST_TR	696.00	68.72
tblVehicleTrips	SU_TR	500.00	68.72
tblVehicleTrips	WD_TR	346.23	0.00
tblVehicleTrips	WD_TR	9.74	0.00
tblVehicleTrips	WD_TR	0.00	524.00

2.0 Emissions Summary

Melrose and Seward - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule 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					
2022	1.9342	28.6509	16.1940	0.0755	8.0507	0.8441	8.8772	3.7688	0.7888	4.5326	0.0000	7,901.014 4	7,901.014 4	1.1642	0.7976	8,167.814 7
2023	1.7163	12.7153	14.5806	0.0308	0.6886	0.5221	1.2107	0.1858	0.5040	0.6898	0.0000	2,913.173 4	2,913.173 4	0.3672	0.0756	2,944.880 1
2024	16.3443	12.0577	14.3680	0.0306	0.6886	0.4581	1.1467	0.1858	0.4418	0.6276	0.0000	2,897.047 5	2,897.047 5	0.3595	0.0739	2,928.044 4
Maximum	16.3443	28.6509	16.1940	0.0755	8.0507	0.8441	8.8772	3.7688	0.7888	4.5326	0.0000	7,901.014 4	7,901.014 4	1.1642	0.7976	8,167.814 7

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	1.9342	28.6509	16.1940	0.0755	4.0132	0.8441	4.8397	1.7085	0.7888	2.4723	0.0000	7,901.014 4	7,901.014 4	1.1642	0.7976	8,167.814 7
2023	1.7163	12.7153	14.5806	0.0308	0.6886	0.5221	1.2107	0.1858	0.5040	0.6898	0.0000	2,913.173 4	2,913.173 4	0.3672	0.0756	2,944.880 1
2024	16.3443	12.0577	14.3680	0.0306	0.6886	0.4581	1.1467	0.1858	0.4418	0.6276	0.0000	2,897.047 5	2,897.047 5	0.3595	0.0739	2,928.044 4
Maximum	16.3443	28.6509	16.1940	0.0755	4.0132	0.8441	4.8397	1.7085	0.7888	2.4723	0.0000	7,901.014 4	7,901.014 4	1.1642	0.7976	8,167.814 7

Melrose and Seward - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule 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	1.4096	2.2000e-004	0.0239	0.0000		9.0000e-005	9.0000e-005		9.0000e-005	9.0000e-005		0.0513	0.0513	1.3000e-004		0.0547
Energy	0.0227	0.2061	0.1731	1.2400e-003		0.0157	0.0157		0.0157	0.0157		247.3425	247.3425	4.7400e-003	4.5300e-003	248.8124
Mobile	1.8775	1.9985	18.1770	0.0385	4.1804	0.0289	4.2093	1.1135	0.0268	1.1404		3,988.1350	3,988.1350	0.2856	0.1768	4,047.9614
Total	3.3098	2.2048	18.3740	0.0397	4.1804	0.0447	4.2251	1.1135	0.0426	1.1561		4,235.5289	4,235.5289	0.2904	0.1813	4,296.8284

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	1.4096	2.2000e-004	0.0239	0.0000		9.0000e-005	9.0000e-005		9.0000e-005	9.0000e-005		0.0513	0.0513	1.3000e-004		0.0547
Energy	0.0227	0.2061	0.1731	1.2400e-003		0.0157	0.0157		0.0157	0.0157		247.3425	247.3425	4.7400e-003	4.5300e-003	248.8124
Mobile	1.8775	1.9985	18.1770	0.0385	4.1804	0.0289	4.2093	1.1135	0.0268	1.1404		3,988.1350	3,988.1350	0.2856	0.1768	4,047.9614
Total	3.3098	2.2048	18.3740	0.0397	4.1804	0.0447	4.2251	1.1135	0.0426	1.1561		4,235.5289	4,235.5289	0.2904	0.1813	4,296.8284

Melrose and Seward - Los Angeles-South Coast County, Winter

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
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	4/1/2022	4/28/2022	5	20	
2	Foundation	Site Preparation	7/8/2022	9/29/2022	5	60	
3	Grading	Grading	4/29/2022	7/7/2022	5	50	
4	Building Construction	Building Construction	9/30/2022	1/4/2024	5	330	
5	Architectural Coating	Architectural Coating	1/5/2024	2/1/2024	5	20	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 25

Acres of Paving: 1.04

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 98,138; Non-Residential Outdoor: 32,713; Striped Parking Area: 4,032 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Grading	Bore/Drill Rigs	1	8.00	221	0.50
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	0	0.00	187	0.41

Melrose and Seward - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Foundation	Forklifts	2	8.00	89	0.20
Foundation	Generator Sets	1	8.00	84	0.74
Foundation	Graders	0	0.00	187	0.41
Foundation	Pumps	2	8.00	84	0.74
Foundation	Rubber Tired Dozers	0	0.00	247	0.40
Foundation	Tractors/Loaders/Backhoes	0	0.00	97	0.37
Building Construction	Cranes	1	6.00	231	0.29
Building Construction	Forklifts	1	6.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
Architectural Coating	Aerial Lifts	1	8.00	63	0.31
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	0.00	84.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	5	13.00	0.00	3,675.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Foundation	5	13.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	49.00	22.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	2	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

Melrose and Seward - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.9092	0.0000	0.9092	0.1377	0.0000	0.1377			0.0000			0.0000
Off-Road	1.6889	16.6217	13.9605	0.0241		0.8379	0.8379		0.7829	0.7829		2,323.4168	2,323.4168	0.5921		2,338.2191
Total	1.6889	16.6217	13.9605	0.0241	0.9092	0.8379	1.7471	0.1377	0.7829	0.9205		2,323.4168	2,323.4168	0.5921		2,338.2191

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	0.0191	0.7340	0.1674	2.6100e-003	0.0735	5.2500e-003	0.0788	0.0202	5.0200e-003	0.0252		286.0096	286.0096	0.0152	0.0454	299.9120
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0482	0.0363	0.4704	1.2600e-003	0.1453	9.3000e-004	0.1462	0.0385	8.6000e-004	0.0394		128.0673	128.0673	3.7000e-003	3.4800e-003	129.1958
Total	0.0673	0.7703	0.6378	3.8700e-003	0.2188	6.1800e-003	0.2250	0.0587	5.8800e-003	0.0646		414.0769	414.0769	0.0189	0.0489	429.1078

Melrose and Seward - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2022

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					0.3546	0.0000	0.3546	0.0537	0.0000	0.0537			0.0000			0.0000
Off-Road	1.6889	16.6217	13.9605	0.0241		0.8379	0.8379		0.7829	0.7829	0.0000	2,323.4168	2,323.4168	0.5921		2,338.2191
Total	1.6889	16.6217	13.9605	0.0241	0.3546	0.8379	1.1925	0.0537	0.7829	0.8366	0.0000	2,323.4168	2,323.4168	0.5921		2,338.2191

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	0.0191	0.7340	0.1674	2.6100e-003	0.0735	5.2500e-003	0.0788	0.0202	5.0200e-003	0.0252		286.0096	286.0096	0.0152	0.0454	299.9120
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0482	0.0363	0.4704	1.2600e-003	0.1453	9.3000e-004	0.1462	0.0385	8.6000e-004	0.0394		128.0673	128.0673	3.7000e-003	3.4800e-003	129.1958
Total	0.0673	0.7703	0.6378	3.8700e-003	0.2188	6.1800e-003	0.2250	0.0587	5.8800e-003	0.0646		414.0769	414.0769	0.0189	0.0489	429.1078

Melrose and Seward - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Foundation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Off-Road	1.2610	10.9757	13.4472	0.0228		0.5980	0.5980		0.5868	0.5868		2,165.1654	2,165.1654	0.1889		2,169.8889
Total	1.2610	10.9757	13.4472	0.0228	0.0000	0.5980	0.5980	0.0000	0.5868	0.5868		2,165.1654	2,165.1654	0.1889		2,169.8889

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	0.0482	0.0363	0.4704	1.2600e-003	0.1453	9.3000e-004	0.1462	0.0385	8.6000e-004	0.0394		128.0673	128.0673	3.7000e-003	3.4800e-003	129.1958
Total	0.0482	0.0363	0.4704	1.2600e-003	0.1453	9.3000e-004	0.1462	0.0385	8.6000e-004	0.0394		128.0673	128.0673	3.7000e-003	3.4800e-003	129.1958

Melrose and Seward - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Foundation - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Off-Road	1.2610	10.9757	13.4472	0.0228		0.5980	0.5980		0.5868	0.5868	0.0000	2,165.1654	2,165.1654	0.1889		2,169.8888
Total	1.2610	10.9757	13.4472	0.0228	0.0000	0.5980	0.5980	0.0000	0.5868	0.5868	0.0000	2,165.1654	2,165.1654	0.1889		2,169.8888

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	0.0482	0.0363	0.4704	1.2600e-003	0.1453	9.3000e-004	0.1462	0.0385	8.6000e-004	0.0394		128.0673	128.0673	3.7000e-003	3.4800e-003	129.1958
Total	0.0482	0.0363	0.4704	1.2600e-003	0.1453	9.3000e-004	0.1462	0.0385	8.6000e-004	0.0394		128.0673	128.0673	3.7000e-003	3.4800e-003	129.1958

Melrose and Seward - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.6188	0.0000	6.6188	3.3776	0.0000	3.3776			0.0000			0.0000
Off-Road	1.5519	15.7694	12.7947	0.0286		0.7337	0.7337		0.6750	0.6750		2,767.779 6	2,767.779 6	0.8952		2,790.158 5
Total	1.5519	15.7694	12.7947	0.0286	6.6188	0.7337	7.3526	3.3776	0.6750	4.0526		2,767.779 6	2,767.779 6	0.8952		2,790.158 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	0.3342	12.8452	2.9289	0.0457	1.2865	0.0919	1.3784	0.3527	0.0879	0.4407		5,005.167 5	5,005.167 5	0.2653	0.7942	5,248.460 4
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0482	0.0363	0.4704	1.2600e-003	0.1453	9.3000e-004	0.1462	0.0385	8.6000e-004	0.0394		128.0673	128.0673	3.7000e-003	3.4800e-003	129.1958
Total	0.3824	12.8815	3.3993	0.0470	1.4318	0.0928	1.5247	0.3913	0.0888	0.4800		5,133.234 8	5,133.234 8	0.2690	0.7976	5,377.656 2

Melrose and Seward - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.5813	0.0000	2.5813	1.3173	0.0000	1.3173			0.0000			0.0000
Off-Road	1.5519	15.7694	12.7947	0.0286		0.7337	0.7337		0.6750	0.6750	0.0000	2,767.779 6	2,767.779 6	0.8952		2,790.158 5
Total	1.5519	15.7694	12.7947	0.0286	2.5813	0.7337	3.3151	1.3173	0.6750	1.9923	0.0000	2,767.779 6	2,767.779 6	0.8952		2,790.158 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	0.3342	12.8452	2.9289	0.0457	1.2865	0.0919	1.3784	0.3527	0.0879	0.4407		5,005.167 5	5,005.167 5	0.2653	0.7942	5,248.460 4
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0482	0.0363	0.4704	1.2600e-003	0.1453	9.3000e-004	0.1462	0.0385	8.6000e-004	0.0394		128.0673	128.0673	3.7000e-003	3.4800e-003	129.1958
Total	0.3824	12.8815	3.3993	0.0470	1.4318	0.0928	1.5247	0.3913	0.0888	0.4800		5,133.234 8	5,133.234 8	0.2690	0.7976	5,377.656 2

Melrose and Seward - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6487	12.5031	12.7264	0.0221		0.5889	0.5889		0.5689	0.5689		2,001.5429	2,001.5429	0.3486		2,010.2581
Total	1.6487	12.5031	12.7264	0.0221		0.5889	0.5889		0.5689	0.5689		2,001.5429	2,001.5429	0.3486		2,010.2581

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	0.0428	1.1221	0.3823	4.3100e-003	0.1409	0.0103	0.1512	0.0406	9.8600e-003	0.0504		463.1895	463.1895	0.0154	0.0668	483.4837
Worker	0.1816	0.1368	1.7732	4.7500e-003	0.5477	3.5100e-003	0.5512	0.1453	3.2300e-003	0.1485		482.7153	482.7153	0.0140	0.0131	486.9686
Total	0.2243	1.2589	2.1554	9.0600e-003	0.6886	0.0138	0.7024	0.1858	0.0131	0.1989		945.9047	945.9047	0.0294	0.0799	970.4522

Melrose and Seward - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2022

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	1.6487	12.5031	12.7264	0.0221		0.5889	0.5889		0.5689	0.5689	0.0000	2,001.5429	2,001.5429	0.3486		2,010.2581
Total	1.6487	12.5031	12.7264	0.0221		0.5889	0.5889		0.5689	0.5689	0.0000	2,001.5429	2,001.5429	0.3486		2,010.2581

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	0.0428	1.1221	0.3823	4.3100e-003	0.1409	0.0103	0.1512	0.0406	9.8600e-003	0.0504		463.1895	463.1895	0.0154	0.0668	483.4837
Worker	0.1816	0.1368	1.7732	4.7500e-003	0.5477	3.5100e-003	0.5512	0.1453	3.2300e-003	0.1485		482.7153	482.7153	0.0140	0.0131	486.9686
Total	0.2243	1.2589	2.1554	9.0600e-003	0.6886	0.0138	0.7024	0.1858	0.0131	0.1989		945.9047	945.9047	0.0294	0.0799	970.4522

Melrose and Seward - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5233	11.7104	12.6111	0.0221		0.5145	0.5145		0.4968	0.4968		2,001.7877	2,001.7877	0.3399		2,010.2858
Total	1.5233	11.7104	12.6111	0.0221		0.5145	0.5145		0.4968	0.4968		2,001.7877	2,001.7877	0.3399		2,010.2858

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	0.0245	0.8841	0.3374	4.1000e-003	0.1409	4.2700e-003	0.1452	0.0406	4.0900e-003	0.0447		441.3647	441.3647	0.0147	0.0635	460.6604
Worker	0.1686	0.1208	1.6321	4.5900e-003	0.5477	3.3000e-003	0.5510	0.1453	3.0400e-003	0.1483		470.0211	470.0211	0.0125	0.0121	473.9340
Total	0.1931	1.0050	1.9695	8.6900e-003	0.6886	7.5700e-003	0.6962	0.1858	7.1300e-003	0.1930		911.3858	911.3858	0.0272	0.0756	934.5944

Melrose and Seward - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5233	11.7104	12.6111	0.0221		0.5145	0.5145		0.4968	0.4968	0.0000	2,001.7877	2,001.7877	0.3399		2,010.2858
Total	1.5233	11.7104	12.6111	0.0221		0.5145	0.5145		0.4968	0.4968	0.0000	2,001.7877	2,001.7877	0.3399		2,010.2858

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	0.0245	0.8841	0.3374	4.1000e-003	0.1409	4.2700e-003	0.1452	0.0406	4.0900e-003	0.0447		441.3647	441.3647	0.0147	0.0635	460.6604
Worker	0.1686	0.1208	1.6321	4.5900e-003	0.5477	3.3000e-003	0.5510	0.1453	3.0400e-003	0.1483		470.0211	470.0211	0.0125	0.0121	473.9340
Total	0.1931	1.0050	1.9695	8.6900e-003	0.6886	7.5700e-003	0.6962	0.1858	7.1300e-003	0.1930		911.3858	911.3858	0.0272	0.0756	934.5944

Melrose and Seward - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4200	11.0639	12.5172	0.0221		0.4506	0.4506		0.4348	0.4348		2,001.9214	2,001.9214	0.3334		2,010.2563
Total	1.4200	11.0639	12.5172	0.0221		0.4506	0.4506		0.4348	0.4348		2,001.9214	2,001.9214	0.3334		2,010.2563

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	0.0236	0.8859	0.3303	4.0400e-003	0.1409	4.3000e-003	0.1452	0.0406	4.1100e-003	0.0447		434.7515	434.7515	0.0148	0.0626	453.7835
Worker	0.1577	0.1079	1.5205	4.4600e-003	0.5477	3.1700e-003	0.5509	0.1453	2.9200e-003	0.1482		460.3745	460.3745	0.0114	0.0112	464.0046
Total	0.1813	0.9938	1.8509	8.5000e-003	0.6886	7.4700e-003	0.6961	0.1858	7.0300e-003	0.1929		895.1261	895.1261	0.0261	0.0739	917.7881

Melrose and Seward - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4200	11.0639	12.5172	0.0221		0.4506	0.4506		0.4348	0.4348	0.0000	2,001.9214	2,001.9214	0.3334		2,010.2563
Total	1.4200	11.0639	12.5172	0.0221		0.4506	0.4506		0.4348	0.4348	0.0000	2,001.9214	2,001.9214	0.3334		2,010.2563

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	0.0236	0.8859	0.3303	4.0400e-003	0.1409	4.3000e-003	0.1452	0.0406	4.1100e-003	0.0447		434.7515	434.7515	0.0148	0.0626	453.7835
Worker	0.1577	0.1079	1.5205	4.4600e-003	0.5477	3.1700e-003	0.5509	0.1453	2.9200e-003	0.1482		460.3745	460.3745	0.0114	0.0112	464.0046
Total	0.1813	0.9938	1.8509	8.5000e-003	0.6886	7.4700e-003	0.6961	0.1858	7.0300e-003	0.1929		895.1261	895.1261	0.0261	0.0739	917.7881

Melrose and Seward - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 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	16.0968					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2154	1.7451	2.9029	4.6500e-003		0.0700	0.0700		0.0693	0.0693		444.0679	444.0679	0.0684		445.7790
Total	16.3122	1.7451	2.9029	4.6500e-003		0.0700	0.0700		0.0693	0.0693		444.0679	444.0679	0.0684		445.7790

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	0.0322	0.0220	0.3103	9.1000e-004	0.1118	6.5000e-004	0.1124	0.0296	6.0000e-004	0.0302		93.9540	93.9540	2.3200e-003	2.2900e-003	94.6948
Total	0.0322	0.0220	0.3103	9.1000e-004	0.1118	6.5000e-004	0.1124	0.0296	6.0000e-004	0.0302		93.9540	93.9540	2.3200e-003	2.2900e-003	94.6948

Melrose and Seward - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 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	16.0968					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2154	1.7451	2.9029	4.6500e-003		0.0700	0.0700		0.0693	0.0693	0.0000	444.0679	444.0679	0.0684		445.7790
Total	16.3122	1.7451	2.9029	4.6500e-003		0.0700	0.0700		0.0693	0.0693	0.0000	444.0679	444.0679	0.0684		445.7790

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	0.0322	0.0220	0.3103	9.1000e-004	0.1118	6.5000e-004	0.1124	0.0296	6.0000e-004	0.0302		93.9540	93.9540	2.3200e-003	2.2900e-003	94.6948
Total	0.0322	0.0220	0.3103	9.1000e-004	0.1118	6.5000e-004	0.1124	0.0296	6.0000e-004	0.0302		93.9540	93.9540	2.3200e-003	2.2900e-003	94.6948

Melrose and Seward - 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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	1.8775	1.9985	18.1770	0.0385	4.1804	0.0289	4.2093	1.1135	0.0268	1.1404		3,988.135 0	3,988.135 0	0.2856	0.1768	4,047.961 4
Unmitigated	1.8775	1.9985	18.1770	0.0385	4.1804	0.0289	4.2093	1.1135	0.0268	1.1404		3,988.135 0	3,988.135 0	0.2856	0.1768	4,047.961 4

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		
Fast Food Restaurant w/o Drive Thru	0.00	28.86	28.86	14,935	14,935
General Office Building	0.00	143.65	45.50	87,048	87,048
User Defined Commercial	524.00	0.00	0.00	1,050,410	1,050,410
Total	524.00	172.51	74.36	1,152,393	1,152,393

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
Fast Food Restaurant w/o Drive	16.60	8.40	6.90	1.50	79.50	19.00	51	37	12
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4

Melrose and Seward - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
User Defined Commercial	7.71	0.00	0.00	100.00	0.00	0.00	100	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Enclosed Parking with Elevator	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.003352
Fast Food Restaurant w/o Drive Thru	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
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
User Defined Commercial	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.003352

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day										lb/day					
NaturalGas Mitigated	0.0227	0.2061	0.1731	1.2400e-003		0.0157	0.0157		0.0157	0.0157		247.3425	247.3425	4.7400e-003	4.5300e-003	248.8124
NaturalGas Unmitigated	0.0227	0.2061	0.1731	1.2400e-003		0.0157	0.0157		0.0157	0.0157		247.3425	247.3425	4.7400e-003	4.5300e-003	248.8124

Melrose and Seward - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 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
Fast Food Restaurant w/o Drive Thru	266.299	2.8700e-003	0.0261	0.0219	1.6000e-004		1.9800e-003	1.9800e-003		1.9800e-003	1.9800e-003		31.3293	31.3293	6.0000e-004	5.7000e-004	31.5155
General Office Building	1836.11	0.0198	0.1800	0.1512	1.0800e-003		0.0137	0.0137		0.0137	0.0137		216.0132	216.0132	4.1400e-003	3.9600e-003	217.2969
User Defined Commercial	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		0.0227	0.2061	0.1731	1.2400e-003		0.0157	0.0157		0.0157	0.0157		247.3425	247.3425	4.7400e-003	4.5300e-003	248.8124

Melrose and Seward - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 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					
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	0.266299	2.8700e-003	0.0261	0.0219	1.6000e-004		1.9800e-003	1.9800e-003		1.9800e-003	1.9800e-003		31.3293	31.3293	6.0000e-004	5.7000e-004	31.5155
General Office Building	1.83611	0.0198	0.1800	0.1512	1.0800e-003		0.0137	0.0137		0.0137	0.0137		216.0132	216.0132	4.1400e-003	3.9600e-003	217.2969
User Defined Commercial	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		0.0227	0.2061	0.1731	1.2400e-003		0.0157	0.0157		0.0157	0.0157		247.3425	247.3425	4.7400e-003	4.5300e-003	248.8124

6.0 Area Detail

6.1 Mitigation Measures Area

Melrose and Seward - Los Angeles-South Coast County, Winter

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	lb/day										lb/day					
Mitigated	1.4096	2.2000e-004	0.0239	0.0000		9.0000e-005	9.0000e-005		9.0000e-005	9.0000e-005		0.0513	0.0513	1.3000e-004		0.0547
Unmitigated	1.4096	2.2000e-004	0.0239	0.0000		9.0000e-005	9.0000e-005		9.0000e-005	9.0000e-005		0.0513	0.0513	1.3000e-004		0.0547

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	0.0882					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.3192					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.2100e-003	2.2000e-004	0.0239	0.0000		9.0000e-005	9.0000e-005		9.0000e-005	9.0000e-005		0.0513	0.0513	1.3000e-004		0.0547
Total	1.4096	2.2000e-004	0.0239	0.0000		9.0000e-005	9.0000e-005		9.0000e-005	9.0000e-005		0.0513	0.0513	1.3000e-004		0.0547

Melrose and Seward - 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

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	0.0882					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.3192					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.2100e-003	2.2000e-004	0.0239	0.0000		9.0000e-005	9.0000e-005		9.0000e-005	9.0000e-005		0.0513	0.0513	1.3000e-004		0.0547
Total	1.4096	2.2000e-004	0.0239	0.0000		9.0000e-005	9.0000e-005		9.0000e-005	9.0000e-005		0.0513	0.0513	1.3000e-004		0.0547

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

Melrose and Seward - Los Angeles-South Coast County, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

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

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

Equipment Type	Number
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11.0 Vegetation
