



Appendix B

Air Quality and GHG Modeling Outputs

Ladyface Vista Professional Office Complex Project - Los Angeles-South Coast County, Annual

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

Ladyface Vista Professional Office Complex Project
Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Medical Office Building	20.28	1000sqft	0.47	20,279.00	0
Parking Lot	100.00	Space	1.27	55,334.00	0
City Park	1.49	Acre	1.49	65,085.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	8	Operational Year		2024	
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	390.98	CH4 Intensity (lb/MW hr)	0.033	N2O Intensity (lb/MW hr)	0.004

1.3 User Entered Comments & Non-Default Data

- Project Characteristics -
- Land Use - Per the Site Plan
- Construction Phase - Based on the construction schedule as provided by the client
- Grading -
- Vehicle Trips - Per trip gen table for option 1 in the VMT Assessment Memorandum
- Construction Off-road Equipment Mitigation - SCAQMD rule compliance
- Water Mitigation -
- Waste Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	CleanPavedRoadPercentReduction	0	6
tblConstDustMitigation	WaterUnpavedRoadMoistureContent	0	12
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	5.00	22.00
tblConstructionPhase	NumDays	8.00	44.00
tblConstructionPhase	NumDays	18.00	22.00
tblConstructionPhase	NumDays	230.00	260.00
tblConstructionPhase	NumDays	18.00	22.00
tblGrading	MaterialExported	0.00	495.74
tblGrading	MaterialImported	0.00	173.59
tblLandUse	LandUseSquareFeet	20,280.00	20,279.00
tblLandUse	LandUseSquareFeet	40,000.00	55,334.00
tblLandUse	LandUseSquareFeet	64,904.40	65,085.00
tblLandUse	LotAcreage	0.90	1.27
tblVehicleTrips	DV_TP	28.00	0.00
tblVehicleTrips	DV_TP	30.00	0.00
tblVehicleTrips	PB_TP	6.00	0.00
tblVehicleTrips	PB_TP	10.00	0.00
tblVehicleTrips	PR_TP	66.00	100.00
tblVehicleTrips	PR_TP	60.00	100.00
tblVehicleTrips	ST_TR	1.96	0.00
tblVehicleTrips	ST_TR	8.57	36.19
tblVehicleTrips	SU_TR	2.19	0.00
tblVehicleTrips	SU_TR	1.42	36.19
tblVehicleTrips	WD_TR	0.78	0.00
tblVehicleTrips	WD_TR	34.80	36.19

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

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.0929	0.9370	0.7162	1.3800e-003	0.3810	0.0439	0.4249	0.1889	0.0404	0.2293	0.0000	121.4963	121.4963	0.0364	6.0000e-004	122.5846
2023	0.3355	2.0239	2.4340	4.8100e-003	0.1014	0.0928	0.1942	0.0274	0.0874	0.1148	0.0000	425.0316	425.0316	0.0754	9.5300e-003	429.7581
Maximum	0.3355	2.0239	2.4340	4.8100e-003	0.3810	0.0928	0.4249	0.1889	0.0874	0.2293	0.0000	425.0316	425.0316	0.0754	9.5300e-003	429.7581

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	0.0929	0.9370	0.7162	1.3800e-003	0.1675	0.0439	0.2114	0.0820	0.0404	0.1224	0.0000	121.4962	121.4962	0.0364	6.0000e-004	122.5844
2023	0.3355	2.0239	2.4340	4.8100e-003	0.0963	0.0928	0.1891	0.0261	0.0874	0.1135	0.0000	425.0313	425.0313	0.0754	9.5300e-003	429.7578
Maximum	0.3355	2.0239	2.4340	4.8100e-003	0.1675	0.0928	0.2114	0.0820	0.0874	0.1224	0.0000	425.0313	425.0313	0.0754	9.5300e-003	429.7578

	ROG	NOx	CO	SO2	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	45.31	0.00	35.30	50.01	0.00	31.43	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)
2	8-9-2022	11-8-2022	0.1703	0.1703
3	11-9-2022	2-8-2023	1.0853	1.0853
4	2-9-2023	5-8-2023	0.5472	0.5472
5	5-9-2023	8-8-2023	0.6801	0.6801
6	8-9-2023	9-30-2023	0.3251	0.3251
		Highest	1.0853	1.0853

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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

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	0.0878	1.0000e-005	1.5500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.0200e-003	3.0200e-003	1.0000e-005	0.0000	3.2200e-003
Energy	9.9000e-004	9.0000e-003	7.5600e-003	5.0000e-005		6.8000e-004	6.8000e-004		6.8000e-004	6.8000e-004	0.0000	61.7435	61.7435	4.5700e-003	7.1000e-004	62.0697
Mobile	0.4166	0.4933	4.4900	9.9700e-003	1.0581	7.2700e-003	1.0654	0.2823	6.7500e-003	0.2890	0.0000	937.7934	937.7934	0.0616	0.0392	951.0206
Waste						0.0000	0.0000		0.0000	0.0000	44.4855	0.0000	44.4855	2.6290	0.0000	110.2109
Water						0.0000	0.0000		0.0000	0.0000	0.8073	10.3293	11.1366	0.0838	2.0600e-003	13.8464
Total	0.5054	0.5023	4.4991	0.0100	1.0581	7.9600e-003	1.0661	0.2823	7.4400e-003	0.2897	45.2928	1,009.8693	1,055.1621	2.7790	0.0420	1,137.1508

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	0.0878	1.0000e-005	1.5500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.0200e-003	3.0200e-003	1.0000e-005	0.0000	3.2200e-003
Energy	9.9000e-004	9.0000e-003	7.5600e-003	5.0000e-005		6.8000e-004	6.8000e-004		6.8000e-004	6.8000e-004	0.0000	61.7435	61.7435	4.5700e-003	7.1000e-004	62.0697
Mobile	0.4166	0.4933	4.4900	9.9700e-003	1.0581	7.2700e-003	1.0654	0.2823	6.7500e-003	0.2890	0.0000	937.7934	937.7934	0.0616	0.0392	951.0206
Waste						0.0000	0.0000		0.0000	0.0000	22.2427	0.0000	22.2427	1.3145	0.0000	55.1054
Water						0.0000	0.0000		0.0000	0.0000	0.6459	8.8824	9.5283	0.0671	1.6600e-003	11.6993
Total	0.5054	0.5023	4.4991	0.0100	1.0581	7.9600e-003	1.0661	0.2823	7.4400e-003	0.2897	22.8886	1,008.4224	1,031.3110	1.4478	0.0416	1,079.8982

	ROG	NOx	CO	SO2	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	49.47	0.14	2.26	47.90	0.95	5.03

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	11/1/2022	11/30/2022	5	22	
2	Grading	Grading	11/1/2022	12/31/2022	5	44	
3	Paving	Paving	12/1/2022	12/31/2022	5	22	
4	Building Construction	Building Construction	1/1/2023	12/31/2023	5	260	
5	Architectural Coating	Architectural Coating	6/1/2023	6/30/2023	5	22	

Acres of Grading (Site Preparation Phase): 33

Acres of Grading (Grading Phase): 44

Acres of Paving: 1.27

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 30,419; Non-Residential Outdoor: 10,140; Striped Parking Area: 3,320

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OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Paving	Cement and Mortar Mixers	2	6.00	9	0.56
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	2	6.00	132	0.36
Paving	Rollers	2	6.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
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
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	84.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	8	20.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	57.00	23.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	11.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

- Replace Ground Cover
- Water Exposed Area
- Water Unpaved Roads
- Reduce Vehicle Speed on Unpaved Roads
- Clean Paved Roads

3.2 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.2162	0.0000	0.2162	0.1111	0.0000	0.1111	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0349	0.3639	0.2167	4.2000e-004		0.0177	0.0177		0.0163	0.0163	0.0000	36.7833	36.7833	0.0119	0.0000	37.0807
Total	0.0349	0.3639	0.2167	4.2000e-004	0.2162	0.0177	0.2340	0.1111	0.0163	0.1275	0.0000	36.7833	36.7833	0.0119	0.0000	37.0807

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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	6.8000e-004	5.7000e-004	7.3500e-003	2.0000e-005	2.1700e-003	1.0000e-005	2.1800e-003	5.8000e-004	1.0000e-005	5.9000e-004	0.0000	1.7960	1.7960	5.0000e-005	5.0000e-005	1.8118
Total	6.8000e-004	5.7000e-004	7.3500e-003	2.0000e-005	2.1700e-003	1.0000e-005	2.1800e-003	5.8000e-004	1.0000e-005	5.9000e-004	0.0000	1.7960	1.7960	5.0000e-005	5.0000e-005	1.8118

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					0.0924	0.0000	0.0924	0.0475	0.0000	0.0475	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0349	0.3639	0.2167	4.2000e-004		0.0177	0.0177		0.0163	0.0163	0.0000	36.7833	36.7833	0.0119	0.0000	37.0807
Total	0.0349	0.3639	0.2167	4.2000e-004	0.0924	0.0177	0.1102	0.0475	0.0163	0.0638	0.0000	36.7833	36.7833	0.0119	0.0000	37.0807

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	6.8000e-004	5.7000e-004	7.3500e-003	2.0000e-005	2.0600e-003	1.0000e-005	2.0700e-003	5.5000e-004	1.0000e-005	5.6000e-004	0.0000	1.7960	1.7960	5.0000e-005	5.0000e-005	1.8118
Total	6.8000e-004	5.7000e-004	7.3500e-003	2.0000e-005	2.0600e-003	1.0000e-005	2.0700e-003	5.5000e-004	1.0000e-005	5.6000e-004	0.0000	1.7960	1.7960	5.0000e-005	5.0000e-005	1.8118

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

3.3 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1559	0.0000	0.1559	0.0754	0.0000	0.0754	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0429	0.4588	0.3360	6.5000e-004		0.0207	0.0207		0.0190	0.0190	0.0000	57.3205	57.3205	0.0185	0.0000	57.7840
Total	0.0429	0.4588	0.3360	6.5000e-004	0.1559	0.0207	0.1766	0.0754	0.0190	0.0944	0.0000	57.3205	57.3205	0.0185	0.0000	57.7840

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	1.1300e-003	9.4000e-004	0.0123	3.0000e-005	3.6200e-003	2.0000e-005	3.6400e-003	9.6000e-004	2.0000e-005	9.8000e-004	0.0000	2.9933	2.9933	9.0000e-005	8.0000e-005	3.0197
Total	1.3200e-003	8.3700e-003	0.0139	6.0000e-005	4.3400e-003	7.0000e-005	4.4200e-003	1.1600e-003	7.0000e-005	1.2300e-003	0.0000	5.5875	5.5875	2.3000e-004	4.9000e-004	5.7400

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					0.0666	0.0000	0.0666	0.0322	0.0000	0.0322	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0429	0.4588	0.3360	6.5000e-004		0.0207	0.0207		0.0190	0.0190	0.0000	57.3204	57.3204	0.0185	0.0000	57.7839
Total	0.0429	0.4588	0.3360	6.5000e-004	0.0666	0.0207	0.0873	0.0322	0.0190	0.0513	0.0000	57.3204	57.3204	0.0185	0.0000	57.7839

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Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.9000e-004	7.4300e-003	1.6600e-003	3.0000e-005	6.9000e-004	5.0000e-005	7.4000e-004	1.9000e-004	5.0000e-005	2.4000e-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	1.1300e-003	9.4000e-004	0.0123	3.0000e-005	3.4300e-003	2.0000e-005	3.4500e-003	9.1000e-004	2.0000e-005	9.4000e-004	0.0000	2.9933	2.9933	9.0000e-005	8.0000e-005	3.0197
Total	1.3200e-003	8.3700e-003	0.0139	6.0000e-005	4.1200e-003	7.0000e-005	4.1900e-003	1.1000e-003	7.0000e-005	1.1800e-003	0.0000	5.5875	5.5875	2.3000e-004	4.9000e-004	5.7400

3.4 Paving - 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	0.0107	0.1047	0.1341	2.1000e-004		5.3600e-003	5.3600e-003		4.9500e-003	4.9500e-003	0.0000	18.0135	18.0135	5.6600e-003	0.0000	18.1549
Paving	1.6600e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0124	0.1047	0.1341	2.1000e-004		5.3600e-003	5.3600e-003		4.9500e-003	4.9500e-003	0.0000	18.0135	18.0135	5.6600e-003	0.0000	18.1549

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	7.5000e-004	6.3000e-004	8.1700e-003	2.0000e-005	2.4100e-003	2.0000e-005	2.4300e-003	6.4000e-004	1.0000e-005	6.5000e-004	0.0000	1.9956	1.9956	6.0000e-005	5.0000e-005	2.0131
Total	7.5000e-004	6.3000e-004	8.1700e-003	2.0000e-005	2.4100e-003	2.0000e-005	2.4300e-003	6.4000e-004	1.0000e-005	6.5000e-004	0.0000	1.9956	1.9956	6.0000e-005	5.0000e-005	2.0131

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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	0.0107	0.1047	0.1341	2.1000e-004		5.3600e-003	5.3600e-003		4.9500e-003	4.9500e-003	0.0000	18.0134	18.0134	5.6600e-003	0.0000	18.1549
Paving	1.6600e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0124	0.1047	0.1341	2.1000e-004		5.3600e-003	5.3600e-003		4.9500e-003	4.9500e-003	0.0000	18.0134	18.0134	5.6600e-003	0.0000	18.1549

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	7.5000e-004	6.3000e-004	8.1700e-003	2.0000e-005	2.2900e-003	2.0000e-005	2.3000e-003	6.1000e-004	1.0000e-005	6.2000e-004	0.0000	1.9956	1.9956	6.0000e-005	5.0000e-005	2.0131
Total	7.5000e-004	6.3000e-004	8.1700e-003	2.0000e-005	2.2900e-003	2.0000e-005	2.3000e-003	6.1000e-004	1.0000e-005	6.2000e-004	0.0000	1.9956	1.9956	6.0000e-005	5.0000e-005	2.0131

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	0.2045	1.8700	2.1117	3.5000e-003		0.0910	0.0910		0.0856	0.0856	0.0000	301.3462	301.3462	0.0717	0.0000	303.1383
Total	0.2045	1.8700	2.1117	3.5000e-003		0.0910	0.0910		0.0856	0.0856	0.0000	301.3462	301.3462	0.0717	0.0000	303.1383

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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	3.3800e-003	0.1205	0.0451	5.6000e-004	0.0188	5.8000e-004	0.0194	5.4400e-003	5.5000e-004	5.9900e-003	0.0000	54.3649	54.3649	1.8200e-003	7.8200e-003	56.7418
Worker	0.0235	0.0187	0.2531	7.0000e-004	0.0812	5.0000e-004	0.0817	0.0216	4.6000e-004	0.0220	0.0000	65.4434	65.4434	1.7200e-003	1.6800e-003	65.9877
Total	0.0269	0.1392	0.2982	1.2600e-003	0.1000	1.0800e-003	0.1011	0.0270	1.0100e-003	0.0280	0.0000	119.8082	119.8082	3.5400e-003	9.5000e-003	122.7295

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	0.2045	1.8700	2.1117	3.5000e-003		0.0910	0.0910		0.0856	0.0856	0.0000	301.3458	301.3458	0.0717	0.0000	303.1380
Total	0.2045	1.8700	2.1117	3.5000e-003		0.0910	0.0910		0.0856	0.0856	0.0000	301.3458	301.3458	0.0717	0.0000	303.1380

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	3.3800e-003	0.1205	0.0451	5.6000e-004	0.0180	5.8000e-004	0.0186	5.2400e-003	5.5000e-004	5.8000e-003	0.0000	54.3649	54.3649	1.8200e-003	7.8200e-003	56.7418
Worker	0.0235	0.0187	0.2531	7.0000e-004	0.0770	5.0000e-004	0.0775	0.0205	4.6000e-004	0.0210	0.0000	65.4434	65.4434	1.7200e-003	1.6800e-003	65.9877
Total	0.0269	0.1392	0.2982	1.2600e-003	0.0950	1.0800e-003	0.0961	0.0258	1.0100e-003	0.0268	0.0000	119.8082	119.8082	3.5400e-003	9.5000e-003	122.7295

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3.6 Architectural Coating - 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					
Archit. Coating	0.1017					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.1100e-003	0.0143	0.0199	3.0000e-005		7.8000e-004	7.8000e-004		7.8000e-004	7.8000e-004	0.0000	2.8086	2.8086	1.7000e-004	0.0000	2.8128
Total	0.1038	0.0143	0.0199	3.0000e-005		7.8000e-004	7.8000e-004		7.8000e-004	7.8000e-004	0.0000	2.8086	2.8086	1.7000e-004	0.0000	2.8128

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	3.8000e-004	3.1000e-004	4.1300e-003	1.0000e-005	1.3300e-003	1.0000e-005	1.3300e-003	3.5000e-004	1.0000e-005	3.6000e-004	0.0000	1.0686	1.0686	3.0000e-005	3.0000e-005	1.0775
Total	3.8000e-004	3.1000e-004	4.1300e-003	1.0000e-005	1.3300e-003	1.0000e-005	1.3300e-003	3.5000e-004	1.0000e-005	3.6000e-004	0.0000	1.0686	1.0686	3.0000e-005	3.0000e-005	1.0775

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	0.1017					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.1100e-003	0.0143	0.0199	3.0000e-005		7.8000e-004	7.8000e-004		7.8000e-004	7.8000e-004	0.0000	2.8086	2.8086	1.7000e-004	0.0000	2.8128
Total	0.1038	0.0143	0.0199	3.0000e-005		7.8000e-004	7.8000e-004		7.8000e-004	7.8000e-004	0.0000	2.8086	2.8086	1.7000e-004	0.0000	2.8128

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Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	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	3.8000e-004	3.1000e-004	4.1300e-003	1.0000e-005	1.2600e-003	1.0000e-005	1.2700e-003	3.4000e-004	1.0000e-005	3.4000e-004	0.0000	1.0686	1.0686	3.0000e-005	3.0000e-005	1.0775
Total	3.8000e-004	3.1000e-004	4.1300e-003	1.0000e-005	1.2600e-003	1.0000e-005	1.2700e-003	3.4000e-004	1.0000e-005	3.4000e-004	0.0000	1.0686	1.0686	3.0000e-005	3.0000e-005	1.0775

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	0.4166	0.4933	4.4900	9.9700e-003	1.0581	7.2700e-003	1.0654	0.2823	6.7500e-003	0.2890	0.0000	937.7934	937.7934	0.0616	0.0392	951.0206
Unmitigated	0.4166	0.4933	4.4900	9.9700e-003	1.0581	7.2700e-003	1.0654	0.2823	6.7500e-003	0.2890	0.0000	937.7934	937.7934	0.0616	0.0392	951.0206

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated Annual VMT	Mitigated Annual VMT
	Weekday	Saturday	Sunday		
City Park	0.00	0.00	0.00		
Medical Office Building	733.93	733.93	733.93	2,816,366	2,816,366
Parking Lot	0.00	0.00	0.00		
Total	733.93	733.93	733.93	2,816,366	2,816,366

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
City Park	16.60	8.40	6.90	33.00	48.00	19.00	100	0	0
Medical Office Building	16.60	8.40	6.90	29.60	51.40	19.00	100	0	0
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

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

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5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	51.9499	51.9499	4.3800e-003	5.3000e-004	52.2179
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	51.9499	51.9499	4.3800e-003	5.3000e-004	52.2179
NaturalGas Mitigated	9.9000e-004	9.0000e-003	7.5600e-003	5.0000e-005		6.8000e-004	6.8000e-004		6.8000e-004	6.8000e-004	0.0000	9.7936	9.7936	1.9000e-004	1.8000e-004	9.8518
NaturalGas Unmitigated	9.9000e-004	9.0000e-003	7.5600e-003	5.0000e-005		6.8000e-004	6.8000e-004		6.8000e-004	6.8000e-004	0.0000	9.7936	9.7936	1.9000e-004	1.8000e-004	9.8518

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					
City Park	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
Medical Office Building	183525	9.9000e-004	9.0000e-003	7.5600e-003	5.0000e-005		6.8000e-004	6.8000e-004		6.8000e-004	6.8000e-004	0.0000	9.7936	9.7936	1.9000e-004	1.8000e-004	9.8518
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		9.9000e-004	9.0000e-003	7.5600e-003	5.0000e-005		6.8000e-004	6.8000e-004		6.8000e-004	6.8000e-004	0.0000	9.7936	9.7936	1.9000e-004	1.8000e-004	9.8518

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					
City Park	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
Medical Office Building	183525	9.9000e-004	9.0000e-003	7.5600e-003	5.0000e-005		6.8000e-004	6.8000e-004		6.8000e-004	6.8000e-004	0.0000	9.7936	9.7936	1.9000e-004	1.8000e-004	9.8518
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		9.9000e-004	9.0000e-003	7.5600e-003	5.0000e-005		6.8000e-004	6.8000e-004		6.8000e-004	6.8000e-004	0.0000	9.7936	9.7936	1.9000e-004	1.8000e-004	9.8518

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5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
City Park	0	0.0000	0.0000	0.0000	0.0000
Medical Office Building	273564	48.5153	4.0900e-003	5.0000e-004	48.7656
Parking Lot	19366.9	3.4346	2.9000e-004	4.0000e-005	3.4524
Total		51.9499	4.3800e-003	5.4000e-004	52.2179

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
City Park	0	0.0000	0.0000	0.0000	0.0000
Medical Office Building	273564	48.5153	4.0900e-003	5.0000e-004	48.7656
Parking Lot	19366.9	3.4346	2.9000e-004	4.0000e-005	3.4524
Total		51.9499	4.3800e-003	5.4000e-004	52.2179

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	0.0878	1.0000e-005	1.5500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.0200e-003	3.0200e-003	1.0000e-005	0.0000	3.2200e-003
Unmitigated	0.0878	1.0000e-005	1.5500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.0200e-003	3.0200e-003	1.0000e-005	0.0000	3.2200e-003

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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	0.0102					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0775					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.4000e-004	1.0000e-005	1.5500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.0200e-003	3.0200e-003	1.0000e-005	0.0000	3.2200e-003	0.0000
Total	0.0878	1.0000e-005	1.5500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.0200e-003	3.0200e-003	1.0000e-005	0.0000	3.2200e-003	0.0000

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	0.0102					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0775					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.4000e-004	1.0000e-005	1.5500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.0200e-003	3.0200e-003	1.0000e-005	0.0000	3.2200e-003	0.0000
Total	0.0878	1.0000e-005	1.5500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.0200e-003	3.0200e-003	1.0000e-005	0.0000	3.2200e-003	0.0000

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

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	9.5283	0.0671	1.6600e-003	11.6993
Unmitigated	11.1366	0.0838	2.0600e-003	13.8464

Ladyface Vista Professional Office Complex Project - Los Angeles-South Coast County, Annual

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

7.2 Water by Land Use

Unmitigated

Indoor/Outdoor Use		Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
City Park	0 / 1.77531	3.4979	3.0000e-004	4.0000e-005	3.5160
Medical Office Building	2.54475 / 0.484713	7.6387	0.0835	2.0300e-003	10.3305
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		11.1366	0.0838	2.0700e-003	13.8464

Mitigated

Indoor/Outdoor Use		Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
City Park	0 / 1.66701	3.2845	2.8000e-004	3.0000e-005	3.3015
Medical Office Building	2.0358 / 0.455146	6.2437	0.0668	1.6200e-003	8.3978
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		9.5283	0.0671	1.6500e-003	11.6993

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	22.2427	1.3145	0.0000	55.1054
Unmitigated	44.4855	2.6290	0.0000	110.2109

Ladyface Vista Professional Office Complex Project - 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			
City Park	0.13	0.0264	1.5600e-003	0.0000	0.0654
Medical Office Building	219.02	44.4591	2.6275	0.0000	110.1455
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		44.4855	2.6290	0.0000	110.2109

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
City Park	0.065	0.0132	7.8000e-004	0.0000	0.0327
Medical Office Building	109.51	22.2295	1.3137	0.0000	55.0728
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		22.2427	1.3145	0.0000	55.1054

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

Ladyface Vista Professional Office Complex Project - Los Angeles-South Coast County, Summer

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

**Ladyface Vista Professional Office Complex Project
Los Angeles-South Coast County, Summer**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Medical Office Building	20.28	1000sqft	0.47	20,279.00	0
Parking Lot	100.00	Space	1.27	55,334.00	0
City Park	1.49	Acre	1.49	65,085.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	8			Operational Year	2024
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	390.98	CH4 Intensity (lb/MW hr)	0.033	N2O Intensity (lb/MW hr)	0.004

1.3 User Entered Comments & Non-Default Data

- Project Characteristics -
- Land Use - Per the Site Plan
- Construction Phase - Based on the construction schedule as provided by the client
- Grading -
- Vehicle Trips - Per trip gen table for option 1 in the VMT Assessment Memorandum
- Construction Off-road Equipment Mitigation - SCAQMD rule compliance
- Water Mitigation -
- Waste Mitigation -

Ladyface Vista Professional Office Complex Project - Los Angeles-South Coast County, Summer

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

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	CleanPavedRoadPercentReduction	0	6
tblConstDustMitigation	WaterUnpavedRoadMoistureContent	0	12
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	5.00	22.00
tblConstructionPhase	NumDays	8.00	44.00
tblConstructionPhase	NumDays	18.00	22.00
tblConstructionPhase	NumDays	230.00	260.00
tblConstructionPhase	NumDays	18.00	22.00
tblGrading	MaterialExported	0.00	495.74
tblGrading	MaterialImported	0.00	173.59
tblLandUse	LandUseSquareFeet	20,280.00	20,279.00
tblLandUse	LandUseSquareFeet	40,000.00	55,334.00
tblLandUse	LandUseSquareFeet	64,904.40	65,085.00
tblLandUse	LotAcreage	0.90	1.27
tblVehicleTrips	DV_TP	28.00	0.00
tblVehicleTrips	DV_TP	30.00	0.00
tblVehicleTrips	PB_TP	6.00	0.00
tblVehicleTrips	PB_TP	10.00	0.00
tblVehicleTrips	PR_TP	66.00	100.00
tblVehicleTrips	PR_TP	60.00	100.00
tblVehicleTrips	ST_TR	1.96	0.00
tblVehicleTrips	ST_TR	8.57	36.19
tblVehicleTrips	SU_TR	2.19	0.00
tblVehicleTrips	SU_TR	1.42	36.19
tblVehicleTrips	WD_TR	0.76	0.00
tblVehicleTrips	WD_TR	34.80	36.19

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	5.2419	54.3427	36.3459	0.0723	27.1436	2.5582	29.7018	13.6344	2.3536	15.9880	0.0000	7,031.3165	7,031.3165	2.1372	0.0294	7,093.3527
2023	11.2532	16.7225	20.8613	0.0409	0.9074	0.7796	1.6870	0.2440	0.7377	0.9817	0.0000	3,965.8944	3,965.8944	0.6573	0.0819	4,026.7288
Maximum	11.2532	54.3427	36.3459	0.0723	27.1436	2.5582	29.7018	13.6344	2.3536	15.9880	0.0000	7,031.3165	7,031.3165	2.1372	0.0819	7,093.3527

Ladyface Vista Professional Office Complex Project - Los Angeles-South Coast County, Summer

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

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	11/1/2022	11/30/2022	5	22	
2	Grading	Grading	11/1/2022	12/31/2022	5	44	
3	Paving	Paving	12/1/2022	12/31/2022	5	22	
4	Building Construction	Building Construction	1/1/2023	12/31/2023	5	260	
5	Architectural Coating	Architectural Coating	6/1/2023	6/30/2023	5	22	

Acres of Grading (Site Preparation Phase): 33

Acres of Grading (Grading Phase): 44

Acres of Paving: 1.27

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 30,419; Non-Residential Outdoor: 10,140; Striped Parking Area: 3,320

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Paving	Cement and Mortar Mixers	2	6.00	9	0.56
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	2	6.00	132	0.36
Paving	Rollers	2	6.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Building Construction	Cranes	1	7.00	23	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
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
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	84.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	8	20.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	57.00	23.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	11.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

- Replace Ground Cover
- Water Exposed Area
- Water Unpaved Roads
- Reduce Vehicle Speed on Unpaved Roads
- Clean Paved Roads

Ladyface Vista Professional Office Complex Project - 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 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					19.6570	0.0000	19.6570	10.1025	0.0000	10.1025			0.0000			0.0000
Off-Road	3.1701	33.0835	19.6978	0.0380		1.6126	1.6126		1.4836	1.4836		3,686.0619	3,686.0619	1.1922		3,715.8655
Total	3.1701	33.0835	19.6978	0.0380	19.6570	1.6126	21.2696	10.1025	1.4836	11.5860		3,686.0619	3,686.0619	1.1922		3,715.8655

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	0.0623	0.0455	0.7094	1.8400e-003	0.2012	1.2900e-003	0.2025	0.0534	1.1900e-003	0.0546		187.2229	187.2229	5.0700e-003	4.5000e-003	188.6918
Total	0.0623	0.0455	0.7094	1.8400e-003	0.2012	1.2900e-003	0.2025	0.0534	1.1900e-003	0.0546		187.2229	187.2229	5.0700e-003	4.5000e-003	188.6918

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					8.4034	0.0000	8.4034	4.3188	0.0000	4.3188			0.0000			0.0000
Off-Road	3.1701	33.0835	19.6978	0.0380		1.6126	1.6126		1.4836	1.4836	0.0000	3,686.0619	3,686.0619	1.1922		3,715.8655
Total	3.1701	33.0835	19.6978	0.0380	8.4034	1.6126	10.0159	4.3188	1.4836	5.8024	0.0000	3,686.0619	3,686.0619	1.1922		3,715.8655

Ladyface Vista Professional Office Complex Project - 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 Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive 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	0.0623	0.0455	0.7094	1.8400e-003	0.1907	1.2900e-003	0.1920	0.0508	1.1900e-003	0.0520		187.2229	187.2229	5.0700e-003	4.5000e-003	188.6918
Total	0.0623	0.0455	0.7094	1.8400e-003	0.1907	1.2900e-003	0.1920	0.0508	1.1900e-003	0.0520		187.2229	187.2229	5.0700e-003	4.5000e-003	188.6918

3.3 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0843	0.0000	7.0843	3.4250	0.0000	3.4250			0.0000			0.0000
Off-Road	1.9486	20.8551	15.2727	0.0297		0.9409	0.9409		0.8656	0.8656		2,872.0464	2,872.0464	0.9289		2,895.2684
Total	1.9486	20.8551	15.2727	0.0297	7.0843	0.9409	8.0252	3.4250	0.8656	4.2906		2,872.0464	2,872.0464	0.9289		2,895.2684

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	8.8900e-003	0.3206	0.0748	1.1900e-003	0.0334	2.3800e-003	0.0358	9.1600e-003	2.2800e-003	0.0114		129.9663	129.9663	6.9000e-003	0.0206	136.2838
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0519	0.0379	0.5912	1.5300e-003	0.1677	1.0700e-003	0.1687	0.0445	9.9000e-004	0.0455		156.0191	156.0191	4.2200e-003	3.7500e-003	157.2432
Total	0.0608	0.3585	0.6660	2.7200e-003	0.2011	3.4500e-003	0.2045	0.0536	3.2700e-003	0.0569		285.9853	285.9853	0.0111	0.0244	293.5270

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					3.0285	0.0000	3.0285	1.4642	0.0000	1.4642			0.0000			0.0000
Off-Road	1.9486	20.8551	15.2727	0.0297		0.9409	0.9409		0.8656	0.8656	0.0000	2,872.0464	2,872.0464	0.9289		2,895.2684
Total	1.9486	20.8551	15.2727	0.0297	3.0285	0.9409	3.9694	1.4642	0.8656	2.3298	0.0000	2,872.0464	2,872.0464	0.9289		2,895.2684

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	8.8900e-003	0.3206	0.0748	1.1900e-003	0.0319	2.3800e-003	0.0343	8.7900e-003	2.2800e-003	0.0111		129.9663	129.9663	6.9000e-003	0.0206	136.2838
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0519	0.0379	0.5912	1.5300e-003	0.1589	1.0700e-003	0.1600	0.0423	9.9000e-004	0.0433		156.0191	156.0191	4.2200e-003	3.7500e-003	157.2432
Total	0.0608	0.3585	0.6660	2.7200e-003	0.1908	3.4500e-003	0.1943	0.0511	3.2700e-003	0.0544		285.9853	285.9853	0.0111	0.0244	293.5270

3.4 Paving - 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	0.9765	9.5221	12.1940	0.0189		0.4877	0.4877		0.4504	0.4504		1,805.1297	1,805.1297	0.5672		1,819.3091
Paving	0.1513					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.1278	9.5221	12.1940	0.0189		0.4877	0.4877		0.4504	0.4504		1,805.1297	1,805.1297	0.5672		1,819.3091

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

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	0.0692	0.0505	0.7883	2.0400e-003	0.2236	1.4300e-003	0.2250	0.0593	1.3200e-003	0.0606		208.0254	208.0254	5.6300e-003	5.0000e-003	209.6576
Total	0.0692	0.0505	0.7883	2.0400e-003	0.2236	1.4300e-003	0.2250	0.0593	1.3200e-003	0.0606		208.0254	208.0254	5.6300e-003	5.0000e-003	209.6576

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9765	9.5221	12.1940	0.0189		0.4877	0.4877		0.4504	0.4504	0.0000	1,805.1297	1,805.1297	0.5672		1,819.3091
Paving	0.1513					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.1278	9.5221	12.1940	0.0189		0.4877	0.4877		0.4504	0.4504	0.0000	1,805.1297	1,805.1297	0.5672		1,819.3091

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	0.0692	0.0505	0.7883	2.0400e-003	0.2119	1.4300e-003	0.2133	0.0564	1.3200e-003	0.0577		208.0254	208.0254	5.6300e-003	5.0000e-003	209.6576
Total	0.0692	0.0505	0.7883	2.0400e-003	0.2119	1.4300e-003	0.2133	0.0564	1.3200e-003	0.0577		208.0254	208.0254	5.6300e-003	5.0000e-003	209.6576

Ladyface Vista Professional Office Complex Project - 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	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061
Total	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061

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	0.0265	0.8828	0.3420	4.2800e-003	0.1473	4.4400e-003	0.1518	0.0424	4.2400e-003	0.0467		460.6497	460.6497	0.0154	0.0662	480.7716
Worker	0.1825	0.1273	2.0655	5.6400e-003	0.6371	3.8400e-003	0.6410	0.1690	3.5400e-003	0.1725		577.1893	577.1893	0.0144	0.0132	581.4689
Total	0.2090	1.0101	2.4075	9.9200e-003	0.7845	8.2800e-003	0.7927	0.2114	7.7800e-003	0.2192		1,037.8390	1,037.8390	0.0298	0.0794	1,062.2404

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	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
Total	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061

Ladyface Vista Professional Office Complex Project - 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 Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive 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	0.0265	0.8828	0.3420	4.2800e-003	0.1410	4.4400e-003	0.1455	0.0409	4.2400e-003	0.0451		460.6497	460.6497	0.0154	0.0662	480.7716
Worker	0.1825	0.1273	2.0655	5.6400e-003	0.6039	3.8400e-003	0.6077	0.1608	3.5400e-003	0.1644		577.1893	577.1893	0.0144	0.0132	581.4689
Total	0.2090	1.0101	2.4075	9.9200e-003	0.7449	8.2800e-003	0.7532	0.2017	7.7800e-003	0.2095		1,037.8390	1,037.8390	0.0298	0.0794	1,062.2404

3.6 Architectural Coating - 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					
Archit. Coating	9.2445					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	9.4362	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690

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	0.0352	0.0246	0.3986	1.0900e-003	0.1230	7.4000e-004	0.1237	0.0326	6.8000e-004	0.0333		111.3874	111.3874	2.7700e-003	2.5400e-003	112.2133
Total	0.0352	0.0246	0.3986	1.0900e-003	0.1230	7.4000e-004	0.1237	0.0326	6.8000e-004	0.0333		111.3874	111.3874	2.7700e-003	2.5400e-003	112.2133

Ladyface Vista Professional Office Complex Project - 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 Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	9.2445					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690
Total	9.4362	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690

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	0.0352	0.0246	0.3986	1.0900e-003	0.1165	7.4000e-004	0.1173	0.0310	6.8000e-004	0.0317		111.3874	111.3874	2.7700e-003	2.5400e-003	112.2133
Total	0.0352	0.0246	0.3986	1.0900e-003	0.1165	7.4000e-004	0.1173	0.0310	6.8000e-004	0.0317		111.3874	111.3874	2.7700e-003	2.5400e-003	112.2133

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	2.3616	2.4728	25.0794	0.0566	5.9295	0.0400	5.9695	1.5794	0.0371	1.6166		5,869.8833	5,869.8833	0.3657	0.2261	5,946.3980
Unmitigated	2.3616	2.4728	25.0794	0.0566	5.9295	0.0400	5.9695	1.5794	0.0371	1.6166		5,869.8833	5,869.8833	0.3657	0.2261	5,946.3980

Ladyface Vista Professional Office Complex Project - Los Angeles-South Coast County, Summer

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

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated Annual VMT	Mitigated Annual VMT
	Weekday	Saturday	Sunday		
City Park	0.00	0.00	0.00		
Medical Office Building	733.93	733.93	733.93	2,816,366	2,816,366
Parking Lot	0.00	0.00	0.00		
Total	733.93	733.93	733.93	2,816,366	2,816,366

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
City Park	16.60	8.40	6.90	33.00	48.00	19.00	100	0	0
Medical Office Building	16.60	8.40	6.90	29.60	51.40	19.00	100	0	0
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

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

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
NaturalGas Mitigated	5.4200e-003	0.0493	0.0414	3.0000e-004		3.7500e-003	3.7500e-003		3.7500e-003	3.7500e-003		59.1539	59.1539	1.1300e-003	1.0800e-003	59.5054
NaturalGas Unmitigated	5.4200e-003	0.0493	0.0414	3.0000e-004		3.7500e-003	3.7500e-003		3.7500e-003	3.7500e-003		59.1539	59.1539	1.1300e-003	1.0800e-003	59.5054

5.2 Energy by Land Use - NaturalGas

Unmitigated

Land Use	NaturalGas Use kBTU/yr	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
City Park	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
Medical Office Building	502.808	5.4200e-003	0.0493	0.0414	3.0000e-004		3.7500e-003	3.7500e-003		3.7500e-003	3.7500e-003		59.1539	59.1539	1.1300e-003	1.0800e-003	59.5054
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		5.4200e-003	0.0493	0.0414	3.0000e-004		3.7500e-003	3.7500e-003		3.7500e-003	3.7500e-003		59.1539	59.1539	1.1300e-003	1.0800e-003	59.5054

Ladyface Vista Professional Office Complex Project - 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

	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					
City Park	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
Medical Office Building	0.502808	5.4200e-003	0.0493	0.0414	3.0000e-004		3.7500e-003	3.7500e-003		3.7500e-003	3.7500e-003		59.1539	59.1539	1.1300e-003	1.0800e-003	59.5054
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		5.4200e-003	0.0493	0.0414	3.0000e-004		3.7500e-003	3.7500e-003		3.7500e-003	3.7500e-003		59.1539	59.1539	1.1300e-003	1.0800e-003	59.5054

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	0.4813	1.1000e-004	0.0124	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0267	0.0267	7.0000e-005		0.0284
Unmitigated	0.4813	1.1000e-004	0.0124	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0267	0.0267	7.0000e-005		0.0284

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	0.0557					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.4245					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.1500e-003	1.1000e-004	0.0124	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0267	0.0267	7.0000e-005		0.0284
Total	0.4814	1.1000e-004	0.0124	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0267	0.0267	7.0000e-005		0.0284

Ladyface Vista Professional Office Complex Project - 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

	ROG	NOx	CO	SO2	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	0.0557					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.4245					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.1500e-003	1.1000e-004	0.0124	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005			0.0267	0.0267	7.0000e-005	0.0284
Total	0.4814	1.1000e-004	0.0124	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005			0.0267	0.0267	7.0000e-005	0.0284

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

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

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

Ladyface Vista Professional Office Complex Project - Los Angeles-South Coast County, Winter

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

Ladyface Vista Professional Office Complex Project
Los Angeles-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Medical Office Building	20.28	1000sqft	0.47	20,279.00	0
Parking Lot	100.00	Space	1.27	55,334.00	0
City Park	1.49	Acre	1.49	65,085.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	8	Operational Year		2024	
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	390.98	CH4 Intensity (lb/MW hr)	0.033	N2O Intensity (lb/MW hr)	0.004

1.3 User Entered Comments & Non-Default Data

- Project Characteristics -
- Land Use - Per the Site Plan
- Construction Phase - Based on the construction schedule as provided by the client
- Grading -
- Vehicle Trips - Per trip gen table for option 1 in the VMT Assessment Memorandum
- Construction Off-road Equipment Mitigation - SCAQMD rule compliance
- Water Mitigation -
- Waste Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	CleanPavedRoadPercentReduction	0	6
tblConstDustMitigation	WaterUnpavedRoadMoistureContent	0	12
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	5.00	22.00
tblConstructionPhase	NumDays	8.00	44.00
tblConstructionPhase	NumDays	18.00	22.00
tblConstructionPhase	NumDays	230.00	260.00
tblConstructionPhase	NumDays	18.00	22.00
tblGrading	MaterialExported	0.00	495.74
tblGrading	MaterialImported	0.00	173.59
tblLandUse	LandUseSquareFeet	20,280.00	20,279.00
tblLandUse	LandUseSquareFeet	40,000.00	55,334.00
tblLandUse	LandUseSquareFeet	64,904.40	65,085.00
tblLandUse	LotAcreage	0.90	1.27
tblVehicleTrips	DV_TP	28.00	0.00
tblVehicleTrips	DV_TP	30.00	0.00
tblVehicleTrips	PB_TP	6.00	0.00
tblVehicleTrips	PB_TP	10.00	0.00
tblVehicleTrips	PR_TP	66.00	100.00
tblVehicleTrips	PR_TP	60.00	100.00
tblVehicleTrips	ST_TR	1.96	0.00
tblVehicleTrips	ST_TR	8.57	36.19
tblVehicleTrips	SU_TR	2.19	0.00
tblVehicleTrips	SU_TR	1.42	36.19
tblVehicleTrips	WD_TR	0.78	0.00
tblVehicleTrips	WD_TR	34.80	36.19

Ladyface Vista Professional Office Complex Project - 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

2.1 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	5.2497	54.3644	36.2407	0.0721	27.1436	2.5582	29.7018	13.6344	2.3536	15.9881	0.0000	7,013.2066	7,013.2066	2.1373	0.0300	7,075.4160
2023	11.2685	16.7799	20.6728	0.0406	0.9074	0.7796	1.6870	0.2440	0.7377	0.9817	0.0000	3,950.3588	3,950.3588	0.6574	0.0832	3,991.5789
Maximum	11.2685	54.3644	36.2407	0.0721	27.1436	2.5582	29.7018	13.6344	2.3536	15.9881	0.0000	7,013.2066	7,013.2066	2.1373	0.0832	7,075.4160

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	5.2497	54.3644	36.2407	0.0721	11.8134	2.5582	14.3716	5.8849	2.3536	8.2385	0.0000	7,013.2066	7,013.2066	2.1373	0.0300	7,075.4160
2023	11.2685	16.7799	20.6728	0.0406	0.8615	0.7796	1.6411	0.2327	0.7377	0.9705	0.0000	3,950.3588	3,950.3588	0.6574	0.0832	3,991.5789
Maximum	11.2685	54.3644	36.2407	0.0721	11.8134	2.5582	14.3716	5.8849	2.3536	8.2385	0.0000	7,013.2066	7,013.2066	2.1373	0.0832	7,075.4160

	ROG	NOx	CO	SO2	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	54.81	0.00	48.99	55.92	0.00	45.73	0.00	0.00	0.00	0.00	0.00	0.00

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.4813	1.1000e-004	0.0124	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0267	0.0267	7.0000e-005		0.0284
Energy	5.4200e-003	0.0493	0.0414	3.0000e-004		3.7500e-003	3.7500e-003		3.7500e-003	3.7500e-003		59.1539	59.1539	1.1300e-003	1.0800e-003	59.5054
Mobile	2.3245	2.6701	24.4274	0.0542	5.9295	0.0400	5.9695	1.5794	0.0372	1.6166		5,619.5861	5,619.5861	0.3747	0.2359	5,699.2632
Total	2.8112	2.7195	24.4813	0.0545	5.9295	0.0438	5.9733	1.5794	0.0409	1.6204		5,678.7667	5,678.7667	0.3759	0.2370	5,758.7970

Ladyface Vista Professional Office Complex Project - 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	0.4813	1.1000e-004	0.0124	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0267	0.0267	7.0000e-005		0.0284
Energy	5.4200e-003	0.0493	0.0414	3.0000e-004		3.7500e-003	3.7500e-003		3.7500e-003	3.7500e-003		59.1539	59.1539	1.1300e-003	1.0800e-003	59.5054
Mobile	2.3245	2.6701	24.4274	0.0542	5.9295	0.0400	5.9695	1.5794	0.0372	1.6166		5,619.5861	5,619.5861	0.3747	0.2359	5,699.2632
Total	2.8112	2.7195	24.4813	0.0545	5.9295	0.0438	5.9733	1.5794	0.0409	1.6204		5,678.7667	5,678.7667	0.3759	0.2370	5,758.7970

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

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	11/1/2022	11/30/2022	5	22	
2	Grading	Grading	11/1/2022	12/31/2022	5	44	
3	Paving	Paving	12/1/2022	12/31/2022	5	22	
4	Building Construction	Building Construction	1/1/2023	12/31/2023	5	260	
5	Architectural Coating	Architectural Coating	6/1/2023	6/30/2023	5	22	

Acres of Grading (Site Preparation Phase): 33

Acres of Grading (Grading Phase): 44

Acres of Paving: 1.27

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 30,419; Non-Residential Outdoor: 10,140; Striped Parking Area: 3,320

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Paving	Cement and Mortar Mixers	2	6.00	9	0.56
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	2	6.00	132	0.36
Paving	Rollers	2	6.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Architectural Coating	Air Compressors	1	6.00	76	0.48

Ladyface Vista Professional Office Complex Project - Los Angeles-South Coast County, Winter

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

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	84.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	8	20.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	57.00	23.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	11.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

- Replace Ground Cover
- Water Exposed Area
- Water Unpaved Roads
- Reduce Vehicle Speed on Unpaved Roads
- Clean Paved Roads

3.2 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					19.6570	0.0000	19.6570	10.1025	0.0000	10.1025			0.0000			0.0000
Off-Road	3.1701	33.0835	19.6978	0.0380		1.6126	1.6126		1.4836	1.4836		3,686.0619	3,686.0619	1.1922		3,715.8655
Total	3.1701	33.0835	19.6978	0.0380	19.6570	1.6126	21.2696	10.1025	1.4836	11.5860		3,686.0619	3,686.0619	1.1922		3,715.8655

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	0.0667	0.0503	0.6514	1.7400e-003	0.2012	1.2900e-003	0.2025	0.0534	1.1900e-003	0.0546		177.3240	177.3240	5.1300e-003	4.8100e-003	178.8864
Total	0.0667	0.0503	0.6514	1.7400e-003	0.2012	1.2900e-003	0.2025	0.0534	1.1900e-003	0.0546		177.3240	177.3240	5.1300e-003	4.8100e-003	178.8864

Ladyface Vista Professional Office Complex Project - 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 Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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					8.4034	0.0000	8.4034	4.3188	0.0000	4.3188			0.0000			0.0000
Off-Road	3.1701	33.0835	19.6978	0.0380		1.6126	1.6126		1.4836	1.4836	0.0000	3,686.0619	3,686.0619	1.1922		3,715.8655
Total	3.1701	33.0835	19.6978	0.0380	8.4034	1.6126	10.0159	4.3188	1.4836	5.8024	0.0000	3,686.0619	3,686.0619	1.1922		3,715.8655

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	0.0667	0.0503	0.6514	1.7400e-003	0.1907	1.2900e-003	0.1920	0.0508	1.1900e-003	0.0520		177.3240	177.3240	5.1300e-003	4.8100e-003	178.8864
Total	0.0667	0.0503	0.6514	1.7400e-003	0.1907	1.2900e-003	0.1920	0.0508	1.1900e-003	0.0520		177.3240	177.3240	5.1300e-003	4.8100e-003	178.8864

3.3 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0843	0.0000	7.0843	3.4250	0.0000	3.4250			0.0000			0.0000
Off-Road	1.9486	20.8551	15.2727	0.0297		0.9409	0.9409		0.8656	0.8656		2,872.0464	2,872.0464	0.9289		2,895.2684
Total	1.9486	20.8551	15.2727	0.0297	7.0843	0.9409	8.0252	3.4250	0.8656	4.2906		2,872.0464	2,872.0464	0.9289		2,895.2684

Ladyface Vista Professional Office Complex Project - Los Angeles-South Coast County, Winter

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

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	8.6800e-003	0.3336	0.0761	1.1900e-003	0.0334	2.3900e-003	0.0358	9.1600e-003	2.2800e-003	0.0115		130.0044	130.0044	6.8900e-003	0.0206	136.3237
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0556	0.0419	0.5428	1.4500e-003	0.1677	1.0700e-003	0.1687	0.0445	9.9000e-004	0.0455		147.7700	147.7700	4.2700e-003	4.0100e-003	149.0720
Total	0.0643	0.3755	0.6189	2.6400e-003	0.2011	3.4600e-003	0.2045	0.0536	3.2700e-003	0.0569		277.7743	277.7743	0.0112	0.0246	285.3957

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					3.0285	0.0000	3.0285	1.4642	0.0000	1.4642			0.0000			0.0000
Off-Road	1.9486	20.8551	15.2727	0.0297		0.9409	0.9409		0.8656	0.8656	0.0000	2,872.0464	2,872.0464	0.9289		2,895.2684
Total	1.9486	20.8551	15.2727	0.0297	3.0285	0.9409	3.9694	1.4642	0.8656	2.3298	0.0000	2,872.0464	2,872.0464	0.9289		2,895.2684

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	8.6800e-003	0.3336	0.0761	1.1900e-003	0.0319	2.3900e-003	0.0343	8.7900e-003	2.2800e-003	0.0111		130.0044	130.0044	6.8900e-003	0.0206	136.3237
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0556	0.0419	0.5428	1.4500e-003	0.1589	1.0700e-003	0.1600	0.0423	9.9000e-004	0.0433		147.7700	147.7700	4.2700e-003	4.0100e-003	149.0720
Total	0.0643	0.3755	0.6189	2.6400e-003	0.1908	3.4600e-003	0.1943	0.0511	3.2700e-003	0.0544		277.7743	277.7743	0.0112	0.0246	285.3957

Ladyface Vista Professional Office Complex Project - 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 Paving - 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	0.9765	9.5221	12.1940	0.0189		0.4877	0.4877		0.4504	0.4504		1,805.1297	1,805.1297	0.5672		1,819.3091
Paving	0.1513					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.1278	9.5221	12.1940	0.0189		0.4877	0.4877		0.4504	0.4504		1,805.1297	1,805.1297	0.5672		1,819.3091

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	0.0741	0.0558	0.7237	1.9400e-003	0.2236	1.4300e-003	0.2250	0.0593	1.3200e-003	0.0606		197.0266	197.0266	5.7000e-003	5.3500e-003	198.7627
Total	0.0741	0.0558	0.7237	1.9400e-003	0.2236	1.4300e-003	0.2250	0.0593	1.3200e-003	0.0606		197.0266	197.0266	5.7000e-003	5.3500e-003	198.7627

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9765	9.5221	12.1940	0.0189		0.4877	0.4877		0.4504	0.4504	0.0000	1,805.1297	1,805.1297	0.5672		1,819.3091
Paving	0.1513					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.1278	9.5221	12.1940	0.0189		0.4877	0.4877		0.4504	0.4504	0.0000	1,805.1297	1,805.1297	0.5672		1,819.3091

Ladyface Vista Professional Office Complex Project - 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 Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive 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	0.0741	0.0558	0.7237	1.9400e-003	0.2119	1.4300e-003	0.2133	0.0564	1.3200e-003	0.0577		197.0266	197.0266	5.7000e-003	5.3500e-003	198.7627
Total	0.0741	0.0558	0.7237	1.9400e-003	0.2119	1.4300e-003	0.2133	0.0564	1.3200e-003	0.0577		197.0266	197.0266	5.7000e-003	5.3500e-003	198.7627

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	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061
Total	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061

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	0.0256	0.9243	0.3528	4.2900e-003	0.1473	4.4700e-003	0.1518	0.0424	4.2700e-003	0.0467		461.4267	461.4267	0.0154	0.0664	481.5995
Worker	0.1961	0.1406	1.8986	5.3400e-003	0.6371	3.8400e-003	0.6410	0.1690	3.5400e-003	0.1725		546.7592	546.7592	0.0146	0.0141	551.3109
Total	0.2217	1.0649	2.2513	9.6300e-003	0.7845	8.3100e-003	0.7928	0.2114	7.8100e-003	0.2192		1,008.1859	1,008.1859	0.0299	0.0805	1,032.9105

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	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
Total	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061

Ladyface Vista Professional Office Complex Project - 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 Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive 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	0.0256	0.9243	0.3528	4.2900e-003	0.1410	4.4700e-003	0.1455	0.0409	4.2700e-003	0.0452		461.4267	461.4267	0.0154	0.0664	481.5995
Worker	0.1961	0.1406	1.8986	5.3400e-003	0.6039	3.8400e-003	0.6077	0.1608	3.5400e-003	0.1644		546.7592	546.7592	0.0146	0.0141	551.3109
Total	0.2217	1.0649	2.2513	9.6300e-003	0.7449	8.3100e-003	0.7532	0.2017	7.8100e-003	0.2095		1,008.1859	1,008.1859	0.0299	0.0805	1,032.9105

3.6 Architectural Coating - 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					
Archit. Coating	9.2445					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	9.4362	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690

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	0.0379	0.0271	0.3664	1.0300e-003	0.1230	7.4000e-004	0.1237	0.0326	6.8000e-004	0.0333		105.5149	105.5149	2.8100e-003	2.7100e-003	106.3933
Total	0.0379	0.0271	0.3664	1.0300e-003	0.1230	7.4000e-004	0.1237	0.0326	6.8000e-004	0.0333		105.5149	105.5149	2.8100e-003	2.7100e-003	106.3933

Ladyface Vista Professional Office Complex Project - 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 Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	9.2445					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690
Total	9.4362	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690

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	0.0379	0.0271	0.3664	1.0300e-003	0.1165	7.4000e-004	0.1173	0.0310	6.8000e-004	0.0317		105.5149	105.5149	2.8100e-003	2.7100e-003	106.3933
Total	0.0379	0.0271	0.3664	1.0300e-003	0.1165	7.4000e-004	0.1173	0.0310	6.8000e-004	0.0317		105.5149	105.5149	2.8100e-003	2.7100e-003	106.3933

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	2.3245	2.6701	24.4274	0.0542	5.9295	0.0400	5.9695	1.5794	0.0372	1.6166		5,619.5861	5,619.5861	0.3747	0.2359	5,699.2632
Unmitigated	2.3245	2.6701	24.4274	0.0542	5.9295	0.0400	5.9695	1.5794	0.0372	1.6166		5,619.5861	5,619.5861	0.3747	0.2359	5,699.2632

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated Annual VMT	Mitigated Annual VMT
	Weekday	Saturday	Sunday		
City Park	0.00	0.00	0.00		
Medical Office Building	733.93	733.93	733.93	2,816,366	2,816,366
Parking Lot	0.00	0.00	0.00		
Total	733.93	733.93	733.93	2,816,366	2,816,366

Ladyface Vista Professional Office Complex Project - Los Angeles-South Coast County, Winter

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

4.3 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
City Park	16.60	8.40	6.90	33.00	48.00	19.00	100	0	0
Medical Office Building	16.60	8.40	6.90	29.60	51.40	19.00	100	0	0
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

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

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	5.4200e-003	0.0493	0.0414	3.0000e-004		3.7500e-003	3.7500e-003		3.7500e-003	3.7500e-003		59.1539	59.1539	1.1300e-003	1.0800e-003	59.5054
NaturalGas Unmitigated	5.4200e-003	0.0493	0.0414	3.0000e-004		3.7500e-003	3.7500e-003		3.7500e-003	3.7500e-003		59.1539	59.1539	1.1300e-003	1.0800e-003	59.5054

5.2 Energy by Land Use - NaturalGas

Unmitigated

Land Use	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	kBTU/yr	lb/day										lb/day					
City Park	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
Medical Office Building	502.808	5.4200e-003	0.0493	0.0414	3.0000e-004		3.7500e-003	3.7500e-003		3.7500e-003	3.7500e-003		59.1539	59.1539	1.1300e-003	1.0800e-003	59.5054
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		5.4200e-003	0.0493	0.0414	3.0000e-004		3.7500e-003	3.7500e-003		3.7500e-003	3.7500e-003		59.1539	59.1539	1.1300e-003	1.0800e-003	59.5054

Ladyface Vista Professional Office Complex Project - 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

	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					
City Park	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
Medical Office Building	0.502808	5.4200e-003	0.0493	0.0414	3.0000e-004		3.7500e-003	3.7500e-003		3.7500e-003	3.7500e-003		59.1539	59.1539	1.1300e-003	1.0800e-003	59.5054
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		5.4200e-003	0.0493	0.0414	3.0000e-004		3.7500e-003	3.7500e-003		3.7500e-003	3.7500e-003		59.1539	59.1539	1.1300e-003	1.0800e-003	59.5054

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	0.4813	1.1000e-004	0.0124	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0267	0.0267	7.0000e-005		0.0284
Unmitigated	0.4813	1.1000e-004	0.0124	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0267	0.0267	7.0000e-005		0.0284

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	0.0557					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.4245					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.1500e-003	1.1000e-004	0.0124	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0267	0.0267	7.0000e-005		0.0284
Total	0.4814	1.1000e-004	0.0124	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0267	0.0267	7.0000e-005		0.0284

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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	lb/day										lb/day					
Architectural Coating	0.0557					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.4245					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.1500e-003	1.1000e-004	0.0124	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0267	0.0267	7.0000e-005		0.0284
Total	0.4814	1.1000e-004	0.0124	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005		0.0267	0.0267	7.0000e-005		0.0284

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

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