

Appendix A

Air Quality Modeling



A-1 Existing Uses

CalEEMod Output File – Existing Uses Operations

LaTerra Del Rey - Existing - South Coast AQMD Air District, Summer

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

**LaTerra Del Rey - Existing
South Coast AQMD Air District, Summer**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Manufacturing	11.08	1000sqft	0.60	11,076.00	0
General Office Building	20.79	1000sqft	0.89	20,789.00	0
Parking Lot	58.48	1000sqft	1.34	58,479.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	11			Operational Year	2022
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	609	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Estimated current (e.g., 2022) CO2 intensity.

Land Use - 2.83 acre site. Only uses in operation under existing conditions are accounted for in the emissions modeling analysis. Vacant uses under existing conditions not included.

Table Name	Column Name	Default Value	New Value
tblLandUse	LotAcreage	0.25	0.60
tblLandUse	LotAcreage	0.48	0.89
tblProjectCharacteristics	CO2IntensityFactor	691.98	609

LaTerra Del Rey - Existing - South Coast AQMD Air District, Summer

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

2.0 Emissions Summary

**2.2 Overall Operational
Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.7379	8.0000e-005	9.2400e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0198	0.0198	5.0000e-005		0.0211
Energy	0.0122	0.1110	0.0932	6.7000e-004		8.4400e-003	8.4400e-003		8.4400e-003	8.4400e-003		133.2021	133.2021	2.5500e-003	2.4400e-003	133.9937

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	0.7379	8.0000e-005	9.2400e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0198	0.0198	5.0000e-005		0.0211
Energy	0.0122	0.1110	0.0932	6.7000e-004		8.4400e-003	8.4400e-003		8.4400e-003	8.4400e-003		133.2021	133.2021	2.5500e-003	2.4400e-003	133.9937

LaTerra Del Rey - Existing - South Coast AQMD Air District, Summer

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

4.0 Operational Detail - Mobile

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Office Building	202.48	45.94	14.55	493,767	493,767
Manufacturing	43.53	71.11	56.38	218,332	218,332
Parking Lot	0.00	0.00	0.00		
Total	246.01	117.05	70.93	712,099	712,099

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
Manufacturing	16.60	8.40	6.90	59.00	28.00	13.00	92	5	3
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
General Office Building	0.543376	0.059966	0.184357	0.131187	0.023843	0.006245	0.012012	0.009162	0.000826	0.000515	0.023898	0.000748	0.003864
Manufacturing	0.543376	0.059966	0.184357	0.131187	0.023843	0.006245	0.012012	0.009162	0.000826	0.000515	0.023898	0.000748	0.003864
Parking Lot	0.543376	0.059966	0.184357	0.131187	0.023843	0.006245	0.012012	0.009162	0.000826	0.000515	0.023898	0.000748	0.003864

LaTerra Del Rey - Existing - South Coast AQMD Air District, Summer

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

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0122	0.1110	0.0932	6.7000e-004		8.4400e-003	8.4400e-003		8.4400e-003	8.4400e-003		133.2021	133.2021	2.5500e-003	2.4400e-003	133.9937
NaturalGas Unmitigated	0.0122	0.1110	0.0932	6.7000e-004		8.4400e-003	8.4400e-003		8.4400e-003	8.4400e-003		133.2021	133.2021	2.5500e-003	2.4400e-003	133.9937

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	587.218	6.3300e-003	0.0576	0.0484	3.5000e-004		4.3800e-003	4.3800e-003		4.3800e-003	4.3800e-003		69.0845	69.0845	1.3200e-003	1.2700e-003	69.4950
Manufacturing	545	5.8800e-003	0.0534	0.0449	3.2000e-004		4.0600e-003	4.0600e-003		4.0600e-003	4.0600e-003		64.1176	64.1176	1.2300e-003	1.1800e-003	64.4987
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		0.0122	0.1110	0.0932	6.7000e-004		8.4400e-003	8.4400e-003		8.4400e-003	8.4400e-003		133.2021	133.2021	2.5500e-003	2.4500e-003	133.9937

LaTerra Del Rey - Existing - South Coast AQMD Air District, Summer

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

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Office Building	0.587218	6.3300e-003	0.0576	0.0484	3.5000e-004		4.3800e-003	4.3800e-003		4.3800e-003	4.3800e-003		69.0845	69.0845	1.3200e-003	1.2700e-003	69.4950
Manufacturing	0.545	5.8800e-003	0.0534	0.0449	3.2000e-004		4.0600e-003	4.0600e-003		4.0600e-003	4.0600e-003		64.1176	64.1176	1.2300e-003	1.1800e-003	64.4987
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		0.0122	0.1110	0.0932	6.7000e-004		8.4400e-003	8.4400e-003		8.4400e-003	8.4400e-003		133.2021	133.2021	2.5500e-003	2.4500e-003	133.9937

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	0.7379	8.0000e-005	9.2400e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0198	0.0198	5.0000e-005		0.0211
Unmitigated	0.7379	8.0000e-005	9.2400e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0198	0.0198	5.0000e-005		0.0211

LaTerra Del Rey - Existing - South Coast AQMD Air District, Summer

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

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0854					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.6516					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	8.6000e-004	8.0000e-005	9.2400e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0198	0.0198	5.0000e-005		0.0211
Total	0.7379	8.0000e-005	9.2400e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0198	0.0198	5.0000e-005		0.0211

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	0.0854					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.6516					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	8.6000e-004	8.0000e-005	9.2400e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0198	0.0198	5.0000e-005		0.0211
Total	0.7379	8.0000e-005	9.2400e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0198	0.0198	5.0000e-005		0.0211

LaTerra Del Rey - Existing - South Coast AQMD Air District, Summer

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

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

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

LaTerra Del Rey - Existing - South Coast AQMD Air District, Winter

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

**LaTerra Del Rey - Existing
South Coast AQMD Air District, Winter**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Manufacturing	11.08	1000sqft	0.60	11,076.00	0
General Office Building	20.79	1000sqft	0.89	20,789.00	0
Parking Lot	58.48	1000sqft	1.34	58,479.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	11			Operational Year	2022
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	609	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Estimated current (e.g., 2022) CO2 intensity.

Land Use - 2.83 acre site. Only uses in operation under existing conditions are accounted for in the emissions modeling analysis. Vacant uses under existing conditions not included.

Table Name	Column Name	Default Value	New Value
tblLandUse	LotAcreage	0.25	0.60
tblLandUse	LotAcreage	0.48	0.89
tblProjectCharacteristics	CO2IntensityFactor	691.98	609

LaTerra Del Rey - Existing - South Coast AQMD Air District, Winter

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

2.0 Emissions Summary

**2.2 Overall Operational
Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.7379	8.0000e-005	9.2400e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0198	0.0198	5.0000e-005		0.0211
Energy	0.0122	0.1110	0.0932	6.7000e-004		8.4400e-003	8.4400e-003		8.4400e-003	8.4400e-003		133.2021	133.2021	2.5500e-003	2.4400e-003	133.9937

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	0.7379	8.0000e-005	9.2400e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0198	0.0198	5.0000e-005		0.0211
Energy	0.0122	0.1110	0.0932	6.7000e-004		8.4400e-003	8.4400e-003		8.4400e-003	8.4400e-003		133.2021	133.2021	2.5500e-003	2.4400e-003	133.9937

LaTerra Del Rey - Existing - South Coast AQMD Air District, Winter

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

4.0 Operational Detail - Mobile

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Office Building	202.48	45.94	14.55	493,767	493,767
Manufacturing	43.53	71.11	56.38	218,332	218,332
Parking Lot	0.00	0.00	0.00		
Total	246.01	117.05	70.93	712,099	712,099

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
Manufacturing	16.60	8.40	6.90	59.00	28.00	13.00	92	5	3
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
General Office Building	0.543376	0.059966	0.184357	0.131187	0.023843	0.006245	0.012012	0.009162	0.000826	0.000515	0.023898	0.000748	0.003864
Manufacturing	0.543376	0.059966	0.184357	0.131187	0.023843	0.006245	0.012012	0.009162	0.000826	0.000515	0.023898	0.000748	0.003864
Parking Lot	0.543376	0.059966	0.184357	0.131187	0.023843	0.006245	0.012012	0.009162	0.000826	0.000515	0.023898	0.000748	0.003864

LaTerra Del Rey - Existing - South Coast AQMD Air District, Winter

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

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0122	0.1110	0.0932	6.7000e-004		8.4400e-003	8.4400e-003		8.4400e-003	8.4400e-003		133.2021	133.2021	2.5500e-003	2.4400e-003	133.9937
NaturalGas Unmitigated	0.0122	0.1110	0.0932	6.7000e-004		8.4400e-003	8.4400e-003		8.4400e-003	8.4400e-003		133.2021	133.2021	2.5500e-003	2.4400e-003	133.9937

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	587.218	6.3300e-003	0.0576	0.0484	3.5000e-004		4.3800e-003	4.3800e-003		4.3800e-003	4.3800e-003		69.0845	69.0845	1.3200e-003	1.2700e-003	69.4950
Manufacturing	545	5.8800e-003	0.0534	0.0449	3.2000e-004		4.0600e-003	4.0600e-003		4.0600e-003	4.0600e-003		64.1176	64.1176	1.2300e-003	1.1800e-003	64.4987
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		0.0122	0.1110	0.0932	6.7000e-004		8.4400e-003	8.4400e-003		8.4400e-003	8.4400e-003		133.2021	133.2021	2.5500e-003	2.4500e-003	133.9937

LaTerra Del Rey - Existing - South Coast AQMD Air District, Winter

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

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Office Building	0.587218	6.3300e-003	0.0576	0.0484	3.5000e-004		4.3800e-003	4.3800e-003		4.3800e-003	4.3800e-003		69.0845	69.0845	1.3200e-003	1.2700e-003	69.4950
Manufacturing	0.545	5.8800e-003	0.0534	0.0449	3.2000e-004		4.0600e-003	4.0600e-003		4.0600e-003	4.0600e-003		64.1176	64.1176	1.2300e-003	1.1800e-003	64.4987
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		0.0122	0.1110	0.0932	6.7000e-004		8.4400e-003	8.4400e-003		8.4400e-003	8.4400e-003		133.2021	133.2021	2.5500e-003	2.4500e-003	133.9937

LaTerra Del Rey - Existing - South Coast AQMD Air District, Winter

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

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.7379	8.0000e-005	9.2400e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0198	0.0198	5.0000e-005		0.0211
Unmitigated	0.7379	8.0000e-005	9.2400e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0198	0.0198	5.0000e-005		0.0211

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	0.0854					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.6516					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	8.6000e-004	8.0000e-005	9.2400e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0198	0.0198	5.0000e-005		0.0211
Total	0.7379	8.0000e-005	9.2400e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005		0.0198	0.0198	5.0000e-005		0.0211

LaTerra Del Rey - Existing - South Coast AQMD Air District, Winter

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

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0854					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.6516					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	8.6000e-004	8.0000e-005	9.2400e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005			0.0198	0.0198	5.0000e-005	0.0211
Total	0.7379	8.0000e-005	9.2400e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005			0.0198	0.0198	5.0000e-005	0.0211

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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LaTerra Del Rey - Existing - South Coast AQMD Air District, Winter

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

EMFAC2021 Mobile Source Emissions – Existing Uses Operation

La Terra Del Rey
 Air Quality Assessment
 Existing Operational Mobile Emissions

Criteria Pollutant Emission Factors (lb/mile)

Year	Daily VMT	Annual VMT	ROG	NOx	CO	SOx	PM10 Road Dust	PM10	PM10 Total	PM2_5 Road Dust	PM2_5	PM2.5 Total
2022	2,368	712,099	3.60E-04	5.72E-04	3.44E-03	8.58E-06	1.48E-04	5.71E-05	2.05E-04	2.22E-05	2.20E-05	4.43E-05

Criteria Pollutant Emissions (pounds/day)

Year	Daily VMT	Annual VMT	ROG	NOx	CO	SOx	PM10 Road Dust	PM10	PM10 Total	PM2_5 Road Dust	PM2_5	PM2.5 Total
2022	2,368	712,099	0.9	1.4	8.1	0.0	0.4	0.1	0.5	0.1	0.1	0.1

Source: CalEEMod 2020.4.0; EMFAC2021 (emission factors for Los Angeles County-South Coast).

From CalEEMod output:

Annual VMT: 712,099

	Weekday	Saturday	Sunday
Trips, Default ITE:	246.01	117.05	70.93
Days/Year:	261	52	52
Percent of Annual:	86.79%	8.23%	4.99%
Daily VMT:	2,368	1,127	683

4.0 Operational Detail - Mobile

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated Annual VMT	Mitigated Annual VMT
	Weekday	Saturday	Sunday		
General Office Building	202.48	45.94	14.55	493,767	493,767
Manufacturing	43.53	71.11	56.38	218,332	218,332
Parking Lot	0.00	0.00	0.00		
Total	246.01	117.05	70.93	712,099	712,099

Source: EMFAC2021 (v1.0.2) Emissions Inventory

Region Type: Air Basin

Region: South Coast

Calendar Year: 2022

Season: Annual

Vehicle Classification: EMFAC2007 Categories

Units: miles/day for CVMT and EVMT, trips/day for Trips, kWh/day for Energy Consumption, tons/day for Emissions, 1000 gallons/day for Fuel Consumption

	US Tons/Day	US Tons/Day	US Tons/Day	US Tons/Day	US Tons/Day	US Tons/Day	US Tons/Day	US Tons/Day	US Tons/Day	US Tons/Day
Row Labels	Sum of ROG_TOTAL	Sum of NOx_TOTEX	Sum of CO_TOTEX	Sum of SOx_TOTEX	Sum of PM10_TOTAL	Sum of PM2.5_TOTAL	Sum of CO2_TOTEX	Sum of CH4_TOTEX	Sum of N2O_TOTEX	Sum of Total VMT
2022	80.3251701	127.6504878	767.8928412	1.915021974	12.75080364	4.917036873	197930.0885	10.84251275	10.97547247	446415850.9
Grand Total	80.3251701	127.6504878	767.8928412	1.915021974	12.75080364	4.917036873	197930.0885	10.84251275	10.97547247	446415850.9

	lbs/mi	lbs/mi	lbs/mi	lbs/mi	lbs/mi	lbs/mi	MT/mi	MT/mi	MT/mi	
Row Labels	Sum of ROG_TOTAL	Sum of NOx_TOTEX	Sum of CO_TOTEX	Sum of SOx_TOTEX	Sum of PM10_TOTAL	Sum of PM2.5_TOTAL	Sum of CO2_TOTEX	Sum of CH4_TOTEX	Sum of N2O_TOTEX	Sum of Total VMT
2022	0.000359867	0.00057189	0.003440258	8.57954E-06	5.71252E-05	2.2029E-05	0.000402224	2.20336E-08	2.23038E-08	446415850.9
	0.000359867	0.00057189	0.003440258	8.57954E-06	5.71252E-05	2.2029E-05	0.000402224	2.20336E-08	2.23038E-08	446415850.9

La Terra Del Rey
Road Dust Emission Factors

Paved Road Dust Emission Factors

Formula: $EF_{Dust,P} = (k (sL)^{0.91} \times (W)^{1.02}) \times (1-P/4N)$

Where:

- EF_{Dust,P} = Paved Road Dust Emission Factor (having the same units as k)
- k = particle size multiplier
- sL = road surface silt loading (g/m²)
- W = average fleet vehicle weight (tons) (CARB uses 2.4 tons as a fleet average vehicle weight factor)
- P = number of "wet" days, when at least one site per county received at least 0.01 inch of precipitation during the annual averaging period
- N = the number of days in the annual averaging period (default = 365)

	Emission Factor (grams per VMT)	
	PM10	PM2.5
k	1.0000	0.1500
sL	0.0200	0.0200
W	2.4	2.4
P	46	46
N	365	365
EF _{Dust,P}	0.0672	0.0101

weighted average silt loading factor used

Table 5 of CARB Miscellaneous Process Methodology 7.9 for Los Angeles County

← use in off-model calculation as EF

Unpaved Road Dust Emission Factors (Assumes No Precipitation)

Formula: $EF_{Dust,U} = (k (s / 12)^1 \times (Sp / 30)^{0.5} / (M / 0.5)^{0.2}) - C$

Where:

- EF_{Dust,U} = Unpaved Road Dust Emission Factor (having the same units as k)
- k = particle size multiplier
- s = surface material silt content (%)
- Sp = mean vehicle speed (mph)
- M = surface material moisture content (%)
- C = Emission Factor for 1980s vehicle fleet exhaust, brake wear, and tire wear

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

Sources:

CalEEMod User Guide, November 2017.

California Air Resources Board (CARB), Miscellaneous Process Methodology 7.9 — Entrained Road Travel, Paved Road Dust.

Revised and updated March 2021, https://ww3.arb.ca.gov/ei/areasrc/fullpdf/2021_paved_roads_7_9.pdf

USEPA, AP-42, Fifth Edition, Volume I, Chapter 13.2.1 - Paved Roads, (2011).

USEPA, AP-42, Fifth Edition, Volume I, Chapter 13.2.2 - Unpaved Roads, (2011).

A-2 Proposed Project

4112 Del Rey
Air Quality Construction Analysis - With PDF AIR-1

Regional Emissions Summary	ROG	NOX	CO	SO2	Total PM10	Total PM2.5
Source	lb/day					
3.2 Demolition - 2024	<1	13.4	16.7	<1	2.4	<1
3.3 Grading/Excavation - 2024	1.0	21.7	25.7	<1	3.2	<1
3.3 Grading/Excavation - 2025	1.0	21.0	25.5	<1	3.2	<1
3.4 Mat Foundation - 2025	0.7	9.6	34.0	<1	2.4	0.7
3.5 Building Construction - 2025	0.7	5.7	37.7	<1	5.5	1.4
3.5 Building Construction - 2026	0.7	5.5	36.7	<1	5.5	1.4
3.6 Paving - 2025	<1	0.6	7.6	<1	<1	<1
3.7 Architectural Coating - 2026	26.7	3.2	15.9	<1	1.1	<1
Project Daily Maximum Emissions	26.7	21.7	37.7	<1	5.5	1.4
SCAQMD Regional Significance Thresholds	75	100	550	150	150	55
Exceeds Thresholds?	No	No	No	No	No	No

Localized Emissions Summary	NOX	CO	Total PM10	Total PM2.5
Source	lb/day			
3.2 Demolition - 2024	1.6	7.8	<1	<1
3.3 Grading/Excavation - 2024	2.0	10.8	<1	<1
3.3 Grading/Excavation - 2025	2.0	10.8	<1	<1
3.4 Mat Foundation - 2025	3.4	25.6	<1	<1
3.5 Building Construction - 2025	2.4	20.5	<1	<1
3.5 Building Construction - 2026	2.4	20.5	<1	<1
3.6 Paving - 2025	<1	6.7	<1	<1
3.7 Architectural Coating - 2026	2.6	12.7	<1	<1
Project Daily Localized Maximum Emissions	3.4	25.6	0.7	<1
SCAQMD Localized Significance Thresholds	147	827	6	4
Exceeds Thresholds?	No	No	No	No

AQ Construction Summary

4112 Del Rey

Air Quality Construction Analysis - With PDF AIR-1

Regional Maximums	ROG	NOX	CO	SO2	Fugitive PM10	Exhaust PM10	Total PM10	Fugitive PM2.5	Exhaust PM2.5	Total PM2.5
Source	lb/day									
3.2 Demolition - 2024	0.6	13.4	16.7	0.1	2.3	0.1	2.4	0.5	0.1	0.6
3.3 Grading/Excavation - 2024	1.0	21.7	25.7	0.1	3.0	0.2	3.2	0.8	0.2	0.9
3.3 Grading/Excavation - 2025	1.0	21.0	25.5	0.1	3.0	0.2	3.2	0.8	0.2	0.9
3.4 Mat Foundation - 2025	0.7	9.6	34.0	0.1	2.3	0.1	2.4	0.6	0.1	0.7
3.5 Building Construction - 2025	0.7	5.7	37.7	0.1	5.4	0.1	5.5	1.4	0.1	1.4
3.5 Building Construction - 2026	0.7	5.5	36.7	0.1	5.4	0.1	5.5	1.4	0.1	1.4
3.6 Paving - 2025	0.1	0.6	7.6	0.0	0.3	0.0	0.3	0.1	0.0	0.1
3.7 Architectural Coating - 2026	26.7	3.2	15.9	0.0	1.1	0.0	1.1	0.3	0.0	0.3
Project Daily Maximum Emissions	26.7	21.7	37.7	0.1	5.4	0.2	5.5	1.4	0.2	1.4

Localized Maximum	ROG	NOX	CO	SO2	Fugitive PM10	Exhaust PM10	Total PM10	Fugitive PM2.5	Exhaust PM2.5	Total PM2.5
Source	lb/day									
3.2 Demolition - 2024	0.2	1.6	7.8	0.0	0.7	0.0	0.7	0.1	0.0	0.1
3.3 Grading/Excavation - 2024	0.2	2.0	10.8	0.0	0.2	0.0	0.3	0.0	0.0	0.1
3.3 Grading/Excavation - 2025	0.2	2.0	10.8	0.0	0.2	0.0	0.3	0.0	0.0	0.1
3.4 Mat Foundation - 2025	0.5	3.4	25.6	0.0	0.0	0.1	0.1	0.0	0.1	0.1
3.5 Building Construction - 2025	0.4	2.4	20.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0
3.5 Building Construction - 2026	0.4	2.4	20.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0
3.6 Paving - 2025	0.1	0.5	6.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0
3.7 Architectural Coating - 2026	26.6	2.6	12.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Project Daily Maximum Emissions	26.6	3.4	25.6	0.0	0.7	0.1	0.7	0.1	0.1	0.1
Threshold		147.0	827.0				6.0			4.0
Significant Impact?		No	No				No			No

4112 Del Rey
Air Quality Construction Analysis - With PDF AIR-1

Summer	Onsite Emissions										Offsite Emissions									
	ROG	NOX	CO	SO2	Fugitive PM10	Exhaust PM10	Total PM10	Fugitive PM2.5	Exhaust PM2.5	Total PM2.5	ROG	NOX	CO	SO2	Fugitive PM10	Exhaust PM10	Total PM10	Fugitive PM2.5	Exhaust PM2.5	Total PM2.5
Source	lb/day										lb/day									
3.2 Demolition - 2024	0.2	1.6	7.8	0.0	0.7	0.0	0.7	0.1	0.0	0.1	0.5	11.8	8.9	0.1	1.7	0.1	1.8	0.4	0.1	0.5
3.3 Grading/Excavation - 2024	0.2	2.0	10.8	0.0	0.2	0.0	0.3	0.0	0.0	0.1	0.8	19.7	14.9	0.1	2.8	0.2	2.9	0.7	0.1	0.9
3.3 Grading/Excavation - 2025	0.2	2.0	10.8	0.0	0.2	0.0	0.3	0.0	0.0	0.1	0.8	19.0	14.7	0.1	2.8	0.2	2.9	0.7	0.1	0.9
3.4 Mat Foundation - 2025	0.5	3.4	25.6	0.0	0.0	0.1	0.1	0.0	0.1	0.1	0.3	6.2	8.4	0.0	2.3	0.0	2.3	0.6	0.0	0.6
3.5 Building Construction - 2025	0.4	2.4	20.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.3	3.3	17.2	0.1	5.4	0.0	5.5	1.4	0.0	1.4
3.5 Building Construction - 2026	0.4	2.4	20.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.3	3.1	16.1	0.1	5.4	0.0	5.5	1.4	0.0	1.4
3.6 Paving - 2025	0.1	0.5	6.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.9	0.0	0.3	0.0	0.3	0.1	0.0	0.1
3.7 Architectural Coating - 2026	26.6	2.6	12.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.6	3.2	0.0	1.1	0.0	1.1	0.3	0.0	0.3
Regional Emissions	ROG	NOX	CO	SO2	Fugitive PM10	Exhaust PM10	Total PM10	Fugitive PM2.5	Exhaust PM2.5	Total PM2.5	<i>Note: Offsite emissions pasted over from EMFAC2021 analysis</i>									
3.2 Demolition - 2024	0.6	13.4	16.7	0.1	2.3	0.1	2.4	0.5	0.1	0.6										
3.3 Grading/Excavation - 2024	1.0	21.7	25.7	0.1	3.0	0.2	3.2	0.8	0.2	0.9										
3.3 Grading/Excavation - 2025	1.0	21.0	25.5	0.1	3.0	0.2	3.2	0.8	0.2	0.9										
3.4 Mat Foundation - 2025	0.7	9.6	34.0	0.1	2.3	0.1	2.4	0.6	0.1	0.7										
3.5 Building Construction - 2025	0.7	5.7	37.7	0.1	5.4	0.1	5.5	1.4	0.1	1.4										
3.5 Building Construction - 2026	0.7	5.5	36.7	0.1	5.4	0.1	5.5	1.4	0.1	1.4										
3.6 Paving - 2025	0.1	0.6	7.6	0.0	0.3	0.0	0.3	0.1	0.0	0.1										
3.7 Architectural Coating - 2026	26.7	3.2	15.9	0.0	1.1	0.0	1.1	0.3	0.0	0.3										
Project Daily Maximum Emissions	26.7	21.7	37.7	0.1	5.4	0.2	5.5	1.4	0.2	1.4										

4112 Del Rey
Air Quality Construction Analysis - With PDF AIR-1

Winter	Onsite Emissions										Offsite Emissions									
	ROG	NOX	CO	SO2	Fugitive PM10	Exhaust PM10	Total PM10	Fugitive PM2.5	Exhaust PM2.5	Total PM2.5	ROG	NOX	CO	SO2	Fugitive PM10	Exhaust PM10	Total PM10	Fugitive PM2.5	Exhaust PM2.5	Total PM2.5
Source	lb/day										lb/day									
3.2 Demolition - 2024	0.2	1.6	7.8	0.0	0.7	0.0	0.7	0.1	0.0	0.1	0.5	11.8	8.9	0.1	1.7	0.1	1.8	0.4	0.1	0.5
3.3 Grading/Excavation - 2024	0.2	2.0	10.8	0.0	0.2	0.0	0.3	0.0	0.0	0.1	0.8	19.7	14.9	0.1	2.8	0.2	2.9	0.7	0.1	0.9
3.3 Grading/Excavation - 2025	0.2	2.0	10.8	0.0	0.0	0.0	0.3	0.0	0.0	0.1	0.8	19.0	14.7	0.1	2.8	0.2	2.9	0.7	0.1	0.9
3.4 Mat Foundation - 2025	0.5	3.4	25.6	0.0	0.0	0.1	0.1	0.0	0.1	0.1	0.3	6.2	8.4	0.0	2.3	0.0	2.3	0.6	0.0	0.6
3.5 Building Construction - 2025	0.4	2.4	20.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.3	3.3	17.2	0.1	5.4	0.0	5.5	1.4	0.0	1.4
3.5 Building Construction - 2026	0.4	2.4	20.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.3	3.1	16.1	0.1	5.4	0.0	5.5	1.4	0.0	1.4
3.6 Paving - 2025	0.1	0.5	6.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.9	0.0	0.3	0.0	0.3	0.1	0.0	0.1
3.7 Architectural Coating - 2026	26.6	2.6	12.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.1	0.6	3.2	0.0	1.1	0.0	1.1	0.3	0.0	0.3
Regional Emissions	lb/day										<i>Note: Offsite emissions pasted over from EMFAC2021 analysis</i>									
3.2 Demolition - 2024	0.6	13.4	16.7	0.1	2.3	0.1	2.4	0.5	0.1	0.6										
3.3 Grading/Excavation - 2024	1.0	21.7	25.7	0.1	3.0	0.2	3.2	0.8	0.2	0.9										
3.3 Grading/Excavation - 2025	1.0	21.0	25.5	0.1	2.8	0.2	3.2	0.8	0.2	0.9										
3.4 Mat Foundation - 2025	0.7	9.6	34.0	0.1	2.3	0.1	2.4	0.6	0.1	0.7										
3.5 Building Construction - 2025	0.7	5.7	37.7	0.1	5.4	0.1	5.5	1.4	0.1	1.4										
3.5 Building Construction - 2026	0.7	5.5	36.7	0.1	5.4	0.1	5.5	1.4	0.1	1.4										
3.6 Paving - 2025	0.1	0.6	7.6	0.0	0.3	0.0	0.3	0.1	0.0	0.1										
3.7 Architectural Coating - 2026	26.7	3.2	15.9	0.0	1.1	0.0	1.1	0.3	0.0	0.3										
Project Daily Maximum Emissions	26.7	21.7	37.7	0.1	5.4	0.2	5.5	1.4	0.2	1.4										

CalEEMod Output File – Project Construction and Operations

LaTerra Del Rey - South Coast Air Basin, Summer

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

**LaTerra Del Rey
South Coast Air Basin, Summer**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	29.21	1000sqft	0.21	29,209.00	0
Enclosed Parking with Elevator	282.00	Space	0.95	129,801.00	0
City Park	0.11	Acre	0.03	4,573.80	0
Apartments Mid Rise	210.00	Dwelling Unit	1.64	224,607.00	473

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	11			Operational Year	2026
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MW hr)	463.44	CH4 Intensity (lb/MW hr)	0.033	N2O Intensity (lb/MW hr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - LADWP CO2e 2026 electricity emissions

Land Use - General Office used as a surrogate for Amenity space. City Park used as a surrogate for open space.

Construction Phase - Project construction schedule supplied by Applicant.

Off-road Equipment - With PDF AIR-1

Off-road Equipment - With PDF AIR-1

Off-road Equipment - With PDF AIR-1

Off-road Equipment - With PDF AIR-1

Off-road Equipment - With PDF AIR-1

Off-road Equipment - With PDF AIR-1

LaTerra Del Rey - South Coast Air Basin, Summer

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

tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstructionPhase	NumDays	20.00	44.00
tblConstructionPhase	NumDays	6.00	66.00
tblConstructionPhase	NumDays	220.00	63.00
tblConstructionPhase	NumDays	220.00	305.00
tblConstructionPhase	NumDays	10.00	22.00
tblConstructionPhase	NumDays	10.00	65.00
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	178.50	0.00
tblFireplaces	NumberNoFireplace	21.00	0.00
tblFireplaces	NumberWood	10.50	0.00
tblGrading	MaterialExported	0.00	30,695.00
tblGrading	MaterialImported	0.00	19,671.00
tblLandUse	LandUseSquareFeet	29,210.00	29,209.00
tblLandUse	LandUseSquareFeet	112,800.00	129,801.00
tblLandUse	LandUseSquareFeet	4,791.60	4,573.80
tblLandUse	LandUseSquareFeet	210,000.00	224,607.00
tblLandUse	LotAcreage	0.67	0.21
tblLandUse	LotAcreage	2.54	0.95
tblLandUse	LotAcreage	0.11	0.03
tblLandUse	LotAcreage	5.53	1.64

LaTerra Del Rey - South Coast Air Basin, Summer

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

tblLandUse	Population	601.00	473.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	6.00	12.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblProjectCharacteristics	CO2IntensityFactor	691.98	463.44
tblTripsAndVMT	HaulingTripNumber	351.00	0.00
tblTripsAndVMT	HaulingTripNumber	6,296.00	0.00
tblTripsAndVMT	VendorTripNumber	49.00	0.00
tblTripsAndVMT	VendorTripNumber	49.00	0.00
tblTripsAndVMT	WorkerTripNumber	8.00	0.00
tblTripsAndVMT	WorkerTripNumber	10.00	0.00

LaTerra Del Rey - South Coast Air Basin, Summer

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

tblTripsAndVMT	WorkerTripNumber	217.00	0.00
tblTripsAndVMT	WorkerTripNumber	217.00	0.00
tblTripsAndVMT	WorkerTripNumber	5.00	0.00
tblTripsAndVMT	WorkerTripNumber	43.00	0.00
tblVehicleTrips	ST_TR	4.91	0.00
tblVehicleTrips	ST_TR	1.96	0.00
tblVehicleTrips	ST_TR	2.21	0.00
tblVehicleTrips	SU_TR	4.09	0.00
tblVehicleTrips	SU_TR	2.19	0.00
tblVehicleTrips	SU_TR	0.70	0.00
tblVehicleTrips	WD_TR	5.44	0.00
tblVehicleTrips	WD_TR	0.78	0.00
tblVehicleTrips	WD_TR	9.74	0.00
tblWoodstoves	NumberCatalytic	10.50	0.00
tblWoodstoves	NumberNoncatalytic	10.50	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

LaTerra Del Rey - South Coast Air Basin, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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	Demolition	Demolition	9/1/2024	10/31/2024	5	44	
2	Grading/Excavation	Grading	11/1/2024	1/31/2025	5	66	
3	Mat Foundation	Building Construction	2/1/2025	4/30/2025	5	63	
4	Building Construction	Building Construction	6/1/2025	7/31/2026	5	305	
5	Paving	Paving	5/1/2025	5/31/2025	5	22	
6	Architectural Coating	Architectural Coating	8/1/2026	10/31/2026	5	65	

Acres of Grading (Grading Phase): 33

Acres of Paving: 0.95

Residential Indoor: 454,829; Residential Outdoor: 151,610; Non-Residential Indoor: 43,814; Non-Residential Outdoor: 14,605; Striped Parking Area: 7,788

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Excavators	1	8.00	158	0.38
Demolition	Rubber Tired Dozers	0	8.00	247	0.40
Demolition	Skid Steer Loaders	1	8.00	65	0.37
Demolition	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading/Excavation	Excavators	1	8.00	158	0.38
Grading/Excavation	Graders	1	8.00	187	0.41
Grading/Excavation	Rubber Tired Dozers	0	8.00	247	0.40
Grading/Excavation	Skid Steer Loaders	1	8.00	65	0.37
Grading/Excavation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Mat Foundation	Cranes	0	8.00	231	0.29
Mat Foundation	Excavators	1	12.00	158	0.38

LaTerra Del Rey - South Coast Air Basin, Summer

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

Mat Foundation	Forklifts	0	8.00	89	0.20
Mat Foundation	Generator Sets	0	8.00	84	0.74
Mat Foundation	Pumps	1	12.00	84	0.74
Mat Foundation	Rough Terrain Forklifts	1	12.00	100	0.40
Mat Foundation	Skid Steer Loaders	1	12.00	65	0.37
Mat Foundation	Tractors/Loaders/Backhoes	1	12.00	97	0.37
Mat Foundation	Trenchers	1	12.00	78	0.50
Mat Foundation	Welders	0	8.00	46	0.45
Building Construction	Aerial Lifts	1	8.00	63	0.31
Building Construction	Air Compressors	1	8.00	78	0.48
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	1	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Pavers	1	8.00	130	0.42
Building Construction	Paving Equipment	1	8.00	132	0.36
Building Construction	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Building Construction	Welders	0	8.00	46	0.45
Paving	Cement and Mortar Mixers	0	8.00	9	0.56
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	0	8.00	80	0.38
Paving	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Architectural Coating	Aerial Lifts	2	8.00	63	0.31
Architectural Coating	Air Compressors	2	8.00	78	0.48
Architectural Coating	Forklifts	1	8.00	89	0.20
Architectural Coating	Generator Sets	1	8.00	84	0.74

LaTerra Del Rey - South Coast Air Basin, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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
Demolition	3	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading/Excavation	4	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Mat Foundation	6	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	2	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	6	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Water Exposed Area

LaTerra Del Rey - South Coast Air Basin, Summer

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

3.2 Demolition - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.7265	0.0000	1.7265	0.2614	0.0000	0.2614			0.0000			0.0000
Off-Road	0.3865	3.6776	6.8852	0.0104		0.1621	0.1621		0.1492	0.1492		1,002.5994	1,002.5994	0.3243		1,010.7059
Total	0.3865	3.6776	6.8852	0.0104	1.7265	0.1621	1.8886	0.2614	0.1492	0.4106		1,002.5994	1,002.5994	0.3243		1,010.7059

Unmitigated Construction Off-Site

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

LaTerra Del Rey - South Coast Air Basin, Summer

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.6733	0.0000	0.6733	0.1020	0.0000	0.1020			0.0000			0.0000
Off-Road	0.1524	1.6021	7.8295	0.0104		0.0169	0.0169		0.0169	0.0169	0.0000	1,002.5994	1,002.5994	0.3243		1,010.7059
Total	0.1524	1.6021	7.8295	0.0104	0.6733	0.0169	0.6903	0.1020	0.0169	0.1189	0.0000	1,002.5994	1,002.5994	0.3243		1,010.7059

Mitigated Construction Off-Site

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

LaTerra Del Rey - South Coast Air Basin, Summer

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

3.3 Grading/Excavation - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.6166	0.0000	0.6166	0.0703	0.0000	0.0703			0.0000			0.0000
Off-Road	0.7411	7.8333	8.5416	0.0170		0.2969	0.2969		0.2731	0.2731		1,643.1068	1,643.1068	0.5314		1,656.3922
Total	0.7411	7.8333	8.5416	0.0170	0.6166	0.2969	0.9135	0.0703	0.2731	0.3435		1,643.1068	1,643.1068	0.5314		1,656.3922

Unmitigated Construction Off-Site

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

LaTerra Del Rey - South Coast Air Basin, Summer

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.2405	0.0000	0.2405	0.0274	0.0000	0.0274			0.0000			0.0000
Off-Road	0.2336	1.9537	10.8044	0.0170		0.0278	0.0278		0.0278	0.0278	0.0000	1,643.1068	1,643.1068	0.5314		1,656.3922
Total	0.2336	1.9537	10.8044	0.0170	0.2405	0.0278	0.2682	0.0274	0.0278	0.0552	0.0000	1,643.1068	1,643.1068	0.5314		1,656.3922

Mitigated Construction Off-Site

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

LaTerra Del Rey - South Coast Air Basin, Summer

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

3.3 Grading/Excavation - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.6166	0.0000	0.6166	0.0703	0.0000	0.0703			0.0000			0.0000
Off-Road	0.6696	6.8055	8.4624	0.0170		0.2493	0.2493		0.2293	0.2293		1,643.1083	1,643.1083	0.5314		1,656.3937
Total	0.6696	6.8055	8.4624	0.0170	0.6166	0.2493	0.8658	0.0703	0.2293	0.2997		1,643.1083	1,643.1083	0.5314		1,656.3937

Unmitigated Construction Off-Site

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

LaTerra Del Rey - South Coast Air Basin, Summer

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.2405	0.0000	0.2405	0.0274	0.0000	0.0274			0.0000			0.0000
Off-Road	0.2336	1.9537	10.8044	0.0170		0.0278	0.0278		0.0278	0.0278	0.0000	1,643.1083	1,643.1083	0.5314		1,656.3937
Total	0.2336	1.9537	10.8044	0.0170	0.2405	0.0278	0.2682	0.0274	0.0278	0.0552	0.0000	1,643.1083	1,643.1083	0.5314		1,656.3937

Mitigated Construction Off-Site

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

LaTerra Del Rey - South Coast Air Basin, Summer

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

3.4 Mat Foundation - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5835	15.0039	23.1568	0.0357		0.7065	0.7065		0.6621	0.6621		3,430.4489	3,430.4489	0.8451		3,451.5750
Total	1.5835	15.0039	23.1568	0.0357		0.7065	0.7065		0.6621	0.6621		3,430.4489	3,430.4489	0.8451		3,451.5750

Unmitigated Construction Off-Site

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

LaTerra Del Rey - South Coast Air Basin, Summer

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.4527	3.3741	25.5618	0.0357		0.0553	0.0553		0.0553	0.0553	0.0000	3,430.4489	3,430.4489	0.8451		3,451.5750
Total	0.4527	3.3741	25.5618	0.0357		0.0553	0.0553		0.0553	0.0553	0.0000	3,430.4489	3,430.4489	0.8451		3,451.5750

Mitigated Construction Off-Site

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

LaTerra Del Rey - South Coast Air Basin, Summer

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

3.5 Building Construction - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	1.3807	12.6125	17.7048	0.0314		0.5422	0.5422		0.5120	0.5120		3,019.1420	3,019.1420	0.6971		3,036.5689
Total	1.3807	12.6125	17.7048	0.0314		0.5422	0.5422		0.5120	0.5120		3,019.1420	3,019.1420	0.6971		3,036.5689

Unmitigated Construction Off-Site

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

LaTerra Del Rey - South Coast Air Basin, Summer

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.3825	2.4222	20.5410	0.0314		0.0482	0.0482		0.0482	0.0482	0.0000	3,019.1420	3,019.1420	0.6971		3,036.5689
Total	0.3825	2.4222	20.5410	0.0314		0.0482	0.0482		0.0482	0.0482	0.0000	3,019.1420	3,019.1420	0.6971		3,036.5689

Mitigated Construction Off-Site

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

LaTerra Del Rey - South Coast Air Basin, Summer

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

3.5 Building Construction - 2026

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	1.3807	12.6125	17.7048	0.0314		0.5422	0.5422		0.5120	0.5120		3,019.1420	3,019.1420	0.6971		3,036.5689
Total	1.3807	12.6125	17.7048	0.0314		0.5422	0.5422		0.5120	0.5120		3,019.1420	3,019.1420	0.6971		3,036.5689

Unmitigated Construction Off-Site

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

LaTerra Del Rey - South Coast Air Basin, Summer

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.3825	2.4222	20.5410	0.0314		0.0482	0.0482		0.0482	0.0482	0.0000	3,019.1420	3,019.1420	0.6971		3,036.5689
Total	0.3825	2.4222	20.5410	0.0314		0.0482	0.0482		0.0482	0.0482	0.0000	3,019.1420	3,019.1420	0.6971		3,036.5689

Mitigated Construction Off-Site

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

LaTerra Del Rey - South Coast Air Basin, Summer

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

3.6 Paving - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.3206	2.8478	5.4423	8.7800e-003		0.1367	0.1367		0.1258	0.1258		849.3106	849.3106	0.2747		856.1778
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.3206	2.8478	5.4423	8.7800e-003		0.1367	0.1367		0.1258	0.1258		849.3106	849.3106	0.2747		856.1778

Unmitigated Construction Off-Site

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

LaTerra Del Rey - South Coast Air Basin, Summer

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.1081	0.4683	6.6640	8.7800e-003		0.0144	0.0144		0.0144	0.0144	0.0000	849.3106	849.3106	0.2747		856.1778
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.1081	0.4683	6.6640	8.7800e-003		0.0144	0.0144		0.0144	0.0144	0.0000	849.3106	849.3106	0.2747		856.1778

Mitigated Construction Off-Site

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

LaTerra Del Rey - South Coast Air Basin, Summer

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

3.7 Architectural Coating - 2026

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	26.3430					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.8770	7.3094	11.7997	0.0194		0.2944	0.2944		0.2894	0.2894		1,846.8332	1,846.8332	0.2170		1,852.2589
Total	27.2199	7.3094	11.7997	0.0194		0.2944	0.2944		0.2894	0.2894		1,846.8332	1,846.8332	0.2170		1,852.2589

Unmitigated Construction Off-Site

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

LaTerra Del Rey - South Coast Air Basin, Summer

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	26.3430					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2465	2.5976	12.6533	0.0194		0.0274	0.0274		0.0274	0.0274	0.0000	1,846.8332	1,846.8332	0.2170		1,852.2589
Total	26.5895	2.5976	12.6533	0.0194		0.0274	0.0274		0.0274	0.0274	0.0000	1,846.8332	1,846.8332	0.2170		1,852.2589

Mitigated Construction Off-Site

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

LaTerra Del Rey - South Coast Air Basin, Summer

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

4.0 Operational Detail - Mobile

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.541801	0.062785	0.185964	0.127448	0.023798	0.006607	0.012341	0.008651	0.000818	0.000497	0.024959	0.000748	0.003583
City Park	0.541801	0.062785	0.185964	0.127448	0.023798	0.006607	0.012341	0.008651	0.000818	0.000497	0.024959	0.000748	0.003583
Enclosed Parking with Elevator	0.541801	0.062785	0.185964	0.127448	0.023798	0.006607	0.012341	0.008651	0.000818	0.000497	0.024959	0.000748	0.003583
General Office Building	0.541801	0.062785	0.185964	0.127448	0.023798	0.006607	0.012341	0.008651	0.000818	0.000497	0.024959	0.000748	0.003583

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Project is all Electric (no Natural Gas). Convert Natural Gas to Electricity equivalent (see off-model calculation for updated total Project Electricity).

5.2 Energy by Land Use - Natural Gas

Unmitigated

Land Use	Natural Gas 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
		lb/day										lb/day					
Apartments Mid Rise	5184.3	0.0559	0.4778	0.2033	3.0500e-003		0.0386	0.0386		0.0386	0.0386		609.9172	609.9172	0.0117	0.0112	613.5416
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
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	825.054	8.9000e-003	0.0809	0.0680	4.9000e-004		6.1500e-003	6.1500e-003		6.1500e-003	6.1500e-003		97.0652	97.0652	1.8600e-003	1.7800e-003	97.6420

LaTerra Del Rey - South Coast Air Basin, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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					
Apartments Mid Rise	5.1843	0.0559	0.4778	0.2033	3.0500e-003		0.0386	0.0386		0.0386	0.0386		609.9172	609.9172	0.0117	0.0112	613.5416
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
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	0.825054	8.9000e-003	0.0809	0.0680	4.9000e-004		6.1500e-003	6.1500e-003		6.1500e-003	6.1500e-003		97.0652	97.0652	1.8600e-003	1.7800e-003	97.6420

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	6.0635	0.1997	17.3406	9.2000e-004		0.0962	0.0962		0.0962	0.0962	0.0000	31.2641	31.2641	0.0301	0.0000	32.0154
Unmitigated	6.0635	0.1997	17.3406	9.2000e-004		0.0962	0.0962		0.0962	0.0962	0.0000	31.2641	31.2641	0.0301	0.0000	32.0154

LaTerra Del Rey - South Coast Air Basin, Summer

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

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.4691					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	5.0718					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.5226	0.1997	17.3406	9.2000e-004		0.0962	0.0962		0.0962	0.0962		31.2641	31.2641	0.0301		32.0154
Total	6.0635	0.1997	17.3406	9.2000e-004		0.0962	0.0962		0.0962	0.0962	0.0000	31.2641	31.2641	0.0301	0.0000	32.0154

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	0.4691					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	5.0718					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.5226	0.1997	17.3406	9.2000e-004		0.0962	0.0962		0.0962	0.0962		31.2641	31.2641	0.0301		32.0154
Total	6.0635	0.1997	17.3406	9.2000e-004		0.0962	0.0962		0.0962	0.0962	0.0000	31.2641	31.2641	0.0301	0.0000	32.0154

LaTerra Del Rey - South Coast Air Basin, Summer

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

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

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

LaTerra Del Rey - South Coast Air Basin, Winter

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

**LaTerra Del Rey
South Coast Air Basin, Winter**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	29.21	1000sqft	0.21	29,209.00	0
Enclosed Parking with Elevator	282.00	Space	0.95	129,801.00	0
City Park	0.11	Acre	0.03	4,573.80	0
Apartments Mid Rise	210.00	Dwelling Unit	1.64	224,607.00	473

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	11			Operational Year	2026
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MW hr)	463.44	CH4 Intensity (lb/MW hr)	0.033	N2O Intensity (lb/MW hr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - LADWP CO2e 2026 electricity emissions

Land Use - General Office used as a surrogate for Amenity space. City Park used as a surrogate for open space.

Construction Phase - Project construction schedule supplied by Applicant.

Off-road Equipment - With PDF AIR-1

Off-road Equipment - With PDF AIR-1

Off-road Equipment - With PDF AIR-1

Off-road Equipment - With PDF AIR-1

Off-road Equipment - With PDF AIR-1

Off-road Equipment - With PDF AIR-1

LaTerra Del Rey - South Coast Air Basin, Winter

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

tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstructionPhase	NumDays	20.00	44.00
tblConstructionPhase	NumDays	6.00	66.00
tblConstructionPhase	NumDays	220.00	63.00
tblConstructionPhase	NumDays	220.00	305.00
tblConstructionPhase	NumDays	10.00	22.00
tblConstructionPhase	NumDays	10.00	65.00
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	178.50	0.00
tblFireplaces	NumberNoFireplace	21.00	0.00
tblFireplaces	NumberWood	10.50	0.00
tblGrading	MaterialExported	0.00	30,695.00
tblGrading	MaterialImported	0.00	19,671.00
tblLandUse	LandUseSquareFeet	29,210.00	29,209.00
tblLandUse	LandUseSquareFeet	112,800.00	129,801.00
tblLandUse	LandUseSquareFeet	4,791.60	4,573.80
tblLandUse	LandUseSquareFeet	210,000.00	224,607.00
tblLandUse	LotAcreage	0.67	0.21
tblLandUse	LotAcreage	2.54	0.95
tblLandUse	LotAcreage	0.11	0.03
tblLandUse	LotAcreage	5.53	1.64

LaTerra Del Rey - South Coast Air Basin, Winter

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

tblLandUse	Population	601.00	473.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	6.00	12.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblProjectCharacteristics	CO2IntensityFactor	691.98	463.44
tblTripsAndVMT	HaulingTripNumber	351.00	0.00
tblTripsAndVMT	HaulingTripNumber	6,296.00	0.00
tblTripsAndVMT	VendorTripNumber	49.00	0.00
tblTripsAndVMT	VendorTripNumber	49.00	0.00
tblTripsAndVMT	WorkerTripNumber	8.00	0.00
tblTripsAndVMT	WorkerTripNumber	10.00	0.00

LaTerra Del Rey - South Coast Air Basin, Winter

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

tblTripsAndVMT	WorkerTripNumber	217.00	0.00
tblTripsAndVMT	WorkerTripNumber	217.00	0.00
tblTripsAndVMT	WorkerTripNumber	5.00	0.00
tblTripsAndVMT	WorkerTripNumber	43.00	0.00
tblVehicleTrips	ST_TR	4.91	0.00
tblVehicleTrips	ST_TR	1.96	0.00
tblVehicleTrips	ST_TR	2.21	0.00
tblVehicleTrips	SU_TR	4.09	0.00
tblVehicleTrips	SU_TR	2.19	0.00
tblVehicleTrips	SU_TR	0.70	0.00
tblVehicleTrips	WD_TR	5.44	0.00
tblVehicleTrips	WD_TR	0.78	0.00
tblVehicleTrips	WD_TR	9.74	0.00
tblWoodstoves	NumberCatalytic	10.50	0.00
tblWoodstoves	NumberNoncatalytic	10.50	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

LaTerra Del Rey - South Coast Air Basin, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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	Demolition	Demolition	9/1/2024	10/31/2024	5	44	
2	Grading/Excavation	Grading	11/1/2024	1/31/2025	5	66	
3	Mat Foundation	Building Construction	2/1/2025	4/30/2025	5	63	
4	Building Construction	Building Construction	6/1/2025	7/31/2026	5	305	
5	Paving	Paving	5/1/2025	5/31/2025	5	22	
6	Architectural Coating	Architectural Coating	8/1/2026	10/31/2026	5	65	

Acres of Grading (Grading Phase): 33

Acres of Paving: 0.95

Residential Indoor: 454,829; Residential Outdoor: 151,610; Non-Residential Indoor: 43,814; Non-Residential Outdoor: 14,605; Striped Parking Area: 7,788

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Excavators	1	8.00	158	0.38
Demolition	Rubber Tired Dozers	0	8.00	247	0.40
Demolition	Skid Steer Loaders	1	8.00	65	0.37
Demolition	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading/Excavation	Excavators	1	8.00	158	0.38
Grading/Excavation	Graders	1	8.00	187	0.41
Grading/Excavation	Rubber Tired Dozers	0	8.00	247	0.40
Grading/Excavation	Skid Steer Loaders	1	8.00	65	0.37
Grading/Excavation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Mat Foundation	Cranes	0	8.00	231	0.29

LaTerra Del Rey - South Coast Air Basin, Winter

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

Mat Foundation	Excavators	1	12.00	158	0.38
Mat Foundation	Forklifts	0	8.00	89	0.20
Mat Foundation	Generator Sets	0	8.00	84	0.74
Mat Foundation	Pumps	1	12.00	84	0.74
Mat Foundation	Rough Terrain Forklifts	1	12.00	100	0.40
Mat Foundation	Skid Steer Loaders	1	12.00	65	0.37
Mat Foundation	Tractors/Loaders/Backhoes	1	12.00	97	0.37
Mat Foundation	Trenchers	1	12.00	78	0.50
Mat Foundation	Welders	0	8.00	46	0.45
Building Construction	Aerial Lifts	1	8.00	63	0.31
Building Construction	Air Compressors	1	8.00	78	0.48
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	1	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Pavers	1	8.00	130	0.42
Building Construction	Paving Equipment	1	8.00	132	0.36
Building Construction	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Building Construction	Welders	0	8.00	46	0.45
Paving	Cement and Mortar Mixers	0	8.00	9	0.56
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	0	8.00	80	0.38
Paving	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Architectural Coating	Aerial Lifts	2	8.00	63	0.31
Architectural Coating	Air Compressors	2	8.00	78	0.48
Architectural Coating	Forklifts	1	8.00	89	0.20
Architectural Coating	Generator Sets	1	8.00	84	0.74

LaTerra Del Rey - South Coast Air Basin, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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
Demolition	3	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading/Excavation	4	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Mat Foundation	6	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	2	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	6	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Water Exposed Area

LaTerra Del Rey - South Coast Air Basin, Winter

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

3.2 Demolition - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.7265	0.0000	1.7265	0.2614	0.0000	0.2614			0.0000			0.0000
Off-Road	0.3865	3.6776	6.8852	0.0104		0.1621	0.1621		0.1492	0.1492		1,002.5994	1,002.5994	0.3243		1,010.7059
Total	0.3865	3.6776	6.8852	0.0104	1.7265	0.1621	1.8886	0.2614	0.1492	0.4106		1,002.5994	1,002.5994	0.3243		1,010.7059

Unmitigated Construction Off-Site

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

LaTerra Del Rey - South Coast Air Basin, Winter

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.6733	0.0000	0.6733	0.1020	0.0000	0.1020			0.0000			0.0000
Off-Road	0.1524	1.6021	7.8295	0.0104		0.0169	0.0169		0.0169	0.0169	0.0000	1,002.5994	1,002.5994	0.3243		1,010.7059
Total	0.1524	1.6021	7.8295	0.0104	0.6733	0.0169	0.6903	0.1020	0.0169	0.1189	0.0000	1,002.5994	1,002.5994	0.3243		1,010.7059

Mitigated Construction Off-Site

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

LaTerra Del Rey - South Coast Air Basin, Winter

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

3.3 Grading/Excavation - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.6166	0.0000	0.6166	0.0703	0.0000	0.0703			0.0000			0.0000
Off-Road	0.7411	7.8333	8.5416	0.0170		0.2969	0.2969		0.2731	0.2731		1,643.1068	1,643.1068	0.5314		1,656.3922
Total	0.7411	7.8333	8.5416	0.0170	0.6166	0.2969	0.9135	0.0703	0.2731	0.3435		1,643.1068	1,643.1068	0.5314		1,656.3922

Unmitigated Construction Off-Site

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

LaTerra Del Rey - South Coast Air Basin, Winter

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.2405	0.0000	0.2405	0.0274	0.0000	0.0274			0.0000			0.0000
Off-Road	0.2336	1.9537	10.8044	0.0170		0.0278	0.0278		0.0278	0.0278	0.0000	1,643.1068	1,643.1068	0.5314		1,656.3922
Total	0.2336	1.9537	10.8044	0.0170	0.2405	0.0278	0.2682	0.0274	0.0278	0.0552	0.0000	1,643.1068	1,643.1068	0.5314		1,656.3922

Mitigated Construction Off-Site

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

LaTerra Del Rey - South Coast Air Basin, Winter

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

3.3 Grading/Excavation - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.6166	0.0000	0.6166	0.0703	0.0000	0.0703			0.0000			0.0000
Off-Road	0.6696	6.8055	8.4624	0.0170		0.2493	0.2493		0.2293	0.2293		1,643.1083	1,643.1083	0.5314		1,656.3937
Total	0.6696	6.8055	8.4624	0.0170	0.6166	0.2493	0.8658	0.0703	0.2293	0.2997		1,643.1083	1,643.1083	0.5314		1,656.3937

Unmitigated Construction Off-Site

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

LaTerra Del Rey - South Coast Air Basin, Winter

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.2405	0.0000	0.2405	0.0274	0.0000	0.0274			0.0000			0.0000
Off-Road	0.2336	1.9537	10.8044	0.0170		0.0278	0.0278		0.0278	0.0278	0.0000	1,643.1083	1,643.1083	0.5314		1,656.3937
Total	0.2336	1.9537	10.8044	0.0170	0.2405	0.0278	0.2682	0.0274	0.0278	0.0552	0.0000	1,643.1083	1,643.1083	0.5314		1,656.3937

Mitigated Construction Off-Site

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

LaTerra Del Rey - South Coast Air Basin, Winter

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

3.4 Mat Foundation - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5835	15.0039	23.1568	0.0357		0.7065	0.7065		0.6621	0.6621		3,430.4489	3,430.4489	0.8451		3,451.5750
Total	1.5835	15.0039	23.1568	0.0357		0.7065	0.7065		0.6621	0.6621		3,430.4489	3,430.4489	0.8451		3,451.5750

Unmitigated Construction Off-Site

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

LaTerra Del Rey - South Coast Air Basin, Winter

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.4527	3.3741	25.5618	0.0357		0.0553	0.0553		0.0553	0.0553	0.0000	3,430.4489	3,430.4489	0.8451		3,451.5750
Total	0.4527	3.3741	25.5618	0.0357		0.0553	0.0553		0.0553	0.0553	0.0000	3,430.4489	3,430.4489	0.8451		3,451.5750

Mitigated Construction Off-Site

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

LaTerra Del Rey - South Coast Air Basin, Winter

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

3.5 Building Construction - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	1.3807	12.6125	17.7048	0.0314		0.5422	0.5422		0.5120	0.5120		3,019.1420	3,019.1420	0.6971		3,036.5689
Total	1.3807	12.6125	17.7048	0.0314		0.5422	0.5422		0.5120	0.5120		3,019.1420	3,019.1420	0.6971		3,036.5689

Unmitigated Construction Off-Site

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

LaTerra Del Rey - South Coast Air Basin, Winter

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.3825	2.4222	20.5410	0.0314		0.0482	0.0482		0.0482	0.0482	0.0000	3,019.1420	3,019.1420	0.6971		3,036.5689
Total	0.3825	2.4222	20.5410	0.0314		0.0482	0.0482		0.0482	0.0482	0.0000	3,019.1420	3,019.1420	0.6971		3,036.5689

Mitigated Construction Off-Site

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

LaTerra Del Rey - South Coast Air Basin, Winter

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

3.5 Building Construction - 2026

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	1.3807	12.6125	17.7048	0.0314		0.5422	0.5422		0.5120	0.5120		3,019.1420	3,019.1420	0.6971		3,036.5689
Total	1.3807	12.6125	17.7048	0.0314		0.5422	0.5422		0.5120	0.5120		3,019.1420	3,019.1420	0.6971		3,036.5689

Unmitigated Construction Off-Site

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

LaTerra Del Rey - South Coast Air Basin, Winter

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.3825	2.4222	20.5410	0.0314		0.0482	0.0482		0.0482	0.0482	0.0000	3,019.1420	3,019.1420	0.6971		3,036.5689
Total	0.3825	2.4222	20.5410	0.0314		0.0482	0.0482		0.0482	0.0482	0.0000	3,019.1420	3,019.1420	0.6971		3,036.5689

Mitigated Construction Off-Site

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

LaTerra Del Rey - South Coast Air Basin, Winter

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

3.6 Paving - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.3206	2.8478	5.4423	8.7800e-003		0.1367	0.1367		0.1258	0.1258		849.3106	849.3106	0.2747		856.1778
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.3206	2.8478	5.4423	8.7800e-003		0.1367	0.1367		0.1258	0.1258		849.3106	849.3106	0.2747		856.1778

Unmitigated Construction Off-Site

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

LaTerra Del Rey - South Coast Air Basin, Winter

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.1081	0.4683	6.6640	8.7800e-003		0.0144	0.0144		0.0144	0.0144	0.0000	849.3106	849.3106	0.2747		856.1778
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.1081	0.4683	6.6640	8.7800e-003		0.0144	0.0144		0.0144	0.0144	0.0000	849.3106	849.3106	0.2747		856.1778

Mitigated Construction Off-Site

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

LaTerra Del Rey - South Coast Air Basin, Winter

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

3.7 Architectural Coating - 2026

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	26.3430					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.8770	7.3094	11.7997	0.0194		0.2944	0.2944		0.2894	0.2894		1,846.8332	1,846.8332	0.2170		1,852.2589
Total	27.2199	7.3094	11.7997	0.0194		0.2944	0.2944		0.2894	0.2894		1,846.8332	1,846.8332	0.2170		1,852.2589

Unmitigated Construction Off-Site

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

LaTerra Del Rey - South Coast Air Basin, Winter

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

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	26.3430					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2465	2.5976	12.6533	0.0194		0.0274	0.0274		0.0274	0.0274	0.0000	1,846.8332	1,846.8332	0.2170		1,852.2589
Total	26.5895	2.5976	12.6533	0.0194		0.0274	0.0274		0.0274	0.0274	0.0000	1,846.8332	1,846.8332	0.2170		1,852.2589

Mitigated Construction Off-Site

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

LaTerra Del Rey - South Coast Air Basin, Winter

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

4.0 Operational Detail - Mobile

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.541801	0.062785	0.185964	0.127448	0.023798	0.006607	0.012341	0.008651	0.000818	0.000497	0.024959	0.000748	0.003583
City Park	0.541801	0.062785	0.185964	0.127448	0.023798	0.006607	0.012341	0.008651	0.000818	0.000497	0.024959	0.000748	0.003583
Enclosed Parking with Elevator	0.541801	0.062785	0.185964	0.127448	0.023798	0.006607	0.012341	0.008651	0.000818	0.000497	0.024959	0.000748	0.003583
General Office Building	0.541801	0.062785	0.185964	0.127448	0.023798	0.006607	0.012341	0.008651	0.000818	0.000497	0.024959	0.000748	0.003583

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Project is all Electric (no Natural Gas). Convert Natural Gas to Electricity equivalent (see off-model calculation for updated total Project Electricity).

5.2 Energy by Land Use - Natural Gas

Unmitigated

Land Use	Natural Gas 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
		lb/day										lb/day					
Apartments Mid Rise	5184.3	0.0559	0.4778	0.2033	3.0500e-003		0.0386	0.0386		0.0386	0.0386		609.9172	609.9172	0.0117	0.0112	613.5416
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
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	825.054	8.9000e-003	0.0809	0.0680	4.9000e-004		6.1500e-003	6.1500e-003		6.1500e-003	6.1500e-003		97.0652	97.0652	1.8600e-003	1.7800e-003	97.6420

LaTerra Del Rey - South Coast Air Basin, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Not 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					
Apartments Mid Rise	5.1843	0.0559	0.4778	0.2033	3.0500e-003		0.0386	0.0386		0.0386	0.0386		609.9172	609.9172	0.0117	0.0112	613.5416
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
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	0.825054	8.9000e-003	0.0809	0.0680	4.9000e-004		6.1500e-003	6.1500e-003		6.1500e-003	6.1500e-003		97.0652	97.0652	1.8600e-003	1.7800e-003	97.6420

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	6.0635	0.1997	17.3406	9.2000e-004		0.0962	0.0962		0.0962	0.0962	0.0000	31.2641	31.2641	0.0301	0.0000	32.0154
Unmitigated	6.0635	0.1997	17.3406	9.2000e-004		0.0962	0.0962		0.0962	0.0962	0.0000	31.2641	31.2641	0.0301	0.0000	32.0154

LaTerra Del Rey - South Coast Air Basin, Winter

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

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.4691					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	5.0718					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.5226	0.1997	17.3406	9.2000e-004		0.0962	0.0962		0.0962	0.0962		31.2641	31.2641	0.0301		32.0154
Total	6.0635	0.1997	17.3406	9.2000e-004		0.0962	0.0962		0.0962	0.0962	0.0000	31.2641	31.2641	0.0301	0.0000	32.0154

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	0.4691					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	5.0718					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.5226	0.1997	17.3406	9.2000e-004		0.0962	0.0962		0.0962	0.0962		31.2641	31.2641	0.0301		32.0154
Total	6.0635	0.1997	17.3406	9.2000e-004		0.0962	0.0962		0.0962	0.0962	0.0000	31.2641	31.2641	0.0301	0.0000	32.0154

LaTerra Del Rey - South Coast Air Basin, Winter

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

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

EMFAC2021 Mobile Source Emissions – Project Construction

La Terra Del Rey

La Terra Del Rey

Transportation Emissions						Total Emissions										
Construction Phase Class II Non-Haz	Daily One-Way Trips	Haul Days per Phase (days)	Work Hours per Day (hours/day)	One-Way Trip Distance per Day (miles)	Idling per Day (minutes)	Regional Emissions										
						(pounds/day)										(MT/yr)
						ROG	NOX	CO	SO2	PM10 Dust	PM10 Exh	Total PM10	PM2.5 Dust	PM2.5 Exh	Total PM2.5	Total CO2e
<u>Demolition</u> 2024																
Total Haul Trips	1420															
Hauling	66	22	8	25	15	0.47	11.78	8.44	0.06	1.52	0.09	1.61	0.40	0.09	0.49	70.20
Vendor	0	22	8	6.9	5	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	14	22	8	14.7	5	0.01	0.05	0.48	0.00	0.14	0.00	0.14	0.04	0.00	0.04	1.38
EMFAC Totals =						0.47	11.82	8.92	0.06	1.66	0.09	1.75	0.44	0.09	0.53	71.6
2024 CALEEMOD WITH PDF AIR-1 =						0.15	1.60	7.84	0.01	0.67	0.00	0.68	0.10	0.00	0.10	20.2
Grand Total =						0.6	13.4	16.8	0.1	2.3	0.1	2.4	0.5	0.1	0.6	91.8
<u>Grading</u> 2024																
Total Haul Trips	4386	(soil export)														
Hauling	110	40	8	25	15	0.78	19.63	14.06	0.10	2.53	0.15	2.68	0.67	0.15	0.82	212.72
Vendor	0	40	8	6.9	5	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	24	40	8	14.7	5	0.01	0.08	0.83	0.00	0.25	0.00	0.25	0.06	0.00	0.06	4.32
Export Totals =						0.8	19.7	14.9	0.1	2.8	0.2	2.9	0.7	0.1	0.9	217.0
<u>Grading</u> 2024																
Total Haul Trips	434	(soil import)														
Hauling	110	4	8	25	15	0.78	19.63	14.06	0.10	2.53	0.15	2.68	0.67	0.15	0.82	21.27
Vendor	0	4	8	6.9	5	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	24	4	8	14.7	5	0.01	0.08	0.83	0.00	0.25	0.00	0.25	0.06	0.00	0.06	0.43
Import Totals =						0.8	19.7	14.9	0.1	2.8	0.2	2.9	0.7	0.1	0.9	21.7
EMFAC Totals =						0.8	19.7	14.9	0.1	2.8	0.2	2.9	0.7	0.1	0.9	238.7
2024 CALEEMOD WITH PDF AIR-1 =						0.2	2.0	10.8	0.0	0.2	0.0	0.2	0.0	0.0	0.0	32.3
Grand Total =						1.0	21.7	25.7	0.1	3.0	0.2	3.2	0.8	0.2	0.9	271.1
<u>Grading</u> 2025																
Total Haul Trips	2380	(soil import)														
Hauling	110	22	8	25	15	0.77	18.97	13.90	0.10	2.53	0.15	2.68	0.67	0.14	0.82	114.90
Vendor	0	22	8	6.9	5	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	24	22	8	14.7	5	0.01	0.07	0.77	0.00	0.25	0.00	0.25	0.06	0.00	0.06	2.31
EMFAC Totals =						0.8	19.0	14.7	0.1	2.8	0.2	2.9	0.7	0.1	0.9	117.2
2025 CALEEMOD WITH PDF AIR-1 =						0.2	2.0	10.8	0.0	0.2	0.0	0.2	0.0	0.0	0.0	17.3
Grand Total =						1.0	21.0	25.5	0.1	3.0	0.2	3.2	0.8	0.1	0.9	134.5
<u>Mat Foundation</u> 2025																
Total Haul Trips	712															
Hauling	12	60	8	25	15	0.08	2.07	1.52	0.01	0.28	0.02	0.29	0.07	0.02	0.09	34.19
Vendor	100	60	8	6.9	5	0.14	3.72	2.44	0.02	0.59	0.03	0.61	0.15	0.02	0.18	67.03
Worker	140	60	8	14.7	5	0.07	0.41	4.47	0.01	1.44	0.01	1.44	0.36	0.01	0.36	36.72
EMFAC Totals =						0.3	6.2	8.4	0.0	2.3	0.0	2.3	0.6	0.0	0.6	137.9
2025 CALEEMOD WITH PDF AIR-1 =						0.5	3.4	25.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	98.8
Grand Total =						0.7	9.6	34.1	0.1	2.3	0.1	2.4	0.6	0.1	0.6	236.8

<u>Paving</u>		2025															
Total Haul Trips	0																
Hauling	0	22	8	25	15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0	22	8	6.9	5	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	28	22	8	14.7	5	0.01	0.08	0.89	0.00	0.29	0.00	0.29	0.07	0.00	0.07	0.07	2.69
EMFAC Totals =						0.0	0.1	0.9	0.0	0.3	0.0	0.3	0.1	0.0	0.1	0.1	2.7
2025 CALEEMOD WITH PDF AIR-1 =						0.1	0.5	6.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	8.5
Grand Total =						0.1	0.6	7.6	0.0	0.3	0.0	0.3	0.1	0.0	0.1	0.1	11.2

<u>Construction</u>		2025															
Total Haul Trips	0																
Hauling	0	169	8	25	15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	50	169	8	6.9	5	0.07	1.86	1.22	0.01	0.29	0.01	0.31	0.08	0.01	0.09	0.09	94.41
Worker	500	169	8	14.7	5	0.27	1.47	15.98	0.05	5.13	0.03	5.16	1.28	0.02	1.30	1.30	369.37
EMFAC Totals =						0.3	3.3	17.2	0.1	5.4	0.0	5.5	1.4	0.0	1.4	0.0	463.8
2025 CALEEMOD WITH PDF AIR-1 =						0.4	2.5	20.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	224.8
Grand Total =						0.7	5.8	38.0	0.1	5.4	0.0	5.5	1.4	0.0	1.4	0.0	688.6

<u>Construction</u>		2026															
Total Haul Trips	0																
Hauling	0	136	8	25	15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	50	136	8	6.9	5	0.07	1.79	1.20	0.01	0.29	0.01	0.31	0.08	0.01	0.09	0.09	74.66
Worker	500	136	8	14.7	5	0.24	1.34	14.93	0.05	5.13	0.02	5.16	1.28	0.02	1.30	1.30	289.77
EMFAC Totals =						0.3	3.1	16.1	0.1	5.4	0.0	5.5	1.4	0.0	1.4	0.0	364.4
2026 CALEEMOD WITH PDF AIR-1 =						0.4	2.4	20.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	209.4
Grand Total =						0.7	5.5	36.7	0.1	5.4	0.0	5.5	1.4	0.0	1.4	0.0	573.8

<u>Architectual Coatings</u>		2026															
Total Haul Trips	0																
Hauling	0	65	8	25	15	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	10	65	8	6.9	5	0.01	0.36	0.24	0.00	0.06	0.00	0.06	0.02	0.00	0.02	0.02	7.14
Worker	100	65	8	14.7	5	0.05	0.27	2.99	0.01	1.03	0.00	1.03	0.26	0.00	0.26	0.26	27.70
EMFAC Totals =						0.1	0.6	3.2	0.0	1.1	0.0	1.1	0.3	0.0	0.3	0.0	34.8
2026 CALEEMOD WITH PDF AIR-1 =						26.6	2.6	12.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	54.6
Grand Total =						26.7	3.2	15.9	0.0	1.1	0.0	1.1	0.3	0.0	0.3	0.0	89.4

**La Terra Del Rey
Running Emissions**

		Running Emissions Factor (grams/mile)					Running Emissions Factor (grams/mile)			
		ROG_RUNEX	NOx_RUNEX	CO_RUNEX	SOx_RUNEX	PM10_RUNEX	PM2.5_RUNEX	CO2_RUNEX	CH4_RUNEX	N2O_RUNEX
2024	2024Hauling Hauling	0.01506835	1.736594392	0.53415245	0.01416079	0.0242504	0.02319665	1559.36414	0.08218565	0.24859598
2024	2024Vendor Vendor	0.01969384	1.266700708	0.44120439	0.01277308	0.01665469	0.01592783	1377.97499	0.04535619	0.19361282
2024	2024Worker Worker	0.01832772	0.079436569	1.06108625	0.00300255	0.00168421	0.00155002	303.73836	0.00437904	0.00668737
2025	2025Hauling Hauling	0.01437944	1.662749972	0.51520497	0.01390779	0.02389452	0.02285639	1532.44355	0.07834145	0.24434833
2025	2025Vendor Vendor	0.01760775	1.192913115	0.40524391	0.01255696	0.0160024	0.01530399	1355.54323	0.04334823	0.19105447
2025	2025Worker Worker	0.01639808	0.071550735	0.98587189	0.00292026	0.00160066	0.00147299	295.413817	0.00395768	0.00621482
2026	2026Hauling Hauling	0.01376405	1.595849109	0.49695887	0.01364807	0.02370376	0.02267409	1504.81428	0.07447891	0.23998519
2026	2026Vendor Vendor	0.01588145	1.125637812	0.37555792	0.01233428	0.01550079	0.01482427	1332.37984	0.04136649	0.18835672
2026	2026Worker Worker	0.01474423	0.064876665	0.92148333	0.00284763	0.00151768	0.00139649	288.065796	0.00359651	0.00581535
2027	2027Hauling Hauling	0.01322008	1.536397393	0.47417014	0.01337135	0.02376842	0.02273616	1474.76922	0.06997872	0.23521638
2027	2027Vendor Vendor	0.01440232	1.064732037	0.34654864	0.0120909	0.01519791	0.0145347	1306.68278	0.03905997	0.18528831
2027	2027Worker Worker	0.0132844	0.05897072	0.863434	0.00278193	0.00142337	0.00130945	281.41861	0.00327875	0.00546182

Construction Phase	Daily One-Way Trips	Haul Days per Phase (days)	Work Hours per Day (hours/day)	One-Way Trip Distance per Day (miles)	Regional Emissions (pounds/day)						Regional Emissions (MT/year)				
					ROG	NOX	CO	SO2	PM10	PM2.5	CO2	CH4	N2O	CO2e	
<u>Demolition</u>		<u>2024</u>													
	Total Haul Trips	1420													
	Hauling	66	22	8	25	0.0548	6.3171	1.9430	0.0515	0.0882	0.0844	56.6049	0.0746	2.6892	59.3687
	Vendor	0	22	8	6.9	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
	Worker	14	22	8	14.7	0.0083	0.0360	0.4814	0.0014	0.0008	0.0007	1.3752	0.0005	0.0090	1.3847
<u>Grading</u>		<u>2024</u>													
	Total Haul Trips	4386													
	Hauling	110	40	8	25	0.0914	10.5285	3.2384	0.0859	0.1470	0.1406	171.5301	0.2260	8.1490	179.9050
	Vendor	0	40	8	6.9	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
	Worker	24	40	8	14.7	0.0143	0.0618	0.8253	0.0023	0.0013	0.0012	4.2864	0.0015	0.0281	4.3160
<u>Grading</u>		<u>2024</u>													
	Total Haul Trips	434													
	Hauling	110	4	8	25	0.0914	10.5285	3.2384	0.0859	0.1470	0.1406	17.1530	0.0226	0.8149	17.9905
	Vendor	0	4	8	6.9	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
	Worker	24	4	8	14.7	0.0143	0.0618	0.8253	0.0023	0.0013	0.0012	4.2864	0.0002	0.0028	4.4316
<u>Grading</u>		<u>2025</u>													
	Total Haul Trips	2380													
	Hauling	110	22	8	25	0.0872	10.0808	3.1235	0.0843	0.1449	0.1386	92.7128	0.1185	4.4054	97.2367
	Vendor	0	22	8	6.9	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
	Worker	24	22	8	14.7	0.0128	0.0557	0.7668	0.0023	0.0012	0.0011	2.2929	0.0008	0.0144	2.3080

<u>Mat Foundation</u>	<u>2025</u>													
Total Haul Trips	712													
Hauling	12	60	8	25	0.0095	1.0997	0.3407	0.0092	0.0158	0.0151	27.5840	0.0353	1.3107	28.9299
Vendor	100	60	8	6.9	0.0268	1.8146	0.6165	0.0191	0.0243	0.0233	56.1195	0.0449	2.3571	58.5214
Worker	140	60	8	14.7	0.0744	0.3246	4.4730	0.0132	0.0073	0.0067	36.4777	0.0122	0.2287	36.7186
<u>Paving</u>	<u>2025</u>													
Total Haul Trips	0													
Hauling	0	22	8	25	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0	22	8	6.9	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	28	22	8	14.7	0.0149	0.0649	0.8946	0.0026	0.0015	0.0013	2.6750	0.0009	0.0168	2.6927
<u>Construction</u>	<u>2025</u>													
Total Haul Trips	0													
Hauling	0	169	8	25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	50	169	8	6.9	0.01	0.91	0.31	0.01	0.01	0.01	79.03	0.06	3.32	82.42
Worker	500	169	8	14.7	0.27	1.16	15.98	0.05	0.03	0.02	366.95	0.12	2.30	369.37
<u>Construction</u>	<u>2026</u>													
Total Haul Trips	0													
Hauling	0	136	8	25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	50	136	8	6.9	0.01	0.86	0.29	0.01	0.01	0.01	62.52	0.05	2.63	65.20
Worker	500	136	8	14.7	0.24	1.05	14.93	0.05	0.02	0.02	287.95	0.09	1.73	289.77
<u>Architectual Coatings</u>	<u>2026</u>													
Total Haul Trips	0													
Hauling	0	65	8	25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	10	65	8	6.9	0.00	0.17	0.06	0.00	0.00	0.00	5.98	0.00	0.25	6.23
Worker	100	65	8	14.7	0.05	0.21	2.99	0.01	0.00	0.00	27.52	0.01	0.17	27.70

La Terra Del Rey
Road Dust, Break Wear, and Tire wear Emissions

		Emission Factors (grams/mile)					
		PM10			PM2.5		
		RD	PM10_PMBW	PM10_PMTW	RD	PM2.5_PMBW	PM2.5_PMTW
2024	2024Hauling Hauling	0.29984991	0.082315236	0.035279018	0.07359952	0.028810332	0.008819754
2024	2024Vendor Vendor	0.29984991	0.062716793	0.023639511	0.07359952	0.021950878	0.005909878
2024	2024Worker Worker	0.29984991	0.009001983	0.008000002	0.07359952	0.003150694	0.002000001
2025	2025Hauling Hauling	0.29984991	0.082193524	0.035284586	0.07359952	0.028767733	0.008821146
2025	2025Vendor Vendor	0.29984991	0.062593489	0.023642295	0.07359952	0.021907721	0.005910574
2025	2025Worker Worker	0.29984991	0.008968156	0.008000002	0.07359952	0.003138855	0.002000001
2026	2026Hauling Hauling	0.29984991	0.082405307	0.035290385	0.07359952	0.028841857	0.008822596
2026	2026Vendor Vendor	0.29984991	0.062625784	0.023645194	0.07359952	0.021919024	0.005911299
2026	2026Worker Worker	0.29984991	0.008948145	0.008000002	0.07359952	0.003131851	0.002000001
2027	2027Hauling Hauling	0.29984991	0.082414193	0.035296229	0.07359952	0.028844967	0.008824057
2027	2027Vendor Vendor	0.29984991	0.062505591	0.023648116	0.07359952	0.021876957	0.005912029
2027	2027Worker Worker	0.29984991	0.008900193	0.008000002	0.07359952	0.003115068	0.002000001

Construction Phase	Daily One-Way Trips	Haul Days per Phase (days)	Work Hours per Day (hours/day)	One-Way Trip Distance per Day (miles)	Regional Emissions (pounds/day)					
					PM10			PM2.5		
					RD	BW	TW	RD	BW	TW

<u>Demolition</u>	2024									
Total Haul Trips	1420									
Hauling	66	22	8	25	1.0907	0.2994	0.1283	0.2677	0.1048	0.0321
Vendor	0	22	8	6.9	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	14	22	8	14.7	0.1360	0.0041	0.0036	0.0334	0.0014	0.0009
<u>Grading</u>	2024									
Total Haul Trips	4386									
Hauling	110	40	8	25	1.8179	0.4991	0.2139	0.4462	0.1747	0.0535
Vendor	0	40	8	6.9	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	24	40	8	14.7	0.2332	0.0070	0.0062	0.0572	0.0025	0.0016

<u>Grading</u>	2024										
Total Haul Trips	434										
Hauling	110	4	8	25	1.8179	0.4991	0.2139	0.4462	0.1747	0.0535	
Vendor	0	4	8	6.9	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Worker	24	4	8	14.7	0.2332	0.0070	0.0062	0.0572	0.0025	0.0016	
<u>Grading</u>	2025										
Total Haul Trips	2380										
Hauling	110	22	8	25	1.8179	0.4983	0.2139	0.4462	0.1744	0.0535	
Vendor	0	22	8	6.9	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Worker	24	22	8	14.7	0.2332	0.0070	0.0062	0.0572	0.0024	0.0016	
<u>Mat Foundation</u>	2025										
Total Haul Trips	712										
Hauling	12	60	8	25	0.1983	0.0544	0.0233	0.0487	0.0190	0.0058	
Vendor	100	60	8	6.9	0.4561	0.0952	0.0360	0.1120	0.0333	0.0090	
Worker	140	60	8	14.7	1.3605	0.0407	0.0363	0.3339	0.0142	0.0091	
<u>Paving</u>	2025										
Total Haul Trips	0										
Hauling	0	22	8	25	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Vendor	0	22	8	6.9	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Worker	28	22	8	14.7	0.2721	0.0081	0.0073	0.0668	0.0028	0.0018	
<u>Construction</u>	2025										
Total Haul Trips	0										
Hauling	0	169	8	25	0.00	0.00	0.00	0.00	0.00	0.00	
Vendor	50	169	8	6.9	0.23	0.05	0.02	0.06	0.02	0.00	
Worker	500	169	8	14.7	4.86	0.15	0.13	1.19	0.05	0.03	
<u>Construction</u>	2026										
Total Haul Trips	0										
Hauling	0	136	8	25	0.00	0.00	0.00	0.00	0.00	0.00	
Vendor	50	136	8	6.9	0.23	0.05	0.02	0.06	0.02	0.00	
Worker	500	136	8	14.7	4.86	0.14	0.13	1.19	0.05	0.03	
<u>Architectual Coatings</u>	2026										
Total Haul Trips	0										
Hauling	0	65	8	25	0.00	0.00	0.00	0.00	0.00	0.00	
Vendor	10	65	8	6.9	0.05	0.01	0.00	0.01	0.00	0.00	
Worker	100	65	8	14.7	0.97	0.03	0.03	0.24	0.01	0.01	

EMFAC2021 Mobile Source Emissions – Project Operations

La Terra Del Rey
 Air Quality Assessment
 Proposed Project Operational Mobile Emissions

		Criteria Pollutant Emission Factors (lb/mile)											
Year	Daily VMT	Annual VMT	ROG	NOx	CO	SOx	PM10 Road Dust	PM10	PM10 Total	PM2_5 Road Dust	PM2_5	PM2.5 Total	
Project	2026	6,427	2,345,855	2.89E-04	4.09E-04	2.64E-03	7.81E-06	1.48E-04	5.62E-05	2.04E-04	2.22E-05	2.11E-05	4.33E-05

		Criteria Pollutant Emissions (pounds/day)											
Year	Daily VMT	Annual VMT	ROG	NOx	CO	SOx	PM10 Road Dust	PM10	PM10 Total	PM2_5 Road Dust	PM2_5	PM2.5 Total	
Project	2026	6,427	2,345,855	1.9	2.6	17.0	0.1	1.0	0.4	1.3	0.1	0.1	0.3

Source: EMFAC2021 (emission factors for Los Angeles County-South Coast).

Source: Gibson Transportation Consulting, Inc., Transportation Assessment for the 4112 Del Rey Avenue Residential Project, 2022 (estimated daily VMT).

Source: EMFAC2021 (v1.0.2) Emissions Inventory

Region Type: Air Basin

Region: South Coast

Calendar Year: 2026

Season: Annual

Vehicle Classification: EMFAC2007 Categories

Units: miles/day for CVMT and EVMT, trips/day for Trips, kWh/day for Energy Consumption, tons/day for Emissions, 1000 gallons/day for Fuel Consumption

	US Tons/Day	US Tons/Day	US Tons/Day	US Tons/Day	US Tons/Day	US Tons/Day	US Tons/Day	US Tons/Day	US Tons/Day	US Tons/Day
Row Labels	Sum of ROG_TOTAL	Sum of NOx_TOTEX	Sum of CO_TOTEX	Sum of SOx_TOTEX	Sum of PM10_TOTAL	Sum of PM2.5_TOTAL	Sum of CO2_TOTEX	Sum of CH4_TOTEX	Sum of N2O_TOTEX	Sum of Total VMT
2026	66.71875493	94.37241149	609.7221659	1.799624134	12.96473734	4.857652082	186271.2839	9.245875269	10.08470124	461046569.6
Grand Total	66.71875493	94.37241149	609.7221659	1.799624134	12.96473734	4.857652082	186271.2839	9.245875269	10.08470124	461046569.6

	lbs/mi	lbs/mi	lbs/mi	lbs/mi	lbs/mi	lbs/mi	MT/mi	MT/mi	MT/mi	
Row Labels	Sum of ROG_TOTAL	Sum of NOx_TOTEX	Sum of CO_TOTEX	Sum of SOx_TOTEX	Sum of PM10_TOTAL	Sum of PM2.5_TOTAL	Sum of CO2_TOTEX	Sum of CH4_TOTEX	Sum of N2O_TOTEX	Sum of Total VMT
2026	0.000289423	0.000409383	0.002644948	7.80669E-06	5.62405E-05	2.10723E-05	0.000366519	1.81928E-08	1.98433E-08	461046569.6
	0.000289423	0.000409383	0.002644948	7.80669E-06	5.62405E-05	2.10723E-05	0.000366519	1.81928E-08	1.98433E-08	461046569.6

**Goodman Commerce Center
Road Dust Emission Factors**

Paved Road Dust Emission Factors

Formula: $EF_{Dust,P} = (k (sL)^{0.91} \times (W)^{1.02}) \times (1-P/4N)$

Where:

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

k = particle size multiplier

sL = road surface silt loading (g/m²)

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

P = number of "wet" days, when at least one site per county received at least 0.01 inch of precipitation during the annual averaging period

N = the number of days in the annual averaging period (default = 365)

	Emission Factor (grams per VMT)	
	PM10	PM2.5
k	1.0000	0.1500
sL	0.0200	0.0200
W	2.4	2.4
P	46	46
N	365	365
$EF_{Dust,P}$	0.0672	0.0101

weighted average silt loading factor used

Table 5 of CARB Miscellaneous Process Methodology 7.9 for Los Angeles County

← use in off-model calculation as EF

Unpaved Road Dust Emission Factors (Assumes No Precipitation)

Formula: $EF_{Dust,U} = (k / s / 12)^1 \times (Sp / 30)^{0.5} / (M / 0.5)^{0.2} - C$

Where:

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

k = particle size multiplier

s = surface material silt content (%)

Sp = mean vehicle speed (mph)

M = surface material moisture content (%)

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

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

Sources:

CalEEMod User Guide, November 2017.

California Air Resources Board (CARB), Miscellaneous Process Methodology 7.9 — Entrained Road Travel, Paved Road Dust.

Revised and updated March 2021, https://ww3.arb.ca.gov/ei/areasrc/fullpdf/2021_paved_roads_7_9.pdf

USEPA, AP-42, Fifth Edition, Volume I, Chapter 13.2.1 - Paved Roads, (2011).

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