

Appendix G

Greenhouse Gas Emissions Modeling

G-1 Existing Uses

CalEEMod Output File – Existing Uses Operations

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

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, Annual**

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, Annual

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

2.0 Emissions Summary

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.1346	1.0000e-005	1.1500e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.2400e-003	2.2400e-003	1.0000e-005	0.0000	2.3900e-003
Energy	2.2300e-003	0.0203	0.0170	1.2000e-004		1.5400e-003	1.5400e-003		1.5400e-003	1.5400e-003	0.0000	132.7182	132.7182	6.4200e-003	1.1300e-003	133.2158
Waste						0.0000	0.0000		0.0000	0.0000	6.7129	0.0000	6.7129	0.3967	0.0000	16.6310
Water						0.0000	0.0000		0.0000	0.0000	1.9852	29.4574	31.4426	0.2055	5.0100e-003	38.0722

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.1346	1.0000e-005	1.1500e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.2400e-003	2.2400e-003	1.0000e-005	0.0000	2.3900e-003
Energy	2.2300e-003	0.0203	0.0170	1.2000e-004		1.5400e-003	1.5400e-003		1.5400e-003	1.5400e-003	0.0000	132.7182	132.7182	6.4200e-003	1.1300e-003	133.2158
Waste						0.0000	0.0000		0.0000	0.0000	6.7129	0.0000	6.7129	0.3967	0.0000	16.6310
Water						0.0000	0.0000		0.0000	0.0000	1.9852	29.4574	31.4426	0.2055	5.0100e-003	38.0722

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

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

4.0 Operational Detail - Mobile

4.2 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, Annual

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

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	110.6651	110.6651	6.0000e-003	7.3000e-004	111.0317
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	110.6651	110.6651	6.0000e-003	7.3000e-004	111.0317
NaturalGas Mitigated	2.2300e-003	0.0203	0.0170	1.2000e-004		1.5400e-003	1.5400e-003		1.5400e-003	1.5400e-003	0.0000	22.0531	22.0531	4.2000e-004	4.0000e-004	22.1842
NaturalGas Unmitigated	2.2300e-003	0.0203	0.0170	1.2000e-004		1.5400e-003	1.5400e-003		1.5400e-003	1.5400e-003	0.0000	22.0531	22.0531	4.2000e-004	4.0000e-004	22.1842

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

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
General Office Building	214335	1.1600e-003	0.0105	8.8300e-003	6.0000e-005		8.0000e-004	8.0000e-004		8.0000e-004	8.0000e-004	0.0000	11.4377	11.4377	2.2000e-004	2.1000e-004	11.5057
Manufacturing	198925	1.0700e-003	9.7500e-003	8.1900e-003	6.0000e-005		7.4000e-004	7.4000e-004		7.4000e-004	7.4000e-004	0.0000	10.6154	10.6154	2.0000e-004	1.9000e-004	10.6785
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		2.2300e-003	0.0203	0.0170	1.2000e-004		1.5400e-003	1.5400e-003		1.5400e-003	1.5400e-003	0.0000	22.0531	22.0531	4.2000e-004	4.0000e-004	22.1842

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
General Office Building	214335	1.1600e-003	0.0105	8.8300e-003	6.0000e-005		8.0000e-004	8.0000e-004		8.0000e-004	8.0000e-004	0.0000	11.4377	11.4377	2.2000e-004	2.1000e-004	11.5057
Manufacturing	198925	1.0700e-003	9.7500e-003	8.1900e-003	6.0000e-005		7.4000e-004	7.4000e-004		7.4000e-004	7.4000e-004	0.0000	10.6154	10.6154	2.0000e-004	1.9000e-004	10.6785
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		2.2300e-003	0.0203	0.0170	1.2000e-004		1.5400e-003	1.5400e-003		1.5400e-003	1.5400e-003	0.0000	22.0531	22.0531	4.2000e-004	4.0000e-004	22.1842

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

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5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Office Building	259863	71.7838	3.8900e-003	4.7000e-004	72.0216
Manufacturing	120285	33.2274	1.8000e-003	2.2000e-004	33.3374
Parking Lot	20467.6	5.6539	3.1000e-004	4.0000e-005	5.6727
Total		110.6651	6.0000e-003	7.3000e-004	111.0317

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Office Building	259863	71.7838	3.8900e-003	4.7000e-004	72.0216
Manufacturing	120285	33.2274	1.8000e-003	2.2000e-004	33.3374
Parking Lot	20467.6	5.6539	3.1000e-004	4.0000e-005	5.6727
Total		110.6651	6.0000e-003	7.3000e-004	111.0317

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

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.1346	1.0000e-005	1.1500e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.2400e-003	2.2400e-003	1.0000e-005	0.0000	2.3900e-003
Unmitigated	0.1346	1.0000e-005	1.1500e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.2400e-003	2.2400e-003	1.0000e-005	0.0000	2.3900e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0156					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1189					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.1000e-004	1.0000e-005	1.1500e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.2400e-003	2.2400e-003	1.0000e-005	0.0000	2.3900e-003
Total	0.1346	1.0000e-005	1.1500e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.2400e-003	2.2400e-003	1.0000e-005	0.0000	2.3900e-003

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Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0156					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1189					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.1000e-004	1.0000e-005	1.1500e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.2400e-003	2.2400e-003	1.0000e-005	0.0000	2.3900e-003
Total	0.1346	1.0000e-005	1.1500e-003	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	2.2400e-003	2.2400e-003	1.0000e-005	0.0000	2.3900e-003

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	31.4426	0.2055	5.0100e-003	38.0722
Unmitigated	31.4426	0.2055	5.0100e-003	38.0722

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

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

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Office Building	3.69508 / 2.26473	21.4136	0.1215	2.9800e-003	25.3379
Manufacturing	2.56225 / 0	10.0290	0.0840	2.0300e-003	12.7343
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		31.4426	0.2055	5.0100e-003	38.0722

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Office Building	3.69508 / 2.26473	21.4136	0.1215	2.9800e-003	25.3379
Manufacturing	2.56225 / 0	10.0290	0.0840	2.0300e-003	12.7343
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		31.4426	0.2055	5.0100e-003	38.0722

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

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

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	6.7129	0.3967	0.0000	16.6310
Unmitigated	6.7129	0.3967	0.0000	16.6310

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Office Building	19.33	3.9238	0.2319	0.0000	9.7211
Manufacturing	13.74	2.7891	0.1648	0.0000	6.9099
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		6.7129	0.3967	0.0000	16.6310

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

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Office Building	19.33	3.9238	0.2319	0.0000	9.7211
Manufacturing	13.74	2.7891	0.1648	0.0000	6.9099
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		6.7129	0.3967	0.0000	16.6310

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, Annual

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
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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
 GHG Assessment (SCEA)
 Existing Operational Mobile Emissions

Project	Year	Daily VMT	Annual VMT	GHG Emissions (metric tons/mile) (Excluding LDA, LDT1, LDT2)			
				CO2	CH4	N2O	CO2e
	2022	503	151,179	7.11E-04	5.50E-08	6.65E-08	7.32E-04

Project	Year	Daily VMT	Annual VMT	GHG Emissions (metric tons/year)			
				CO2	CH4	N2O	CO2e
	2022	503	151,179	1	25	298	110.7

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

<u>VMТ data From CalEEMod output:</u>			
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

Vehicle Class:	Excluded from SCEA			Excluding LDA, LDT1, LDT2									
	Passenger and Light-Duty Trucks			TOTAL	21.2%								
Fleet Mix (2022): (from CalEEMod)	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
	0.543376	0.059966	0.184357	0.131187	0.023843	0.006245	0.012012	0.00916	0.000826	0.000515	0.0239	0.000748	0.003864

<u>Adjusted VMТ data for SCEA (exclude Passenger, LDT1, & LDT2):</u>			
Annual VMT:	151,179		
	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:	503	239	145

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

Row Labels	US Tons/Day Sum of ROG_TOTAL	US Tons/Day Sum of NOx_TOTEX	US Tons/Day Sum of CO_TOTEX	US Tons/Day Sum of SOx_TOTEX	US Tons/Day Sum of PM10_TOTAL	US Tons/Day Sum of PM2.5_TOTAL	US Tons/Day Sum of CO2_TOTEX	US Tons/Day Sum of CH4_TOTEX	US Tons/Day Sum of N2O_TOTEX	Sum of Total VMT
2022	26.61963778	87.64547969	231.7896963	0.703110078	5.558586067	2.28943254	75330.65423	5.823645628	7.047784141	96115866.89
HHDT	0.926188422	42.12148732	15.9930302	0.199744563	1.889459425	0.821306975	22079.84876	1.508010308	3.523712603	11739264.89
LHDT1	3.243603282	11.6718665	22.24896225	0.076609826	1.249905271	0.505160573	7840.067559	0.224547792	0.614650976	11609061.87
LHDT2	0.597138064	3.345678186	3.343916066	0.020180948	0.369182387	0.156481758	2088.370322	0.037881631	0.219984645	2852151.512
MCY	7.524899642	1.022377091	26.0749231	0.003378812	0.031516724	0.013579468	341.776806	0.392518689	0.069636662	1478622.183
MDV	13.13993236	14.26088854	126.9002844	0.302221782	1.339480511	0.496072276	30586.39289	1.353852036	1.107573218	60366385.9
MH	0.249804482	0.63108544	0.805523102	0.006879952	0.039656041	0.022024623	701.0764732	0.005847479	0.028487889	407742.3745
MHDT	0.723733922	12.2288401	7.908072145	0.082667788	0.465918017	0.207770895	8683.585634	0.127142029	1.017651212	6218651.542
OBUS	0.108597293	0.87434897	1.1664478	0.007798817	0.045915698	0.021646026	836.2858218	0.030829815	0.074457602	490521.1159
SBUS	0.076834287	1.033460363	1.973450463	0.00227147	0.02151433	0.010346312	384.6683161	0.431320018	0.052741911	260029.2373
UBUS	0.028906028	0.455447192	25.37508685	0.001356119	0.106037662	0.035043634	1788.581659	1.711695831	0.338887424	693436.26
Grand Total	26.61963778	87.64547969	231.7896963	0.703110078	5.558586067	2.28943254	75330.65423	5.823645628	7.047784141	96115866.89

Row Labels	lbs/mi Sum of ROG_TOTAL	lbs/mi Sum of NOx_TOTEX	lbs/mi Sum of CO_TOTEX	lbs/mi Sum of SOx_TOTEX	lbs/mi Sum of PM10_TOTAL	lbs/mi Sum of PM2.5_TOTAL	MT/mi Sum of CO2_TOTEX	MT/mi Sum of CH4_TOTEX	MT/mi Sum of N2O_TOTEX	Sum of Total VMT
2022	0.000553907	0.001823746	0.004823131	1.46305E-05	0.000115664	4.7639E-05	0.000711005	5.49662E-08	6.65202E-08	96115866.89
	0.000553907	0.001823746	0.004823131	1.46305E-05	0.000115664	4.7639E-05	0.000711005	5.49662E-08	6.65202E-08	96115866.89

G-2 Proposed Project

La Terra Del Rey Project
GHG Construction Summary (Excluding LDA, LDT1, LDT2)

Year	On-Site Emissions	Mobile Emissions	Electricity	Water	Annual Total
2024	52	304	2.6	0.2	359
2025	335	311	7.7	0.6	654
2026	264	82	6.4	0.5	353
Grand Total	652	697	16.8	1.3	1,366
Amortized	-	-			45.5

**La Terra Del Rey Project
GHG Operational Summary**

Source	MTCO2e
Existing	
Area	<0.1
Energy	133.2
Waste	16.6
Water	38.1
Mobile ¹	110.7
Total Existing	298.6
Project	
Area	3.6
Energy	436.7
Waste	62.2
Water	105.6
Mobile ¹	330.9
Total Project	939.0
Project Construction GHG Emissions (excluding passenger vehicles and light-duty trucks)	1,366.2
Amortized Construction GHG Emissions	45.5
Total Project Operational + Amortized Construction GHG Emissions	984.5
Net Total (Project minus Existing Uses)	685.9

1. Excluding passenger vehicles and light-duty trucks

CalEEMod Output File – Project Construction and Operations

LaTerra Del Rey - South Coast Air Basin, Annual

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, Annual**

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

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

tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstructionPhase	NumDays	20.00	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

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

tblLandUse	LotAcreage	5.53	1.64
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

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tblTripsAndVMT	WorkerTripNumber	10.00	0.00
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

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

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2024	0.0244	0.2493	0.3351	5.9000e-004	0.0583	9.9500e-003	0.0683	8.0700e-003	9.1500e-003	0.0172	0.0000	52.0579	52.0579	0.0168	0.0000	52.4788
2025	0.1667	1.5471	2.2410	3.8200e-003	0.0204	0.0681	0.0885	2.3200e-003	0.0640	0.0664	0.0000	333.1742	333.1742	0.0808	0.0000	335.1944
2026	0.9896	1.1961	1.7291	3.0200e-003	0.0000	0.0508	0.0508	0.0000	0.0483	0.0483	0.0000	262.6090	262.6090	0.0545	0.0000	263.9705
Maximum	0.9896	1.5471	2.2410	3.8200e-003	0.0583	0.0681	0.0885	8.0700e-003	0.0640	0.0664	0.0000	333.1742	333.1742	0.0808	0.0000	335.1944

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2024	8.3700e-003	0.0773	0.4045	5.9000e-004	0.0228	9.7000e-004	0.0237	3.1500e-003	9.7000e-004	4.1200e-003	0.0000	52.0578	52.0578	0.0168	0.0000	52.4787
2025	0.0474	0.3192	2.5741	3.8200e-003	7.9400e-003	5.9100e-003	0.0138	9.1000e-004	5.9100e-003	6.8100e-003	0.0000	333.1738	333.1738	0.0808	0.0000	335.1940
2026	0.8932	0.2685	1.9724	3.0200e-003	0.0000	4.5600e-003	4.5600e-003	0.0000	4.5600e-003	4.5600e-003	0.0000	262.6087	262.6087	0.0545	0.0000	263.9702
Maximum	0.8932	0.3192	2.5741	3.8200e-003	0.0228	5.9100e-003	0.0237	3.1500e-003	5.9100e-003	6.8100e-003	0.0000	333.1738	333.1738	0.0808	0.0000	335.1940

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	19.63	77.78	-15.00	0.00	60.99	91.12	79.70	60.92	90.59	88.26	0.00	0.00	0.00	0.00	0.00	0.00

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	9-1-2024	11-30-2024	0.1804	0.0617
2	12-1-2024	2-28-2025	0.3436	0.0867
3	3-1-2025	5-31-2025	0.3964	0.0898
4	6-1-2025	8-31-2025	0.4598	0.0922
5	9-1-2025	11-30-2025	0.4548	0.0912
6	12-1-2025	2-28-2026	0.4498	0.0902
7	3-1-2026	5-31-2026	0.4598	0.0922
8	6-1-2026	8-31-2026	0.6871	0.3842
9	9-1-2026	9-30-2026	0.3700	0.3127
		Highest	0.6871	0.3842

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.0765	0.0250	2.1676	1.1000e-004		0.0120	0.0120		0.0120	0.0120	0.0000	3.5453	3.5453	3.4100e-003	0.0000	3.6305
Waste						0.0000	0.0000		0.0000	0.0000	25.1262	0.0000	25.1262	1.4849	0.0000	62.2492
Water						0.0000	0.0000		0.0000	0.0000	5.9878	79.5442	85.5320	0.6207	0.0152	105.5808

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

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.0765	0.0250	2.1676	1.1000e-004		0.0120	0.0120		0.0120	0.0120	0.0000	3.5453	3.5453	3.4100e-003	0.0000	3.6305
Waste						0.0000	0.0000		0.0000	0.0000	25.1262	0.0000	25.1262	1.4849	0.0000	62.2492
Water						0.0000	0.0000		0.0000	0.0000	5.9878	79.5442	85.5320	0.6207	0.0152	105.5808

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

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	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	

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

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
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

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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

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

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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 - NaturalGas

Unmitigated

Land Use	NaturalGas Use kBTU/yr	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
		tons/yr										MT/yr					
Apartments Mid Rise	1.89227e+006	0.0102	0.0872	0.0371	5.6000e-004		7.0500e-003	7.0500e-003		7.0500e-003	7.0500e-003	0.0000	100.9786	100.9786	1.9400e-003	1.8500e-003	101.5787
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	301145	1.6200e-003	0.0148	0.0124	9.0000e-005		1.1200e-003	1.1200e-003		1.1200e-003	1.1200e-003	0.0000	16.0702	16.0702	3.1000e-004	2.9000e-004	16.1657

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Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	1.89227e+006	0.0102	0.0872	0.0371	5.6000e-004		7.0500e-003	7.0500e-003		7.0500e-003	7.0500e-003	0.0000	100.9786	100.9786	1.9400e-003	1.8500e-003	101.5787
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	301145	1.6200e-003	0.0148	0.0124	9.0000e-005		1.1200e-003	1.1200e-003		1.1200e-003	1.1200e-003	0.0000	16.0702	16.0702	3.1000e-004	2.9000e-004	16.1657

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5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	804424	169.1002	0.0120	1.4600e-003	169.8362
City Park	0	0.0000	0.0000	0.0000	0.0000
Enclosed Parking with Elevator	706117	148.4350	0.0106	1.2800e-003	149.0810
General Office Building	365113	76.7513	5.4700e-003	6.6000e-004	77.0854
Total		394.2865	0.0281	3.4000e-003	396.0026

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	804424	169.1002	0.0120	1.4600e-003	169.8362
City Park	0	0.0000	0.0000	0.0000	0.0000
Enclosed Parking with Elevator	706117	148.4350	0.0106	1.2800e-003	149.0810
General Office Building	365113	76.7513	5.4700e-003	6.6000e-004	77.0854
Total		394.2865	0.0281	3.4000e-003	396.0026

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

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.0765	0.0250	2.1676	1.1000e-004		0.0120	0.0120		0.0120	0.0120	0.0000	3.5453	3.5453	3.4100e-003	0.0000	3.6305
Unmitigated	1.0765	0.0250	2.1676	1.1000e-004		0.0120	0.0120		0.0120	0.0120	0.0000	3.5453	3.5453	3.4100e-003	0.0000	3.6305

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0856					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.9256					0.0000	0.0000		0.0000	0.0000	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	0.0653	0.0250	2.1676	1.1000e-004		0.0120	0.0120		0.0120	0.0120	0.0000	3.5453	3.5453	3.4100e-003	0.0000	3.6305
Total	1.0765	0.0250	2.1676	1.1000e-004		0.0120	0.0120		0.0120	0.0120	0.0000	3.5453	3.5453	3.4100e-003	0.0000	3.6305

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

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0856					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.9256					0.0000	0.0000		0.0000	0.0000	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	0.0653	0.0250	2.1676	1.1000e-004		0.0120	0.0120		0.0120	0.0120	0.0000	3.5453	3.5453	3.4100e-003	0.0000	3.6305
Total	1.0765	0.0250	2.1676	1.1000e-004		0.0120	0.0120		0.0120	0.0120	0.0000	3.5453	3.5453	3.4100e-003	0.0000	3.6305

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	85.5320	0.6207	0.0152	105.5808
Unmitigated	85.5320	0.6207	0.0152	105.5808

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

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	13.6823 / 8.62583	61.9372	0.4499	0.0110	76.4709
City Park	0 / 0.131063	0.3061	2.0000e-005	0.0000	0.3074
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
General Office Building	5.1916 / 3.18195	23.2888	0.1707	4.1800e-003	28.8025
Total		85.5320	0.6207	0.0152	105.5809

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	13.6823 / 8.62583	61.9372	0.4499	0.0110	76.4709
City Park	0 / 0.131063	0.3061	2.0000e-005	0.0000	0.3074
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
General Office Building	5.1916 / 3.18195	23.2888	0.1707	4.1800e-003	28.8025
Total		85.5320	0.6207	0.0152	105.5809

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

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	25.1262	1.4849	0.0000	62.2492
Unmitigated	25.1262	1.4849	0.0000	62.2492

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	96.6	19.6089	1.1589	0.0000	48.5803
City Park	0.01	2.0300e-003	1.2000e-004	0.0000	5.0300e-003
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
General Office Building	27.17	5.5153	0.3259	0.0000	13.6638
Total		25.1262	1.4849	0.0000	62.2492

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

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	96.6	19.6089	1.1589	0.0000	48.5803
City Park	0.01	2.0300e-003	1.2000e-004	0.0000	5.0300e-003
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
General Office Building	27.17	5.5153	0.3259	0.0000	13.6638
Total		25.1262	1.4849	0.0000	62.2492

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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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 – 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	
Demolition						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
Grading						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
Grading						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
Grading						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
Mat Foundation						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	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	8.5
						Grand Total =	0.1	0.6	7.6	0.0	0.3	0.0	0.3	0.1	0.0	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	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	224.8
						Grand Total =	0.7	5.8	38.0	0.1	5.4	0.0	5.5	1.4	0.0	1.4	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	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	209.4
						Grand Total =	0.7	5.5	36.7	0.1	5.4	0.0	5.5	1.4	0.0	1.4	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	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	54.6
						Grand Total =	26.7	3.2	15.9	0.0	1.1	0.0	1.1	0.3	0.0	0.3	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	4.3160
<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	

Other Construction GHG Emissions

**La Terra Del Rey
Construction Energy Analysis**

Temporary Construction Trailer - Electricity

Land Use	Square Feet	Energy Use per year (kWh)	Total Energy Use (kWh)	GHG Emissions (MTCO₂e/yr)	Total GHG Emissions for Construction Duration (MTCO₂e)	Electricity Demand (kWh/sf)
General Office	1,000	12,500	27,500	7.6	16.8	12.50
Note: CalEEMod 2020.4.0 factors used to estimate energy use for temporary construction office						

From CalEEMod Output:	
CO ₂ Intensity	609 lb/MWh
CH ₄ Intensity	0.033 lb/MWh
N ₂ O Intensity	0.004 lb/MWh

La Terra Del Rey
 Construction Energy
 Construction Water Energy Estimates

Park Zone	Source	Acreage/Day	Number of Days	Total Construction Water Use (Mgal)	Electricity Demand from Water Conveyance (MWh)	Annual Average Electricity Demand from Water Conveyance (MWh)	Total GHG Emissions for Construction Duration (MTCO2e)
4112 Del Rey	Demolition	0.5	44	0.066	0.9	0.4	0.2
4112 Del Rey	Grading	1	66	0.198	2.6	1.2	0.7
4112 Del Rey	Mat Foundation	0.5	63	0.095	1.2	0.6	0.3
4112 Del Rey	Building Construction	0	327	0.000	0.0	0.0	0.0
4112 Del Rey	Paving	0	22	0.000	0.0	0.0	0.0
4112 Del Rey	Architectural Coating	0	65	0.000	0.0	0.0	0.0
Total				0.359	4.7	2.1	1.3

CalEEMod Water Electricity Factors	Electricity Intensity Factor To Supply (kWh/Mgal)	Electricity Intensity Factor To Treat (kWh/Mgal)	Electricity Intensity Factor To Distribute (kWh/Mgal)	Electricity Intensity Factor For Wastewater Treatment (kWh/Mgal)
	9727	111	1272	1911

From CalEEMod Output:	
CO2 Intensity	609 lb/MWh
CH4 Intensity	0.033 lb/MWh
N2O Intensity	0.004 lb/MWh

Sources and Assumptions:

CalEEMod Appendix A, Pg. 8, based on given piece of equipment can pass over in an 8-hour workday

-Electricity Intensity Factors - California Emissions Estimator Model (CalEEMod).

-Estimated construction water use assumed to be generally equivalent to landscape irrigation, based on a factor of 20.94 gallons per year per square foot of landscaped area within the Los Angeles area (Mediterranean climate), which assumes high water demand landscaping materials and an irrigation system efficiency of 85%. Factor is therefore (20.94 GAL/SF/year) x (43,560 SF/acre) / (365 days/year) / (0.85) = 2,940 gallons/acre/day, rounded up to 3,000 gallons/acre/day.

(U.S. Department of Energy, Energy Efficiency & Renewable Energy, Federal Energy Management Program. "Guidelines for Estimating Unmetered Landscaping Water Use." July 2010. Page 12, Table 4 - Annual Irrigation Factor – Landscaped Areas with High Water Requirements).

EMFAC2021 Mobile Source Emissions – Project Operations

La Terra Del Rey
 GHG Assessment (SCEA)
 Proposed Project Operational Mobile Emissions

Project	Year	Daily VMT	Annual VMT	GHG Emissions (metric tons/mile) (Excluding LDA, LDT1, LDT2)			
				CO2	CH4	N2O	CO2e
	2026	1,351	493,139	6.52E-04	4.79E-08	6.07E-08	6.71E-04

Project	Year	Daily VMT	Annual VMT	GHG Emissions (metric tons/year)			
				CO2	CH4	N2O	CO2e
	2026	1,351	493,139	1	25	298	330.9

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).

Vehicle Class: Fleet Mix (2022): (from CalEEMod)	Excluded from SCEA			Excluding LDA, LDT1, LDT2									
	Passenger and Light-Duty Trucks			TOTAL					21.0%				
	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
	0.540893	0.062748	0.186142	0.127785	0.023768	0.00661	0.012333	0.00921	0.000817	0.000491	0.02486	0.000754	0.003594

	Daily	Annual
VMT	6,427	2,345,855
Adjusted VMT	1,351	493,139

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

Row Labels	US Tons/Day Sum of ROG_TOTAL	US Tons/Day Sum of NOx_TOTEX	US Tons/Day Sum of CO_TOTEX	US Tons/Day Sum of SOx_TOTEX	US Tons/Day Sum of PM10_TOTAL	US Tons/Day Sum of PM2.5_TOTAL	US Tons/Day Sum of CO2_TOTEX	US Tons/Day Sum of CH4_TOTEX	US Tons/Day Sum of N2O_TOTEX	Sum of Total VMT
2026	23.08211988	66.13574665	193.942899	0.688577938	5.797331408	2.312184222	73876.26694	5.432284851	6.876008427	102832726.3
HHDT	0.75818767	33.85461485	15.94708496	0.204076534	1.992794123	0.852267172	22543.89479	1.328035858	3.597197567	12762260.29
LHDT1	2.67405192	8.32788129	19.95870788	0.075731675	1.33667141	0.522465287	7764.712494	0.176066481	0.617761168	12817307.83
LHDT2	0.523609964	2.502440448	2.970508666	0.021075962	0.40877638	0.167421462	2186.708578	0.030944541	0.24194891	3267042.154
MCY	7.671262497	0.991144171	25.2361279	0.003579541	0.033956764	0.014587126	362.0811355	0.378698199	0.070210459	1595492.078
MDV	10.57721009	9.108182242	94.22362029	0.28689228	1.381283238	0.494564095	29034.7113	0.978739997	0.847880755	64209958.05
MH	0.176892609	0.517635852	0.345695052	0.006352888	0.035799413	0.019262086	648.0505683	0.003129042	0.026585218	382974.6262
MHDT	0.494839524	8.95521994	5.652303231	0.080434608	0.438706241	0.177603579	8475.44066	0.12126344	1.023740376	6369185.402
OBUS	0.095434682	0.688318551	0.890740042	0.006925413	0.042561801	0.019649856	745.6583642	0.028797547	0.071205927	458958.6555
SBUS	0.079139544	0.819859884	2.008059687	0.002195129	0.020812443	0.009317196	390.0810393	0.45817807	0.053047935	270519.1537
UBUS	0.031491383	0.37044943	26.71006946	0.001313907	0.105969596	0.035046364	1724.928011	1.928431675	0.326430113	699028.0473
Grand Total	23.08211988	66.13574665	193.942899	0.688577938	5.797331408	2.312184222	73876.26694	5.432284851	6.876008427	102832726.3

Row Labels	lbs/mi Sum of ROG_TOTAL	lbs/mi Sum of NOx_TOTEX	lbs/mi Sum of CO_TOTEX	lbs/mi Sum of SOx_TOTEX	lbs/mi Sum of PM10_TOTAL	lbs/mi Sum of PM2.5_TOTAL	MT/mi Sum of CO2_TOTEX	MT/mi Sum of CH4_TOTEX	MT/mi Sum of N2O_TOTEX	Sum of Total VMT
2026	0.000448926	0.001286278	0.003772007	1.33922E-05	0.000112753	4.49698E-05	0.000651733	4.79233E-08	6.06598E-08	102832726.3
	0.000448926	0.001286278	0.003772007	1.33922E-05	0.000112753	4.49698E-05	0.000651733	4.79233E-08	6.06598E-08	102832726.3

All Electric Building Calculations (Natural Gas to Electricity Conversion)

