

GREENHOUSE GAS IMPACT ANALYSIS

FOR THE

8899 BEVERLY BOULEVARD PROJECT

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INTRODUCTION

This Greenhouse Gas (GHG) Impact Analysis has been prepared to evaluate the potential greenhouse gas impacts associated with the proposed 8899 Beverly Boulevard project (proposed project). Much of the information in this report is based upon the City of Hollywood Climate Action Plan (CAP), which was adopted on September 6, 2011.

There are several unique challenges to analyzing greenhouse gas emissions and climate change under the California Environmental Quality Act (CEQA), largely because of climate change's "global" nature. Typical CEQA analyses address local actions that have local – or, at most, regional – impacts, whereas climate change presents the considerable challenge of analyzing the relationship between local activities and the resulting potential, if any, for global environmental impacts. Most environmental analyses examine the "project-specific" impacts that a particular project is likely to generate. With regard to global warming, however, it is generally accepted that while the magnitude of global warming effects is substantial, the contribution of an individual general development project is so small that direct project-specific significant impacts (albeit not cumulative significant impacts) are highly unlikely.

Global climate change is also fundamentally different from other types of air quality impact analyses under CEQA in which the impacts are all measured within, and are linked to, a discrete region or area. Instead, a global climate change analysis must be considered on a global level, rather than the typical local or regional setting, and requires consideration of not only emissions from the project under consideration, but also the extent of the displacement, translocation, and redistribution of emissions. In the usual context, where air quality is linked to a particular location or area, it is appropriate to consider the creation of new emissions in that specific area to be an environmental impact whether or not the emissions are truly "new" emissions to the overall globe. When the impact is a global one, however, it makes more sense to consider whether the emissions really are new emissions, or are merely being moved from one place to another. For example, the approval of a new developmental plan or project does not necessarily create new automobile drivers - the primary source of a land use project's emissions. Rather, due to the "relocation" factor, new land use projects sometimes merely redistribute existing

mobile emissions;¹ accordingly, the use of models that measure overall emissions increases without accounting for existing emissions will substantially overstate the impact of the development project on global warming. This makes an accurate analysis of GHG emissions substantially different from other air quality impacts, where the “addition” of redistributed emissions to a new locale can make a substantial difference to overall air quality.

SUMMARY

The proposed project would generate fewer GHG emissions than the existing uses at the project site. The project would also be consistent with the applicable measures from the CAP, comply with the City’s Green Building Ordinance, and implement mitigation measure 3.15-1 from the Final Program EIR for the City of West Hollywood General Plan and Climate Action Plan. The impact of the proposed project would be less than significant.

PROJECT DESCRIPTION

The proposed project site is located at 8899 Beverly Boulevard and 8846 – 8908 Rosewood Avenue in the City of West Hollywood. The project site is 75,500 square feet (approximately 1.73 acres) and is comprised of 17 legal lots. Five lots are located on the north side of Beverly Boulevard between Almont Drive and Robertson Boulevard and opposite Swall Drive and La Peer Drive. The project site also includes 12 lots fronting Rosewood Avenue, on the south side of the street, between Almont Drive and Robertson Boulevard.

The project site is currently developed with a ten-level (including one basement level) commercial building originally built in 1963 (existing building). The existing building contains a total of approximately 89,630 square feet of floor area, including an approximately 3,879-square-foot restaurant in the basement, approximately 21,249 square feet of retail uses on Level 2, plus a total of approximately 64,502 square feet of office space on Levels 4 through 9. On-site parking is provided within a basement garage on Level 1 containing approximately 35 parking spaces, a second level of structured parking

¹ For example, a subdivision of 500 homes generates 5,000 new trips per day and those trips would be added to the local streets and intersections. In the case of climate change, the trips that are associated with those same 500 homes presumably would emit roughly the same volume of GHGs in the City of West Hollywood as they would if they were traveling the same number of miles in Cleveland, Ohio. As a result, while raw vehicle trip counts occurring within a project area will accurately predict changes in congestion at intersections, the same certainty cannot be provided for climate change. The trips would certainly increase the number of vehicles passing through local intersections, but they will not increase the amount of GHG emissions into the world’s atmosphere if those trips simply have been relocated from another location on the planet.

containing 62 parking spaces on Level 3, and a surface parking lot fronting Rosewood Avenue that is accessed through the garage and that contains approximately 134 parking spaces.² The project site also includes 12 lots fronting Rosewood Avenue that contain a total area of approximately 48,000 square feet and that are developed with a surface parking lot serving the existing commercial uses.

The proposed project involves the adaptive re-use of the existing building and the development of new residential uses in the area of the existing surface parking lot along Rosewood Avenue. Specifically, the existing building would be a mixed-use of 64 residential units (56 condominium units and eight affordable apartment units) and approximately 39,728 square feet of office, street front retail and restaurant space. The existing building would be expanded on the north, east and west elevations by approximately 53,401 square feet to accommodate the proposed condominium uses. In addition, the third floor of the building currently used as parking would be enclosed and converted to office space and eight affordable apartments. The project would also include new construction at the area of the existing surface parking lot (fronting Rosewood Avenue) of 17 residential units (including 13 townhomes and four affordable apartment units) totaling approximately 38,175 square feet and an approximate 4,417 square foot indoor pool house. The total new construction at the project site would total approximately 121,765 square feet. With the existing building (currently approximately 89,630 square feet), the total project square footage would be approximately 211,395 square feet.

Construction of the proposed project is expected to begin in the third quarter of 2014 and occur over a period of approximately 20 months.

ENVIRONMENTAL SETTING

Global Climate Change

The greenhouse effect refers to warming that results when the atmosphere traps heat radiating from Earth toward space. Certain gases in the atmosphere act like the glass in a greenhouse – allowing sunlight to pass into the greenhouse, but blocking the heat from escaping into space. The California Global Warming Solutions Act of 2006 (see below) defined GHGs to include carbon monoxide (CO₂), methane, nitrogen oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. California Senate Bill (SB) 104 (approved by the Governor on October 11, 2009) added nitrogen trifluoride to this list. While the greenhouse effect is essential to life on earth, emissions from burning fossil fuels, deforestation, and other causes have increased the concentration of GHGs to dangerous levels.

Observations from around the world show that global average air and ocean temperatures have steadily increased over the past 100 years. Between 1995 and 2006, all but one of the years ranked as the warmest year on record. In addition to increased temperatures, other evidence indicates that our planet's climate is

² Existing on-site parking is for tenants, visitors, and customers only.

warming. Rapid levels of glacial melt, decreases in the extent of Northern Hemisphere sea ice, shorter freezing seasons, and decreasing snowpacks are a few of the changes. Increasing temperatures in particular threaten the world's ecological, social, and economic systems.

Notable examples of potential effects include:

- More frequent and intense extreme weather events (i.e., hurricanes)
- Increased stress on water resources
- Coastal areas at greater risk from sea-level rise and storm surges
- Reduced food security
- Increased threats to human health (i.e., mosquito-borne diseases)
- Ecosystem loss or degradation
- Economic and geopolitical disruption

Global Greenhouse Gas Emissions

Data describing atmospheric GHG concentrations over the past 800,000 years show that concentrations of CO₂, the main GHG, have increased since pre-industrial times, from approximately 280 parts per million (ppm) to approximately 353 ppm in 1990 and approximately 379 ppm in 2005.

In 2000, the United Nations International Panel on Climate Change (IPCC) described potential global emission scenarios for the coming century. The scenarios vary from a best-case characterized by low population growth, clean technologies, and low GHG emissions; to a worst-case where high population growth and fossil-fuel dependence result in extreme levels of GHG emissions. While some degree of climate change is inevitable, most climate scientists agree that to avoid dangerous climate change, atmospheric GHG concentrations need to be stabilized at 350–400 ppm.

California Greenhouse Gas Emissions

Between 1990 and 2004, California's annual GHG emissions increased 11% from 427 million metric tons (MMT) to 474 MMT. If emissions continue to increase at business-as-usual rates, statewide emissions are expected to increase to approximately 600 MMT by 2020, a 40% increase above 1990 levels. In order for California to participate effectively in global efforts to avoid dangerous climate change, statewide GHG emissions need to be reduced to at least 1990 levels by 2020 and 80% below 1990 levels by 2050.

Regulatory Setting

California Regulations

California has adopted a wide variety of regulations aimed at reducing the state's GHG emissions. While State actions alone will not stop global warming, adopting and implementing this legislation demonstrates California's leadership in addressing this critical challenge. Key legislation pertaining to California's reduction targets is described below.

Assembly Bill 32 (2006)

Assembly Bill (AB) 32, the California Global Warming Solutions Act of 2006, requires California to reduce statewide GHG emissions to 1990 levels by 2020. AB 32 directs the California Air Resources Board (ARB) to develop and implement regulations that reduce statewide GHG emissions. AB 32 requires ARB to adopt a quantified cap on GHG emissions that represents 1990 emissions levels, institute a schedule to meet the emissions cap, and develop tracking, reporting, and enforcement tools to assist the State to achieve the required GHG emission reductions.

Climate Change Scoping Plan

The Climate Change Scoping Plan was approved by the ARB in December 2008 and outlines the State's plan to achieve the GHG reductions required under AB 32. The Scoping Plan contains the primary strategies California will implement to achieve a reduction of 169 MMT of carbon dioxide equivalent (CO₂e), or approximately 28% from the state's projected 2020 emission level.

Executive Order S-3-05

Executive Order S-3-05 (EO-S-3-05) recognizes California's vulnerability to reduced snowpack in the Sierra Nevada Mountains, exacerbation of air quality problems, and potential sea level rise due to a changing climate. To address these concerns, the executive order established targets to reduce GHG emissions to 2000 levels by 2010, to 1990 levels by 2020, and to 80% below 1990 levels by 2050.

Assembly Bill 1493 (2002)

AB 1493 requires ARB to develop and adopt regulations to reduce GHG emissions from passenger vehicles, light-duty trucks, and other non-commercial vehicles for personal transportation. In 2004, ARB approved amendments to the California Code of Regulations adding GHG emissions standards to California's existing standards for motor vehicle emissions.

Assembly Bill 811 (2008)

AB 811 helps finance the upfront costs of solar and other energy efficiency improvements that are permanent fixtures to a property. AB 811 authorizes cities and counties to establish assessment districts in

order to provide loans to property owners with long-term repayments added to their annual property tax bills.

Executive Order S-1-07 (2007)

EO-S-1-07 establishes a Low-Carbon Fuel Standard to reduce the carbon intensity of transportation fuels sold in California by a minimum of 10% by 2020.

Senate Bill 7 (2009)

SB 7 requires the state to achieve a 20 percent reduction in urban per capita water use by December 31, 2020. The state is required to make incremental progress towards this goal by reducing per capita water use by at least 10 percent on or before December 31, 2015. SB 7 requires each urban retail water supplier to develop both long-term urban water use targets and an interim urban water use target. SB 7 also creates a framework for future planning and actions for urban and agricultural users to reduce per capita water consumption 20 percent by 2020.

Senate Bill 375 (2008)

SB 375 aligns regional transportation planning efforts, regional GHG reduction targets, and affordable housing allocations. Metropolitan Planning Organizations are required to adopt a Sustainable Communities Strategy, which allocates land uses in the Metropolitan Planning Organizations' Regional Transportation Plan. Qualified projects consistent with an approved Sustainable Communities Strategy or Alternative Planning Strategy and categorized as "transit priority projects" receive incentives under new provisions of CEQA.

Senate Bill 1078 (2002), Senate Bill 107 (2006), and Executive Order S-14-08

SB 1078 requires retail sellers of electricity to provide at least 20 percent of their supply from renewable sources by 2017. SB 107 changed the target date of SB 1078 to 2010. EO-S-14-08 expands California's Renewable Energy Standard to 33 percent renewable power by 2020.

Senate Bill 97 (2007)

SB 97 acknowledges that climate change is a prominent environmental issue that requires analysis under CEQA. The California Resources Agency is required to certify and adopt guidelines for mitigating GHG emissions or the effects of GHG emissions, as required by CEQA.

Senate Bill 1368 (2006)

SB 1368 requires the California Public Utilities Commission (PUC) to establish a GHG emission performance standard for baseload generation from investor-owned utilities, and requires the California Energy Commission (CEC) to establish a similar standard for local publicly owned utilities. The legislation further requires that all electricity provided to California must be generated in plants that meet standards set by the PUC and CEC.

Title 24

Although not originally intended to reduce greenhouse gases, California Code of Regulations (CCR) Title 24 Part 6: California's Energy Efficiency Standards for Residential and Nonresidential Buildings, was first adopted in 1978 in response to a legislative mandate to reduce California's energy consumption. Since then, Title 24 has been amended with a recognition that energy-efficient buildings that require less electricity and reduce fuel consumption, which in turn decreases GHG emissions. The current 2010 Title 24 standards (effective as of January 1, 2011) were adopted to respond, amongst other reasons, to the requirements of AB 32. Specifically, new development projects constructed within California after January 1, 2011 are subject to the mandatory planning and design, energy efficiency, water efficiency and conservation, material conservation and resources efficiency, and environmental quality measures of the California Green Building Standards (CALGreen) Code (California Code of Regulations, Title 24, Part 11). Local jurisdictions have the option of adopting additional measures of the CalGreen Code.

Regional Regulations

The South Coast Air Quality Management District (SCAQMD) is the agency principally responsible for comprehensive air pollution control within the South Coast Air Basin. To that end, the SCAQMD, a regional agency, works directly with the Southern California Association of Governments, county transportation commissions, and local governments and cooperates actively with all State and federal government agencies. The SCAQMD develops rules and regulations, establishes permitting requirements, inspects emissions sources, and enforces such measures through educational programs or fines, when necessary.

The SCAQMD is directly responsible for reducing emissions from stationary (area and point), mobile, and indirect sources to meet federal and State ambient air quality standards. As of the present date, the only regulation adopted by the SCAQMD addressing the generation of GHG emissions is the establishment of a 10,000 MTCO₂e per year screening level threshold of significance for stationary/source/industrial projects for which the SCAQMD is the lead agency.

Local Regulations**Green Building Ordinance**

On October 1, 2007, the City of West Hollywood adopted one of the nation's first mandatory green building ordinances. A key component of the West Hollywood Green Building Program is the Green Building Point System for new construction, which offers incentives for projects that achieve exemplary status across a range of sustainable measures. A manual for the City's Green Building Ordinance explaining the requirements and acceptable methods to achieve them is available on the City's website or at the Green Building Resource Center.

Climate Action Plan

The City has developed and adopted a CAP to reduce municipal and community-wide GHG emissions that contribute to global climate change. The CAP seeks to:

- Provide clear guidance to City staff and decision-makers regarding when and how to implement key actions to reduce GHG emissions;
- Place the City on a path to reduce annual community-wide GHG emissions by 20 to 25 percent below 2008 business-as-usual emission levels by 2035;
- Inspire residents, property owners, and businesses to participate in community efforts to reduce GHG emissions; and
- Demonstrate West Hollywood's ability to respond to and comply with California GHG reduction legislation and guidelines.

The CAP includes strategies and performance indicators to reduce GHG emissions from both municipal and community-wide activities within West Hollywood. These strategies address seven major GHG sources and recommend actions to achieve GHG reductions through:

- Community leadership and engagement
- Land use and community design
- Transportation and mobility
- Energy use and efficiency
- Water use and efficiency
- Waste reduction and recycling
- Green space

The CAP implements Policy IRC-6.3 of the West Hollywood General Plan Infrastructure, Resources, and Conservation Element. The General Plan includes specific goals and policies that guide the City's approach to climate change, including emissions reduction targets, guidelines for preparing inventories or plans, and general reduction strategies. The City Council has established a GHG emissions reduction target of 20 to 25% below 2008 emission levels by 2035. The target represents the community's aspirations to implement achievable emission reductions within West Hollywood's specific land use setting and location, as well as the anticipated benefits from the State's emission reducing legislative and regulatory actions. The target was established following evaluation of a wide range of land use, transportation, energy, waste and water related measures and consideration of General Plan policies.

In 2020, GHG emission reductions from the seven strategies within the CAP and statewide reductions have the potential to reduce GHG emissions by approximately 16.9% below 2008 emission levels, as measured from business-as-usual conditions in 2020. In 2035, statewide legislation and GHG reduction strategies have the potential to reduce GHG emissions in West Hollywood by approximately 25.5% below 2008 emission levels as measured from business-as-usual conditions in 2035.

West Hollywood Greenhouse Gas Emissions

The City of West Hollywood CAP includes a GHG baseline inventory that identifies sources and levels of GHG emissions produced by residents and businesses within the community and municipal operations. The 2008 inventory addresses the following emission sectors: residential and nonresidential energy use (i.e., commercial and industrial), transportation, solid waste, water use, and wastewater treatment. Government-related GHG emissions, which include energy use in government buildings, vehicle fleets, solid waste, streetlights, and other government-owned/operated facilities, are a subset of the community-wide emissions inventory.

Community-wide GHG emissions were also projected for the years 2020 and 2035 under a business-as-usual scenario. The business-as-usual scenario assumes that historical data and trends are representative of future year consumption rates for energy, water, and waste. A summary of West Hollywood's 2008, 2020, and 2035 business-as-usual emissions is provided in Table 1. Assuming that the same type of current emissions-generating practices continue to occur within the City, GHG emissions are anticipated to increase by 11 percent in 2020 over 2008 levels, and by 22 percent in 2035 over 2008 levels.

TABLE 1: WEST HOLLYWOOD BASELINE AND PROJECTED GHG EMISSIONS

Emissions Sector	Baseline Metric Tons CO ₂ e (percent of total emissions)		
	2008	2020	2035
Transportation	361,350 (62%)	412,450 (64%)	456,600 (64%)
Commercial/Industrial Energy Use	116,197 (20%)	116,028 (18%)	127,653 (18%)
Residential Energy Use	70,378 (12%)	77,519 (12%)	84,081 (12%)
Wastewater Treatment	20,981 (4%)	22,768 (4%)	24,974 (4%)
Solid Waste Disposal	8,543 (1%)	9,267 (1%)	10,172 (1%)
Water Consumption	5,764 (1%)	8,200 (1%)	8,971 (1%)
Total Emissions	583,213 (100%)	646,232 (100%)	712,451 (100%)
GHG Emissions per Service Population ¹	9.7	9.9	9.8

¹ Service population includes population and jobs in the City of West Hollywood.

Source of table data: City of West Hollywood,, 2011.

Transportation emissions are the largest portion of GHG emissions. The magnitude of GHG emissions increases from 2008 to 2020 and 2035 is due primarily to anticipated future population growth (and

related consumption) in West Hollywood. Although the trends for each projection show an increase in GHG emissions, emission reductions are anticipated due to programs and regulations applied at the federal and state levels, such as vehicle fuel efficiency standards, low carbon fuel standards, and renewable energy portfolio requirements. These actions at the federal and state levels are not considered in the 2020 and 2035 projections.

Existing Project Site GHG Emissions

The project site is currently developed with a ten-level (including one basement level) commercial building originally built in 1963 (existing building). The existing building contains a total of approximately 89,630 square feet of floor area, including an approximately 3,879-square-foot restaurant in the basement, approximately 21,249 square feet of retail uses on Level 2, plus a total of approximately 64,502 square feet of office space on Levels 4 through 9. GHG emissions are generated by energy use, motor vehicles traveling to and from the site, waste disposal, water consumption, and wastewater generation.

The estimated annual operational GHG emissions associated with the existing uses at the project site have been calculated utilizing the California Emissions Estimator Model (CalEEMod v. 2013.2.1) recommended by the SCAQMD. These emissions are shown in Table 2. As shown, approximately 2,389 metric tons of CO₂e are associated with the existing uses on an annual basis. Mobile sources are the primary contributors (77%) to the existing site uses emissions inventory.

TABLE 2: EXISTING PROJECT SITE USES GHG EMISSIONS

Emissions Source	CO ₂ e Emissions in Metric Tons per Year
Area Sources	>0.1
Energy Sources	514.6
Mobile Sources	1,837.0
Waste Disposal	4.6
Water & Wastewater	32.4
Total Emissions	2,388.6

Calculation data sheets are provided in Appendix A.

THRESHOLDS OF SIGNIFICANCE

In accordance with Appendix G to the CEQA Guidelines, a project could have a potentially significant impact associated with GHG emissions if any of the following were to occur:

- (a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; or

- (b) Conflict with an applicable plan, policy or regulation for the purpose of reducing the emissions of GHG.

CEQA Guidelines Section 15183.5 allows jurisdictions to analyze and mitigate the significant effects of GHGs at a programmatic level, by adopting a plan for the reduction of GHG emissions. Later, as individual projects are proposed, project-specific environmental documents may tier from and/or incorporate by reference that existing programmatic review in their cumulative impacts analysis. Project-specific environmental documents prepared for projects consistent with the General Plan and CAP may rely on the programmatic analysis of GHGs contained in the EIR certified for the West Hollywood General Plan update and CAP. A project-specific environmental document that relies on the CAP for its cumulative impacts analysis must identify the specific CAP measures applicable to the project and how the project incorporates the measures.

This methodology is also consistent with the draft thresholds of significance that have been considered by the SCAQMD. The SCAQMD has been evaluating GHG significance thresholds since April 2008. In December 2008, the SCAQMD adopted an interim 10,000 MTCO₂e per year screening level threshold for stationary source/industrial projects for which the SCAQMD is the lead agency. The SCAQMD has continued to consider adoption of significance thresholds for residential and general development projects. The most recent proposal issued in September 2010 uses the following tiered approach to evaluate potential GHG impacts from various uses:

- Tier 1** Determine if CEQA categorical exemptions are applicable. If not, move to Tier 2.
- Tier 2** Consider whether or not the proposed project is consistent with a locally adopted GHG reduction plan that has gone through public hearings and CEQA review, that has an approved inventory, includes monitoring, etc. If not, move to Tier 3.
- Tier 3** Consider whether the project generates GHG emissions in excess of screening thresholds for individual land uses. The 10,000 MTCO₂e/year threshold for industrial uses would be recommended for use by all lead agencies. Under option 1, separate screening thresholds are proposed for residential projects (3,500 MTCO₂e/year), commercial projects (1,400 MTCO₂e/year), and mixed-use projects (3,000 MTCO₂e/year). Under option 2 a single numerical screening threshold of 3,000 MTCO₂e/year would be used for all non-industrial projects. If the project generates emissions in excess of the applicable screening threshold, move to Tier 4.
- Tier 4** Consider whether the project generates GHG emissions in excess of applicable performance standards for the project service population (population plus employment). The efficiency targets were established based on the goal of AB 32 to reduce statewide GHG emissions to 1990 levels by 2020. The 2020 efficiency targets are 4.8 MTCO₂e per service population for project level analyses and 6.6 MTCO₂e per service population for plan level analyses. If the project generates emissions in excess of the applicable efficiency targets, move to Tier 5.

Tier 5 Consider the implementation of CEQA mitigation (including the purchase of GHG offsets) to reduce the project efficiency target to Tier 4 levels.

The thresholds identified above have not been adopted by the SCAQMD or distributed for widespread public review and comment, and the working group tasked with developing the thresholds has not met since September 2010. The future schedule and likelihood of threshold adoption is uncertain.

However, for the purpose of evaluating the GHG impacts associated with the proposed project, this analysis evaluates the consistency of the proposed project with the City of West Hollywood CAP.

PROJECT IMPACTS AND MITIGATION MEASURES

Generation of Greenhouse Gas Emissions and Consistency with GHG Plans

Threshold: Would the proposed project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; or would the proposed project conflict with an applicable plan, policy or regulation for the purpose of reducing the emissions of GHG.

Impact: The proposed project would generate fewer GHG emissions than the existing uses at the project site. The project would also be consistent with the applicable measures from the CAP, comply with the City's Green Building Ordinance, and implement mitigation measure 3.15-1 from the Final Program EIR for the City of West Hollywood General Plan and Climate Action Plan. The impact of the proposed project would be less than significant.

Impact Analysis

As with the existing site land uses, the net change in estimated annual construction-related and operational GHG emissions associated with the proposed project have been calculated utilizing CalEEMod as recommended by the SCAQMD. These emissions are shown in Table 3. As shown, the annual emissions associated with the proposed project would be less than those associated with the existing land uses at the project site. This is largely due to the proposed project generating 129 fewer vehicle trips per day than the existing uses at the project site.³ It should also be noted that the total GHG emissions associated with the proposed project - not discounting the emissions associated with the existing site uses - would not exceed the SCAQMD's draft 3,000 MTCO_{2e} threshold for non-industrial projects.

³ Gibson Transportation Consulting, Inc., 2013.

TABLE 3: ESTIMATED PROJECT ANNUAL GHG EMISSIONS

Emissions Source	CO ₂ e Emissions in Metric Tons per Year
Construction ¹	10.9
Operation	
Area Sources	1.4
Energy Sources	446.5
Mobile Sources	1,701.6
Waste Disposal	6.4
Water & Wastewater	38.0
Total Emissions	2,193.9
Existing Site Use Emissions	2,388.6
Net Change	-194.7

¹ Construction emissions are amortized over 30 years in accordance with SCAQMD guidance (327.73 MTCO₂e/30 years).

Calculation data sheets are provided in Appendix B.

The proposed project would also comply with the following measures from the City of West Hollywood CAP:

LU-1.1 Facilitate the establishment of mixed-use, pedestrian- and transit-oriented development along the commercial corridors and in Transit Overlay Zones.

The portion of the project site fronting Beverly Boulevard is located within the Melrose/Beverly commercial district. Beverly Boulevard is a commercial corridor and Metro Local Line 14 travels east-west along Beverly Boulevard directly south of the project site with average headways of eight minutes during the morning and afternoon peak hours. Other transit lines such as Metro Local Line 220, Metro Local Line 10, Metro Local Line 30, Metro Local Line 330, the West Hollywood Cityline Blue Route, and the West Hollywood Cityline Orange Route are located within walking distance of the project site. Residents and employees of the proposed mixed-use project would have access to each of these existing transit services.

LU-1.2 Encourage the preservation and reuse of existing buildings.

The proposed project involves the adaptive re-use of the existing 10-story, 125-foot tall retail/commercial office building at 8899 Beverly Boulevard along with an expansion of this building and the development of new residential uses along Rosewood Avenue.

T-1.1 Increase the pedestrian mode share in West Hollywood with convenient and attractive pedestrian infrastructure and facilities.

The proposed project would provide new street level retail and restaurant uses, which would encourage continued pedestrian movement along Beverly Boulevard.

- T-4.3 Assess and implement parking strategies in commercial corridors and in the Transit Overlay Zone.

As envisioned under this measure, the proposed project would implement a shared parking strategy to meet the needs of higher density/intensity developments in commercial areas. The peak parking demand of the project would be 247 spaces, which is a surplus of 10 parking spaces when compared to the proposed parking supply of 257 spaces at the site.⁴

- E-2.2 Require all new construction to achieve California Building Code Tier II Energy Efficiency Standards (Section 503.1.2).

As stated in this measure, the proposed project would be required to achieve California Building Code Tier II Energy Efficiency Standards. This is required of all new development projects in West Hollywood.

- E-3.1 Require that all new construction and condominium conversions be sub-metered to allow each tenant the ability to monitor their own energy and water use.

As stated in this measure, the proposed project would be required to be sub-metered to allow each tenant the ability to monitor their own energy and water use. This is required of all new development projects in West Hollywood.

- E-3.2 Require the use of recycled materials for 20% of construction materials in all new construction.

As stated in this measure, the proposed project would be required to use a minimum of 20% recycled materials as part of the proposed construction. This is required of all new development projects in West Hollywood.

- W-1.1 Reduce per capita water consumption by 30% by 2035.

Water saving features associated with the proposed project would include low-flow shower heads, kitchen faucets, and shower faucets (less than two gallons per minute). The proposed project would also have dual-flush water-efficient toilets.

Additionally, the proposed project would be required to implement mitigation measure 3.15-1 from the Final Program EIR for the City of West Hollywood General Plan and Climate Action Plan. This measure states that:

⁴ Gibson Transportation Consulting, Inc., 2013.

To further reduce construction-generated GHG emissions, the project applicant(s) of all project phases shall implement all feasible measures for reducing GHG emissions associated with construction that are recommended by the City and/or SCAQMD at the time individual portions of the site undergo construction.

Prior to releasing each request for bid to contractors for the construction of each development phase, the project applicant(s) shall obtain the most current list of GHG reduction measures that are recommended by the City and stipulate that these measures be implemented in the respective request for bid as well as the subsequent construction contract with the selected primary contractor.

The project applicant(s) for any particular development phase may submit to the City a report that substantiates why specific measures are considered infeasible for construction of that particular development phase and/or at that point in time. The report, including the substantiation for not implementing particular GHG reduction measures, shall be approved by the City prior to the release of a request for bid by the project applicant(s) for seeking a primary contractor to manage the construction of each development phase. By requiring that the list of feasible measures be established prior to the selection of a primary contractor, this measure requires that the ability of a contractor to effectively implement the selected GHG reduction measures be inherent to the selection process.

The City's recommended measures for reducing construction-related GHG emissions at the time of writing this EIR are listed below. The list will be updated as new technologies or methods become available. The project applicant(s) shall, at a minimum, be required to implement the following:

- Improve fuel efficiency of construction equipment:
 - reduce unnecessary idling (modify work practices, install auxiliary power for driver comfort);
 - perform equipment maintenance (inspections, detect failures early, corrections);
 - train equipment operators in proper use of equipment;
 - use the proper size of equipment for the job; and
 - use equipment with new technologies (repowered engines, electric drive trains).
- Use alternative fuels for electricity generators and welders at construction sites such as propane or solar, or use electrical power.

- Use an ARB-approved low-carbon fuel, such as biodiesel or renewable diesel for construction equipment. (emissions of oxides of nitrogen [NOx] from the use of low carbon fuel must be reviewed and increases mitigated.) Additional information about low-carbon fuels is available from ARB's Low Carbon Fuel Standard Program (ARB 2010g).
- Encourage and provide carpools, shuttle vans, transit passes, and/or secure bicycle parking for construction worker commutes.
- Reduce electricity use in the construction office by using compact fluorescent bulbs, powering off computers every day, and replacing heating and cooling units with more efficient ones.
- Recycle or salvage nonhazardous construction and demolition debris (goal of at least 75% by weight).
- Use locally sourced or recycled materials for construction materials (goal of at least 20% based on costs for building materials, and based on volume for roadway, parking lot, sidewalk, and curb materials).
- Minimize the amount of concrete used for paved surfaces or use a low carbon concrete option.
- Produce concrete on-site if determined to be less emissive than transporting ready mix.
- Use EPA-certified SmartWay trucks for deliveries and equipment transport. Additional information about the SmartWay Transport Partnership Program is available from ARB's Heavy-Duty Vehicle Greenhouse Gas Measure (ARB 2010h) and EPA (EPA 2010f).
- Develop a plan to efficiently use water for adequate dust control. This may consist of the use of nonpotable water from a local source.

Lastly, the proposed project would be designed and constructed in accordance with the City's Green Building Ordinance, which would include implementing energy efficient systems and appliances, installing energy efficient lighting, and using water-efficient landscaping, irrigation systems and water conserving plumbing and fixtures.

Based on the proposed project generating fewer GHG emissions than the existing uses at the project site, the project's consistency with the applicable measures from the CAP, and the required compliance with the City's Green Building Ordinance along with implementation of mitigation measure 3.15-1 from the Final Program EIR for the City of West Hollywood General Plan and Climate Action Plan, the proposed project would result in a less than significant impact regarding GHG emissions.

MITIGATION MEASURES

Although the proposed project would generate fewer GHG emissions than the existing uses at the project site, it would be required to implement mitigation measure 3.15-1 from the Final Program EIR for the City of West Hollywood General Plan and Climate Action Plan.

CUMULATIVE IMPACTS

As discussed above, emitting GHGs into the atmosphere is not itself an adverse environmental effect. Rather, it is the increased accumulation of GHGs in the atmosphere that may result in global climate change; the consequences of which may result in adverse environmental effects. The state has mandated a goal of reducing state-wide emissions to 1990 levels by 2020, even though state-wide population and commerce is expected to grow substantially.

As discussed above, the proposed project would generate fewer GHG emissions than the existing uses at the project site. The project would also be consistent with the applicable measures from the CAP, comply with the City's Green Building Ordinance, and implement mitigation measure 3.15-1 from the Final Program EIR for the City of West Hollywood General Plan and Climate Action Plan. For these reasons, the contribution of the project to the cumulative effect of global climate change is not considered to be cumulatively considerable.

UNAVOIDABLE SIGNIFICANT IMPACTS

The proposed project would not create any unavoidable significant GHG impacts.

REFERENCES

California Natural Resources Agency. 2013. *2013 California Environmental Quality Act (CEQA) Statute and Guidelines*. Association of Environmental Professionals.

Gibson Transportation Consulting, Inc. September 2013. *Draft Transportation Study for the 8899 Beverly Boulevard Project, West Hollywood, California*.

West Hollywood, City of. September 6, 2011. *City of West Hollywood Climate Action Plan*.

West Hollywood, City of. October 2010. *Final Program Environmental Impact Report for the City of West Hollywood General Plan*.

South Coast Air Quality Management District. December 5, 2008. *Board Meeting Agenda Item 31*.

APPENDIX A -
EXISTING PROJECT SITE LAND USE
EMISSIONS CALCULATION DATA

8899 Beverly Boulevard - Existing Land Uses
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	64.50	1000sqft	0.14	64,502.00	0
Parking Lot	48.00	1000sqft	1.10	48,000.00	0
Quality Restaurant	3.88	1000sqft	0.00	3,879.00	0
Strip Mall	21.25	1000sqft	0.49	21,249.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	9			Operational Year	2013
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	630.89	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Default acreage of office building change to 0.14 to reflect ground floor area. Default acreage of restaurant changed to 0 since this use is located in the building basement.

Construction Phase - Construction days changed to 1 to zero out construction emissions.

Off-road Equipment - Construction equipment unit amount and hours changed to zero out construction emissions.

Area Coating - Non-residential interior paint emission factor changed to 50 g/L and non-residential exterior paint emission factor changed to 100 g/L.

Grading -

Demolition -

Architectural Coating -

Vehicle Trips -

Woodstoves -

Water And Wastewater - Default indoor water use for office changed to 3,870,000 gpd, restaurant to 1,699,075, and retail to 937,750 based on EIR analysis calculations. outdoor water use changed to 0.

Solid Waste - Solid waste generation for office changed to 6.88 tpy, restaurant to 11.86, and retail to 1.64 tpy based on EIR analysis calculations.

Construction Off-road Equipment Mitigation -

Energy Mitigation -

Water Mitigation -

Waste Mitigation - Assumes a minimum solid waste disposal reduction of 50% due to required recycling programs.

Trips and VMT - 0 worker trips.

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_EF_Nonresidential_Exterior	250	100
tblAreaCoating	Area_EF_Nonresidential_Interior	250	50
tblAreaMitigation	UseLowVOCPaintNonresidentialExteriorValue	100	250
tblConstructionPhase	NumDays	20.00	1.00
tblLandUse	LandUseSquareFeet	64,500.00	64,502.00
tblLandUse	LandUseSquareFeet	3,880.00	3,879.00
tblLandUse	LandUseSquareFeet	21,250.00	21,249.00
tblLandUse	LotAcreage	1.48	0.14
tblLandUse	LotAcreage	0.09	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	UsageHours	8.00	0.00
tblProjectCharacteristics	OperationalYear	2014	2013
tblSolidWaste	SolidWasteGenerationRate	59.99	6.88
tblSolidWaste	SolidWasteGenerationRate	3.54	11.86
tblSolidWaste	SolidWasteGenerationRate	22.31	1.64
tblTripsAndVMT	WorkerTripNumber	10.00	0.00
tblWater	IndoorWaterUseRate	11,463,826.75	3,870,000.00
tblWater	IndoorWaterUseRate	1,177,710.80	1,699,075.00
tblWater	IndoorWaterUseRate	1,574,041.08	937,750.00
tblWater	OutdoorWaterUseRate	7,026,216.39	0.00
tblWater	OutdoorWaterUseRate	75,173.03	0.00
tblWater	OutdoorWaterUseRate	964,734.86	0.00

2.0 Emissions Summary

2.2 Overall Operational**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.5239	2.0000e-005	1.8600e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.4200e-003	3.4200e-003	1.0000e-005	0.0000	3.6400e-003
Energy	8.8700e-003	0.0806	0.0677	4.8000e-004		6.1300e-003	6.1300e-003		6.1300e-003	6.1300e-003	0.0000	512.3867	512.3867	0.0212	5.6500e-003	514.5826
Mobile	3.3525	3.3432	13.6888	0.0214	1.4614	0.0608	1.5222	0.3909	0.0558	0.4467	0.0000	1,834.9626	1,834.9626	0.0944	0.0000	1,836.9452
Waste						0.0000	0.0000		0.0000	0.0000	4.1370	0.0000	4.1370	0.2445	0.0000	9.2712
Water						0.0000	0.0000		0.0000	0.0000	2.0643	24.2456	26.3099	0.2131	5.2400e-003	32.4093
Total	3.8852	3.4239	13.7584	0.0219	1.4614	0.0669	1.5284	0.3909	0.0619	0.4529	6.2013	2,371.5983	2,377.7996	0.5733	0.0109	2,393.2119

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.5239	2.0000e-005	1.8600e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.4200e-003	3.4200e-003	1.0000e-005	0.0000	3.6400e-003
Energy	8.8700e-003	0.0806	0.0677	4.8000e-004		6.1300e-003	6.1300e-003		6.1300e-003	6.1300e-003	0.0000	512.3867	512.3867	0.0212	5.6500e-003	514.5826
Mobile	3.3525	3.3432	13.6888	0.0214	1.4614	0.0608	1.5222	0.3909	0.0558	0.4467	0.0000	1,834.9626	1,834.9626	0.0944	0.0000	1,836.9452
Waste						0.0000	0.0000		0.0000	0.0000	2.0685	0.0000	2.0685	0.1222	0.0000	4.6356
Water						0.0000	0.0000		0.0000	0.0000	2.0643	24.2456	26.3099	0.2131	5.2300e-003	32.4060
Total	3.8852	3.4239	13.7584	0.0219	1.4614	0.0669	1.5284	0.3909	0.0619	0.4529	4.1328	2,371.5983	2,375.7311	0.4510	0.0109	2,388.5731

	ROG	NOx	CO	SO2	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	33.36	0.00	0.09	21.33	0.09	0.19

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	12/31/2012	12/31/2012	5	1	

Acres of Grading (Site Preparation Phase): 0

3.2 Demolition - 2012

Mitigated Construction Off-Site

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	3.3525	3.3432	13.6888	0.0214	1.4614	0.0608	1.5222	0.3909	0.0558	0.4467	0.0000	1,834.9626	1,834.9626	0.0944	0.0000	1,836.9452
Unmitigated	3.3525	3.3432	13.6888	0.0214	1.4614	0.0608	1.5222	0.3909	0.0558	0.4467	0.0000	1,834.9626	1,834.9626	0.0944	0.0000	1,836.9452

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Office Building	710.15	152.87	63.21	1,733,514	1,733,514
Parking Lot	0.00	0.00	0.00		
Quality Restaurant	349.01	366.12	279.98	486,298	486,298
Strip Mall	941.80	893.35	434.14	1,640,713	1,640,713
Total	2,000.95	1,412.33	777.33	3,860,525	3,860,525

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
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Quality Restaurant	16.60	8.40	6.90	12.00	69.00	19.00	38	18	44
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.517496	0.060616	0.179855	0.141540	0.041435	0.006630	0.014687	0.026300	0.001931	0.002544	0.004287	0.000607	0.002072

5.0 Energy Detail

4.4 Fleet Mix

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	424.6045	424.6045	0.0195	4.0400e-003	426.2662
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	424.6045	424.6045	0.0195	4.0400e-003	426.2662
NaturalGas Mitigated	8.8700e-003	0.0806	0.0677	4.8000e-004		6.1300e-003	6.1300e-003		6.1300e-003	6.1300e-003	0.0000	87.7822	87.7822	1.6800e-003	1.6100e-003	88.3164
NaturalGas Unmitigated	8.8700e-003	0.0806	0.0677	4.8000e-004		6.1300e-003	6.1300e-003		6.1300e-003	6.1300e-003	0.0000	87.7822	87.7822	1.6800e-003	1.6100e-003	88.3164

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					
Quality Restaurant	903846	4.8700e-003	0.0443	0.0372	2.7000e-004		3.3700e-003	3.3700e-003		3.3700e-003	3.3700e-003	0.0000	48.2327	48.2327	9.2000e-004	8.8000e-004	48.5262
Strip Mall	36123.3	1.9000e-004	1.7700e-003	1.4900e-003	1.0000e-005		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004	0.0000	1.9277	1.9277	4.0000e-005	4.0000e-005	1.9394
General Office Building	705007	3.8000e-003	0.0346	0.0290	2.1000e-004		2.6300e-003	2.6300e-003		2.6300e-003	2.6300e-003	0.0000	37.6219	37.6219	7.2000e-004	6.9000e-004	37.8508
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		8.8600e-003	0.0806	0.0677	4.9000e-004		6.1300e-003	6.1300e-003		6.1300e-003	6.1300e-003	0.0000	87.7822	87.7822	1.6800e-003	1.6100e-003	88.3164

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Quality Restaurant	903846	4.8700e-003	0.0443	0.0372	2.7000e-004		3.3700e-003	3.3700e-003		3.3700e-003	3.3700e-003	0.0000	48.2327	48.2327	9.2000e-004	8.8000e-004	48.5262
Strip Mall	36123.3	1.9000e-004	1.7700e-003	1.4900e-003	1.0000e-005		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004	0.0000	1.9277	1.9277	4.0000e-005	4.0000e-005	1.9394
General Office Building	705007	3.8000e-003	0.0346	0.0290	2.1000e-004		2.6300e-003	2.6300e-003		2.6300e-003	2.6300e-003	0.0000	37.6219	37.6219	7.2000e-004	6.9000e-004	37.8508
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		8.8600e-003	0.0806	0.0677	4.9000e-004		6.1300e-003	6.1300e-003		6.1300e-003	6.1300e-003	0.0000	87.7822	87.7822	1.6800e-003	1.6100e-003	88.3164

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Office Building	937214	268.1996	0.0123	2.5500e-003	269.2492
Parking Lot	42240	12.0877	5.6000e-004	1.1000e-004	12.1350
Quality Restaurant	181964	52.0720	2.3900e-003	5.0000e-004	52.2758
Strip Mall	322347	92.2451	4.2400e-003	8.8000e-004	92.6061
Total		424.6045	0.0195	4.0400e-003	426.2662

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Office Building	937214	268.1996	0.0123	2.5500e-003	269.2492
Parking Lot	42240	12.0877	5.6000e-004	1.1000e-004	12.1350
Quality Restaurant	181964	52.0720	2.3900e-003	5.0000e-004	52.2758
Strip Mall	322347	92.2451	4.2400e-003	8.8000e-004	92.6061
Total		424.6045	0.0195	4.0400e-003	426.2662

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	0.5239	2.0000e-005	1.8600e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.4200e-003	3.4200e-003	1.0000e-005	0.0000	3.6400e-003
Unmitigated	0.5239	2.0000e-005	1.8600e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.4200e-003	3.4200e-003	1.0000e-005	0.0000	3.6400e-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	0.0264					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.4973					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.9000e-004	2.0000e-005	1.8600e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.4200e-003	3.4200e-003	1.0000e-005	0.0000	3.6400e-003
Total	0.5239	2.0000e-005	1.8600e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.4200e-003	3.4200e-003	1.0000e-005	0.0000	3.6400e-003

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0264					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.4973					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.9000e-004	2.0000e-005	1.8600e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.4200e-003	3.4200e-003	1.0000e-005	0.0000	3.6400e-003
Total	0.5239	2.0000e-005	1.8600e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.4200e-003	3.4200e-003	1.0000e-005	0.0000	3.6400e-003

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	26.3099	0.2131	5.2300e-003	32.4060
Unmitigated	26.3099	0.2131	5.2400e-003	32.4093

7.2 Water by Land Use

Unmitigated

	Indoor/ Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Office Building	3.87 / 0	15.6481	0.1268	3.1100e-003	19.2758
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	1.69907 / 0	6.8701	0.0557	1.3700e-003	8.4628
Strip Mall	0.93775 / 0	3.7917	0.0307	7.5000e-004	4.6708
Total		26.3099	0.2132	5.2300e-003	32.4093

7.2 Water by Land Use

Mitigated

	Indoor/ Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Office Building	3.87 / 0	15.6481	0.1267	3.1100e-003	19.2738
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	1.69907 / 0	6.8701	0.0557	1.3700e-003	8.4619
Strip Mall	0.93775 / 0	3.7917	0.0307	7.5000e-004	4.6703
Total		26.3099	0.2131	5.2300e-003	32.4060

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Unmitigated	4.1370	0.2445	0.0000	9.2712
Mitigated	2.0685	0.1222	0.0000	4.6356

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Office Building	6.88	1.3966	0.0825	0.0000	3.1298
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	11.86	2.4075	0.1423	0.0000	5.3953
Strip Mall	1.64	0.3329	0.0197	0.0000	0.7461
Total		4.1370	0.2445	0.0000	9.2712

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Office Building	3.44	0.6983	0.0413	0.0000	1.5649
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	5.93	1.2037	0.0711	0.0000	2.6977
Strip Mall	0.82	0.1665	9.8400e-003	0.0000	0.3730
Total		2.0685	0.1223	0.0000	4.6356

9.0 Operational Offroad

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

APPENDIX B -
PROPOSED PROJECT EMISSIONS
CALCULATION DATA

8899 Beverly Boulevard - Proposed Project
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	10.56	1000sqft	0.00	10,562.00	0
Enclosed Parking Structure	48.00	1000sqft	0.00	48,000.00	0
Quality Restaurant	3.88	1000sqft	0.09	3,879.00	0
Recreational Swimming Pool	4.17	1000sqft	0.10	4,170.00	0
Apartments Low Rise	12.00	Dwelling Unit	0.00	12,000.00	18
Condo/Townhouse	69.00	Dwelling Unit	1.08	69,000.00	106
Strip Mall	19.88	1000sqft	0.46	19,875.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	9			Operational Year	2017
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	630.89	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Populations for apartments and condo/townhouse changed to 18 and 106, respectively based upon 1.53 residents per unit (City of West Hollywood 2013 Community Study).

Construction Phase - Total days calculated based upon five days per week for demolition, excavation, and parking structure, and six days per week for construction.

Off-road Equipment -

Off-road Equipment -

Off-road Equipment - Construction equipment unit amount and hours changed to zero out construction emissions.

Off-road Equipment -

Off-road Equipment - Default pavers, paving equipment, and rollers are deleted since the parking structure would be constructed of steel and concrete.

Demolition - Demolition assumes 3,528 tons of debris from the existing office building based upon 2,940 cubic yards of debris and 2,400 pounds per cubic yard.

Grading - Assumes 18,770 cubic yards of materials exported from 1.1 acres of the project site.

Architectural Coating - Non-residential interior paint rate changed to 50 g/L and non-residential exterior paint rate changed to 100 g/L, which are the same as the default rates for residential uses.

Vehicle Trips - Residential trip generation rates changed to match project traffic impact analysis.

Woodstoves - Woodstoves and fireplaces are not proposed for the project.

Area Coating - Non-residential interior paint emission factor changed to 50 g/L and non-residential exterior paint emission factor changed to 100 g/L.

Trips and VMT -

Water And Wastewater - Default indoor water use for apartments changed to 819,060 gpy, condo/townhouse to 4,709,595 gpy, office to 633,750 gpy, restaurant to 1,924,645 gpy, pool to 580,350 gpy, and retail to 870,525 gpy. Outdoor water use for all uses is 0. Changes are consistent with EIR analysis calculations.

Solid Waste - Default solid waste generation for apartments changed to 1.64 tpy, condo/townhouse to 9.13 tpy, office to 1.13 tpy, restaurant to 13.32 tpy, pool to 1.1 tpy, and retail to 1.64 tpy. Changes are consistent with EIR analysis calculations.

Energy Mitigation - Assumes 15% building energy reductions due to compliance with Title 24 CalGreen Code.

Water Mitigation - Assumes indoor water use reductions due to compliance with Title 24 CalGreen Code.

Waste Mitigation - Assumes a minimum solid waste disposal reduction of 50% due to required recycling programs.

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	250.00	100.00
tblArchitecturalCoating	EF_Nonresidential_Interior	250.00	50.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	250	100

tblAreaCoating	Area_EF_Nonresidential_Interior	250	50
tblAreaMitigation	UseLowVOCPaintNonresidentialExteriorValue	100	250
tblConstructionPhase	NumDays	10.00	209.00
tblConstructionPhase	NumDays	200.00	61.00
tblConstructionPhase	NumDays	20.00	44.00
tblConstructionPhase	NumDays	4.00	22.00
tblConstructionPhase	NumDays	10.00	64.00
tblConstructionPhase	NumDaysWeek	5.00	6.00
tblConstructionPhase	PhaseEndDate	12/30/2015	2/29/2016
tblConstructionPhase	PhaseEndDate	12/24/2014	1/30/2015
tblConstructionPhase	PhaseStartDate	5/1/2015	7/1/2015
tblConstructionPhase	PhaseStartDate	8/30/2014	9/1/2014
tblConstructionPhase	PhaseStartDate	11/25/2014	1/1/2015
tblConstructionPhase	PhaseStartDate	1/31/2015	2/1/2015
tblFireplaces	NumberGas	10.20	0.00
tblFireplaces	NumberGas	58.65	0.00
tblFireplaces	NumberNoFireplace	1.20	12.00
tblFireplaces	NumberNoFireplace	6.90	69.00
tblFireplaces	NumberWood	0.60	0.00
tblFireplaces	NumberWood	3.45	0.00
tblGrading	AcresOfGrading	8.25	1.10
tblGrading	MaterialExported	0.00	18,770.00
tblLandUse	LandUseSquareFeet	10,560.00	10,562.00
tblLandUse	LandUseSquareFeet	3,880.00	3,879.00
tblLandUse	LandUseSquareFeet	19,880.00	19,875.00
tblLandUse	LotAcreage	0.24	0.00
tblLandUse	LotAcreage	1.10	0.00
tblLandUse	LotAcreage	0.75	0.00

tblLandUse	LotAcreage	4.31	1.08
tblLandUse	Population	34.00	18.00
tblLandUse	Population	197.00	106.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblProjectCharacteristics	OperationalYear	2014	2017
tblSolidWaste	SolidWasteGenerationRate	5.52	1.64
tblSolidWaste	SolidWasteGenerationRate	31.74	9.13
tblSolidWaste	SolidWasteGenerationRate	9.82	1.13
tblSolidWaste	SolidWasteGenerationRate	3.54	13.32
tblSolidWaste	SolidWasteGenerationRate	23.77	1.10
tblSolidWaste	SolidWasteGenerationRate	20.87	1.64
tblVehicleTrips	ST_TR	7.16	6.23
tblVehicleTrips	ST_TR	20.87	0.00
tblVehicleTrips	SU_TR	6.07	5.28
tblVehicleTrips	SU_TR	26.73	0.00
tblVehicleTrips	WD_TR	6.59	6.65
tblVehicleTrips	WD_TR	6.59	5.81
tblVehicleTrips	WD_TR	32.93	0.00
tblWater	IndoorWaterUseRate	781,848.31	819,060.00
tblWater	IndoorWaterUseRate	4,495,627.77	4,709,595.00
tblWater	IndoorWaterUseRate	1,876,868.38	633,750.00
tblWater	IndoorWaterUseRate	1,177,710.80	1,924,645.00
tblWater	IndoorWaterUseRate	246,626.91	580,350.00
tblWater	IndoorWaterUseRate	1,472,561.73	870,525.00
tblWater	OutdoorWaterUseRate	492,904.37	0.00
tblWater	OutdoorWaterUseRate	2,834,200.11	0.00
tblWater	OutdoorWaterUseRate	1,150,338.68	0.00
tblWater	OutdoorWaterUseRate	75,173.03	0.00

tblWater	OutdoorWaterUseRate	151,158.43	0.00
tblWater	OutdoorWaterUseRate	902,537.83	0.00
tblWoodstoves	NumberCatalytic	0.60	0.00
tblWoodstoves	NumberCatalytic	3.45	0.00
tblWoodstoves	NumberNoncatalytic	0.60	0.00
tblWoodstoves	NumberNoncatalytic	3.45	0.00

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					
2014	0.2877	1.5285	1.3289	1.9100e-003	0.0790	0.0944	0.1734	0.0168	0.0899	0.1067	0.0000	167.8030	167.8030	0.0289	0.0000	168.4105
2015	0.5949	0.9728	0.8080	1.6600e-003	0.0933	0.0464	0.1397	0.0388	0.0442	0.0830	0.0000	147.8207	147.8207	0.0119	0.0000	148.0713
2016	0.1574	0.0632	0.0762	1.4000e-004	5.0400e-003	5.0600e-003	0.0101	1.3400e-003	5.0500e-003	6.3900e-003	0.0000	11.2289	11.2289	1.0200e-003	0.0000	11.2503
Total	1.0400	2.5645	2.2130	3.7100e-003	0.1773	0.1459	0.3232	0.0570	0.1391	0.1961	0.0000	326.8526	326.8526	0.0419	0.0000	327.7321

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					
2014	0.2877	1.5285	1.3289	1.9100e-003	0.0560	0.0944	0.1503	0.0133	0.0899	0.1032	0.0000	167.8029	167.8029	0.0289	0.0000	168.4104
2015	0.5949	0.9728	0.8080	1.6600e-003	0.0620	0.0464	0.1084	0.0221	0.0442	0.0662	0.0000	147.8206	147.8206	0.0119	0.0000	148.0713
2016	0.1574	0.0632	0.0762	1.4000e-004	5.0400e-003	5.0600e-003	0.0101	1.3400e-003	5.0500e-003	6.3900e-003	0.0000	11.2288	11.2288	1.0200e-003	0.0000	11.2503
Total	1.0400	2.5645	2.2130	3.7100e-003	0.1229	0.1459	0.2688	0.0367	0.1391	0.1758	0.0000	326.8524	326.8524	0.0419	0.0000	327.7319

	ROG	NOx	CO	SO2	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	30.65	0.00	16.82	35.60	0.00	10.35	0.00	0.00	0.00	0.00	0.00	0.00

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.6883	9.8500e-003	0.8449	4.0000e-005		4.5900e-003	4.5900e-003		4.5900e-003	4.5900e-003	0.0000	1.3666	1.3666	1.3800e-003	0.0000	1.3955
Energy	0.0120	0.1053	0.0662	6.5000e-004		8.2600e-003	8.2600e-003		8.2600e-003	8.2600e-003	0.0000	490.0393	490.0393	0.0194	5.7000e-003	492.2142
Mobile	2.5291	2.4649	9.8152	0.0221	1.4943	0.0324	1.5268	0.3999	0.0299	0.4297	0.0000	1,708.0648	1,708.0648	0.0687	0.0000	1,709.5072
Waste						0.0000	0.0000		0.0000	0.0000	5.6756	0.0000	5.6756	0.3354	0.0000	12.7195
Water						0.0000	0.0000		0.0000	0.0000	3.0259	35.5400	38.5660	0.3124	7.6800e-003	47.5067
Total	3.2294	2.5800	10.7263	0.0228	1.4943	0.0453	1.5396	0.3999	0.0427	0.4426	8.7016	2,235.0107	2,243.7123	0.7373	0.0134	2,263.3430

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.6883	9.8500e-003	0.8449	4.0000e-005		4.5900e-003	4.5900e-003		4.5900e-003	4.5900e-003	0.0000	1.3666	1.3666	1.3800e-003	0.0000	1.3955
Energy	0.0110	0.0966	0.0616	6.0000e-004		7.5700e-003	7.5700e-003		7.5700e-003	7.5700e-003	0.0000	444.5118	444.5118	0.0175	5.1800e-003	446.4869
Mobile	2.5189	2.4552	9.7844	0.0220	1.4871	0.0323	1.5194	0.3979	0.0297	0.4277	0.0000	1,700.1656	1,700.1656	0.0684	0.0000	1,701.6019
Waste						0.0000	0.0000		0.0000	0.0000	2.8378	0.0000	2.8378	0.1677	0.0000	6.3597
Water						0.0000	0.0000		0.0000	0.0000	2.4208	28.4320	30.8528	0.2499	6.1300e-003	38.0015
Total	3.2182	2.5617	10.6909	0.0226	1.4871	0.0445	1.5316	0.3979	0.0419	0.4398	5.2586	2,174.4760	2,179.7346	0.5049	0.0113	2,193.8455

	ROG	NOx	CO	SO2	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	0.35	0.71	0.33	0.66	0.48	1.85	0.52	0.48	1.94	0.62	39.57	2.71	2.85	31.52	15.47	3.07

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	7/1/2014	8/29/2014	5	44	
2	Building Construction	Building Construction	9/1/2014	11/24/2014	5	61	
3	Excavation	Grading	1/1/2015	1/30/2015	5	22	
4	Parking Structure	Paving	2/1/2015	4/30/2015	5	64	
5	Architectural Coatings	Architectural Coating	7/1/2015	2/29/2016	6	209	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 164,025; Residential Outdoor: 54,675; Non-Residential Indoor: 129,729; Non-Residential Outdoor: 43,243 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	8.00	255	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Building Construction	Cranes	1	6.00	226	0.29
Building Construction	Forklifts	1	6.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
Excavation	Graders	1	6.00	174	0.41
Excavation	Rubber Tired Dozers	1	6.00	255	0.40
Excavation	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Parking Structure	Cement and Mortar Mixers	2	6.00	9	0.56
Parking Structure	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Architectural Coatings	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	0.00	349.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	92.00	23.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Excavation	3	8.00	0.00	2,346.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Parking Structure	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coatings	1	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Demolition - 2014**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0378	0.0000	0.0378	5.7200e-003	0.0000	5.7200e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0695	0.6705	0.4882	5.4000e-004		0.0426	0.0426		0.0400	0.0400	0.0000	50.4887	50.4887	0.0128	0.0000	50.7579
Total	0.0695	0.6705	0.4882	5.4000e-004	0.0378	0.0426	0.0804	5.7200e-003	0.0400	0.0457	0.0000	50.4887	50.4887	0.0128	0.0000	50.7579

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	9.4900e-003	0.0656	0.0444	1.3000e-004	2.9900e-003	1.2000e-003	4.1900e-003	8.2000e-004	1.1100e-003	1.9300e-003	0.0000	12.0392	12.0392	1.0000e-004	0.0000	12.0414
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.9100e-003	2.0800e-003	0.0216	4.0000e-005	3.1400e-003	3.0000e-005	3.1700e-003	8.3000e-004	3.0000e-005	8.6000e-004	0.0000	3.1464	3.1464	1.9000e-004	0.0000	3.1503
Total	0.0164	0.0677	0.0660	1.7000e-004	6.1300e-003	1.2300e-003	7.3600e-003	1.6500e-003	1.1400e-003	2.7900e-003	0.0000	15.1856	15.1856	2.9000e-004	0.0000	15.1917

3.2 Demolition - 2014**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0147	0.0000	0.0147	2.2300e-003	0.0000	2.2300e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0695	0.6705	0.4882	5.4000e-004		0.0426	0.0426		0.0400	0.0400	0.0000	50.4886	50.4886	0.0128	0.0000	50.7578
Total	0.0695	0.6705	0.4882	5.4000e-004	0.0147	0.0426	0.0574	2.2300e-003	0.0400	0.0422	0.0000	50.4886	50.4886	0.0128	0.0000	50.7578

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	9.4900e-003	0.0656	0.0444	1.3000e-004	2.9900e-003	1.2000e-003	4.1900e-003	8.2000e-004	1.1100e-003	1.9300e-003	0.0000	12.0392	12.0392	1.0000e-004	0.0000	12.0414
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.9100e-003	2.0800e-003	0.0216	4.0000e-005	3.1400e-003	3.0000e-005	3.1700e-003	8.3000e-004	3.0000e-005	8.6000e-004	0.0000	3.1464	3.1464	1.9000e-004	0.0000	3.1503
Total	0.0164	0.0677	0.0660	1.7000e-004	6.1300e-003	1.2300e-003	7.3600e-003	1.6500e-003	1.1400e-003	2.7900e-003	0.0000	15.1856	15.1856	2.9000e-004	0.0000	15.1917

3.3 Building Construction - 2014**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1192	0.6873	0.4670	6.7000e-004		0.0487	0.0487		0.0471	0.0471	0.0000	57.1113	57.1113	0.0139	0.0000	57.4021
Total	0.1192	0.6873	0.4670	6.7000e-004		0.0487	0.0487		0.0471	0.0471	0.0000	57.1113	57.1113	0.0139	0.0000	57.4021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0148	0.0827	0.0962	1.5000e-004	4.3100e-003	1.5600e-003	5.8700e-003	1.2300e-003	1.4400e-003	2.6700e-003	0.0000	14.1477	14.1477	1.3000e-004	0.0000	14.1504
Worker	0.0678	0.0204	0.2116	3.8000e-004	0.0308	3.0000e-004	0.0311	8.1800e-003	2.7000e-004	8.4500e-003	0.0000	30.8698	30.8698	1.8400e-003	0.0000	30.9085
Total	0.0826	0.1031	0.3077	5.3000e-004	0.0351	1.8600e-003	0.0370	9.4100e-003	1.7100e-003	0.0111	0.0000	45.0175	45.0175	1.9700e-003	0.0000	45.0589

3.3 Building Construction - 2014

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1192	0.6873	0.4670	6.7000e-004		0.0487	0.0487		0.0471	0.0471	0.0000	57.1112	57.1112	0.0139	0.0000	57.4020
Total	0.1192	0.6873	0.4670	6.7000e-004		0.0487	0.0487		0.0471	0.0471	0.0000	57.1112	57.1112	0.0139	0.0000	57.4020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0148	0.0827	0.0962	1.5000e-004	4.3100e-003	1.5600e-003	5.8700e-003	1.2300e-003	1.4400e-003	2.6700e-003	0.0000	14.1477	14.1477	1.3000e-004	0.0000	14.1504
Worker	0.0678	0.0204	0.2116	3.8000e-004	0.0308	3.0000e-004	0.0311	8.1800e-003	2.7000e-004	8.4500e-003	0.0000	30.8698	30.8698	1.8400e-003	0.0000	30.9085
Total	0.0826	0.1031	0.3077	5.3000e-004	0.0351	1.8600e-003	0.0370	9.4100e-003	1.7100e-003	0.0111	0.0000	45.0175	45.0175	1.9700e-003	0.0000	45.0589

3.4 Excavation - 2015**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0513	0.0000	0.0513	0.0275	0.0000	0.0275	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0227	0.2414	0.1550	1.5000e-004		0.0132	0.0132		0.0121	0.0121	0.0000	14.7670	14.7670	4.4100e-003	0.0000	14.8596
Total	0.0227	0.2414	0.1550	1.5000e-004	0.0513	0.0132	0.0645	0.0275	0.0121	0.0396	0.0000	14.7670	14.7670	4.4100e-003	0.0000	14.8596

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0521	0.3878	0.2754	8.7000e-004	0.0201	6.2900e-003	0.0264	5.5100e-003	5.7900e-003	0.0113	0.0000	79.9890	79.9890	6.4000e-004	0.0000	80.0023
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.9700e-003	5.7000e-004	5.9700e-003	1.0000e-005	9.7000e-004	1.0000e-005	9.7000e-004	2.6000e-004	1.0000e-005	2.6000e-004	0.0000	0.9369	0.9369	5.0000e-005	0.0000	0.9380
Total	0.0541	0.3883	0.2814	8.8000e-004	0.0211	6.3000e-003	0.0274	5.7700e-003	5.8000e-003	0.0116	0.0000	80.9259	80.9259	6.9000e-004	0.0000	80.9404

3.4 Excavation - 2015**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0200	0.0000	0.0200	0.0107	0.0000	0.0107	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0227	0.2414	0.1550	1.5000e-004		0.0132	0.0132		0.0121	0.0121	0.0000	14.7670	14.7670	4.4100e-003	0.0000	14.8595
Total	0.0227	0.2414	0.1550	1.5000e-004	0.0200	0.0132	0.0332	0.0107	0.0121	0.0229	0.0000	14.7670	14.7670	4.4100e-003	0.0000	14.8595

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0521	0.3878	0.2754	8.7000e-004	0.0201	6.2900e-003	0.0264	5.5100e-003	5.7900e-003	0.0113	0.0000	79.9890	79.9890	6.4000e-004	0.0000	80.0023
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.9700e-003	5.7000e-004	5.9700e-003	1.0000e-005	9.7000e-004	1.0000e-005	9.7000e-004	2.6000e-004	1.0000e-005	2.6000e-004	0.0000	0.9369	0.9369	5.0000e-005	0.0000	0.9380
Total	0.0541	0.3883	0.2814	8.8000e-004	0.0211	6.3000e-003	0.0274	5.7700e-003	5.8000e-003	0.0116	0.0000	80.9259	80.9259	6.9000e-004	0.0000	80.9404

3.5 Parking Structure - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0144	0.1276	0.0924	1.3000e-004		9.3300e-003	9.3300e-003		8.6400e-003	8.6400e-003	0.0000	11.7067	11.7067	3.0700e-003	0.0000	11.7711
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0144	0.1276	0.0924	1.3000e-004		9.3300e-003	9.3300e-003		8.6400e-003	8.6400e-003	0.0000	11.7067	11.7067	3.0700e-003	0.0000	11.7711

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0108	3.1300e-003	0.0326	6.0000e-005	5.2700e-003	5.0000e-005	5.3100e-003	1.4000e-003	4.0000e-005	1.4400e-003	0.0000	5.1105	5.1105	2.9000e-004	0.0000	5.1166
Total	0.0108	3.1300e-003	0.0326	6.0000e-005	5.2700e-003	5.0000e-005	5.3100e-003	1.4000e-003	4.0000e-005	1.4400e-003	0.0000	5.1105	5.1105	2.9000e-004	0.0000	5.1166

3.5 Parking Structure - 2015

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0144	0.1276	0.0924	1.3000e-004		9.3300e-003	9.3300e-003		8.6400e-003	8.6400e-003	0.0000	11.7067	11.7067	3.0700e-003	0.0000	11.7711
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0144	0.1276	0.0924	1.3000e-004		9.3300e-003	9.3300e-003		8.6400e-003	8.6400e-003	0.0000	11.7067	11.7067	3.0700e-003	0.0000	11.7711

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0108	3.1300e-003	0.0326	6.0000e-005	5.2700e-003	5.0000e-005	5.3100e-003	1.4000e-003	4.0000e-005	1.4400e-003	0.0000	5.1105	5.1105	2.9000e-004	0.0000	5.1166
Total	0.0108	3.1300e-003	0.0326	6.0000e-005	5.2700e-003	5.0000e-005	5.3100e-003	1.4000e-003	4.0000e-005	1.4400e-003	0.0000	5.1105	5.1105	2.9000e-004	0.0000	5.1166

3.6 Architectural Coatings - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.4289					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0321	0.2031	0.1502	2.3000e-004		0.0175	0.0175		0.0175	0.0175	0.0000	20.1707	20.1707	2.6300e-003	0.0000	20.2259
Total	0.4610	0.2031	0.1502	2.3000e-004		0.0175	0.0175		0.0175	0.0175	0.0000	20.1707	20.1707	2.6300e-003	0.0000	20.2259

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0319	9.2800e-003	0.0964	1.9000e-004	0.0156	1.4000e-004	0.0157	4.1400e-003	1.3000e-004	4.2700e-003	0.0000	15.1399	15.1399	8.5000e-004	0.0000	15.1579
Total	0.0319	9.2800e-003	0.0964	1.9000e-004	0.0156	1.4000e-004	0.0157	4.1400e-003	1.3000e-004	4.2700e-003	0.0000	15.1399	15.1399	8.5000e-004	0.0000	15.1579

3.6 Architectural Coatings - 2015

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.4289					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0321	0.2031	0.1502	2.3000e-004		0.0175	0.0175		0.0175	0.0175	0.0000	20.1707	20.1707	2.6300e-003	0.0000	20.2258
Total	0.4610	0.2031	0.1502	2.3000e-004		0.0175	0.0175		0.0175	0.0175	0.0000	20.1707	20.1707	2.6300e-003	0.0000	20.2258

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0319	9.2800e-003	0.0964	1.9000e-004	0.0156	1.4000e-004	0.0157	4.1400e-003	1.3000e-004	4.2700e-003	0.0000	15.1399	15.1399	8.5000e-004	0.0000	15.1579
Total	0.0319	9.2800e-003	0.0964	1.9000e-004	0.0156	1.4000e-004	0.0157	4.1400e-003	1.3000e-004	4.2700e-003	0.0000	15.1399	15.1399	8.5000e-004	0.0000	15.1579

3.6 Architectural Coatings - 2016

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.1384					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.4000e-003	0.0605	0.0480	8.0000e-005		5.0100e-003	5.0100e-003		5.0100e-003	5.0100e-003	0.0000	6.5108	6.5108	7.7000e-004	0.0000	6.5269
Total	0.1478	0.0605	0.0480	8.0000e-005		5.0100e-003	5.0100e-003		5.0100e-003	5.0100e-003	0.0000	6.5108	6.5108	7.7000e-004	0.0000	6.5269

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	9.6000e-003	2.7000e-003	0.0281	6.0000e-005	5.0400e-003	4.0000e-005	5.0800e-003	1.3400e-003	4.0000e-005	1.3800e-003	0.0000	4.7181	4.7181	2.5000e-004	0.0000	4.7234
Total	9.6000e-003	2.7000e-003	0.0281	6.0000e-005	5.0400e-003	4.0000e-005	5.0800e-003	1.3400e-003	4.0000e-005	1.3800e-003	0.0000	4.7181	4.7181	2.5000e-004	0.0000	4.7234

3.6 Architectural Coatings - 2016

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.1384					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.4000e-003	0.0605	0.0480	8.0000e-005		5.0100e-003	5.0100e-003		5.0100e-003	5.0100e-003	0.0000	6.5108	6.5108	7.7000e-004	0.0000	6.5269
Total	0.1478	0.0605	0.0480	8.0000e-005		5.0100e-003	5.0100e-003		5.0100e-003	5.0100e-003	0.0000	6.5108	6.5108	7.7000e-004	0.0000	6.5269

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	9.6000e-003	2.7000e-003	0.0281	6.0000e-005	5.0400e-003	4.0000e-005	5.0800e-003	1.3400e-003	4.0000e-005	1.3800e-003	0.0000	4.7181	4.7181	2.5000e-004	0.0000	4.7234
Total	9.6000e-003	2.7000e-003	0.0281	6.0000e-005	5.0400e-003	4.0000e-005	5.0800e-003	1.3400e-003	4.0000e-005	1.3800e-003	0.0000	4.7181	4.7181	2.5000e-004	0.0000	4.7234

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Integrate Below Market Rate Housing

	ROG	NOx	CO	SO2	Fugitive 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	2.5189	2.4552	9.7844	0.0220	1.4871	0.0323	1.5194	0.3979	0.0297	0.4277	0.0000	1,700.1656	1,700.1656	0.0684	0.0000	1,701.6019
Unmitigated	2.5291	2.4649	9.8152	0.0221	1.4943	0.0324	1.5268	0.3999	0.0299	0.4297	0.0000	1,708.0648	1,708.0648	0.0687	0.0000	1,709.5072

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	79.80	85.92	72.84	272,279	270,972
Condo/Townhouse	400.89	429.87	364.32	1,366,197	1,359,639
Enclosed Parking Structure	0.00	0.00	0.00		
General Office Building	116.27	25.03	10.35	283,813	282,450
Quality Restaurant	349.01	366.12	279.98	486,298	483,963
Recreational Swimming Pool	0.00	0.00	0.00		
Strip Mall	881.08	835.76	406.15	1,534,935	1,527,568
Total	1,827.04	1,742.69	1,133.64	3,943,521	3,924,592

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
Apartments Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Condo/Townhouse	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking Structure	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
Quality Restaurant	16.60	8.40	6.90	12.00	69.00	19.00	38	18	44
Recreational Swimming Pool	16.60	8.40	6.90	33.00	48.00	19.00	52	39	9
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.513125	0.060112	0.180262	0.139218	0.042100	0.006630	0.016061	0.030999	0.001941	0.002506	0.004348	0.000594	0.002104

5.0 Energy Detail

5.1 Fleet Mix

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

Install High Efficiency Lighting

	ROG	NOx	CO	SO2	Fugitive 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 Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	371.6854	371.6854	0.0171	3.5300e-003	373.1400
NaturalGas Mitigated	0.0110	0.0966	0.0616	6.0000e-004		7.5700e-003	7.5700e-003		7.5700e-003	7.5700e-003	0.0000	108.4234	108.4234	2.0800e-003	1.9900e-003	109.0833
NaturalGas Unmitigated	0.0120	0.1053	0.0662	6.5000e-004		8.2600e-003	8.2600e-003		8.2600e-003	8.2600e-003	0.0000	118.3539	118.3539	2.2700e-003	2.1700e-003	119.0742
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	336.0883	336.0883	0.0155	3.2000e-003	337.4036

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Land Use	kBTU/yr	tons/yr										MT/yr						
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	115443	6.2000e-004	5.6600e-003	4.7500e-003	3.0000e-005		4.3000e-004	4.3000e-004		4.3000e-004	4.3000e-004	0.0000	6.1605	6.1605	1.2000e-004	1.1000e-004	6.1980	
Quality Restaurant	903846	4.8700e-003	0.0443	0.0372	2.7000e-004		3.3700e-003	3.3700e-003		3.3700e-003	3.3700e-003	0.0000	48.2327	48.2327	9.2000e-004	8.8000e-004	48.5262	
Recreational Swimming Pool	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Strip Mall	33787.5	1.8000e-004	1.6600e-003	1.3900e-003	1.0000e-005		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004	0.0000	1.8030	1.8030	3.0000e-005	3.0000e-005	1.8140	
Apartments Low Rise	170776	9.2000e-004	7.8700e-003	3.3500e-003	5.0000e-005		6.4000e-004	6.4000e-004		6.4000e-004	6.4000e-004	0.0000	9.1133	9.1133	1.7000e-004	1.7000e-004	9.1687	
Condo/Townhouse	994016	5.3600e-003	0.0458	0.0195	2.9000e-004		3.7000e-003	3.7000e-003		3.7000e-003	3.7000e-003	0.0000	53.0445	53.0445	1.0200e-003	9.7000e-004	53.3673	
Total		0.0120	0.1053	0.0662	6.5000e-004		8.2700e-003	8.2700e-003		8.2700e-003	8.2700e-003	0.0000	118.3539	118.3539	2.2600e-003	2.1600e-003	119.0742	

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Land Use	kBTU/yr	tons/yr										MT/yr						
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	98744.1	5.3000e-004	4.8400e-003	4.0700e-003	3.0000e-005		3.7000e-004	3.7000e-004		3.7000e-004	3.7000e-004	0.0000	5.2694	5.2694	1.0000e-004	1.0000e-004	5.3014	
Quality Restaurant	877529	4.7300e-003	0.0430	0.0361	2.6000e-004		3.2700e-003	3.2700e-003		3.2700e-003	3.2700e-003	0.0000	46.8283	46.8283	9.0000e-004	8.6000e-004	47.1133	
Recreational Swimming Pool	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Strip Mall	30180.2	1.6000e-004	1.4800e-003	1.2400e-003	1.0000e-005		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004	0.0000	1.6105	1.6105	3.0000e-005	3.0000e-005	1.6203	
Apartments Low Rise	149869	8.1000e-004	6.9100e-003	2.9400e-003	4.0000e-005		5.6000e-004	5.6000e-004		5.6000e-004	5.6000e-004	0.0000	7.9976	7.9976	1.5000e-004	1.5000e-004	8.0463	
Condo/Townhouse	875457	4.7200e-003	0.0403	0.0172	2.6000e-004		3.2600e-003	3.2600e-003		3.2600e-003	3.2600e-003	0.0000	46.7177	46.7177	9.0000e-004	8.6000e-004	47.0020	
Total		0.0110	0.0966	0.0616	6.0000e-004		7.5700e-003	7.5700e-003		7.5700e-003	7.5700e-003	0.0000	108.4234	108.4234	2.0800e-003	2.0000e-003	109.0833	

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	44054.2	12.6068	5.8000e-004	1.2000e-004	12.6562
Condo/Townhouse	303454	86.8384	3.9900e-003	8.3000e-004	87.1783
Enclosed Parking Structure	314400	89.9709	4.1400e-003	8.6000e-004	90.3230
General Office Building	153466	43.9169	2.0200e-003	4.2000e-004	44.0887
Quality Restaurant	181964	52.0720	2.3900e-003	5.0000e-004	52.2758
Recreational Swimming Pool	0	0.0000	0.0000	0.0000	0.0000
Strip Mall	301504	86.2804	3.9700e-003	8.2000e-004	86.6181
Total		371.6854	0.0171	3.5500e-003	373.1400

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	42181.6	12.0710	5.5000e-004	1.1000e-004	12.1182
Condo/Townhouse	290300	83.0742	3.8200e-003	7.9000e-004	83.3993
Enclosed Parking Structure	267240	76.4752	3.5200e-003	7.3000e-004	76.7745
General Office Building	137765	39.4239	1.8100e-003	3.7000e-004	39.5782
Quality Restaurant	171054	48.9501	2.2500e-003	4.7000e-004	49.1416
Recreational Swimming Pool	0	0.0000	0.0000	0.0000	0.0000
Strip Mall	265908	76.0940	3.5000e-003	7.2000e-004	76.3918
Total		336.0883	0.0155	3.1900e-003	337.4036

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	0.6883	9.8500e-003	0.8449	4.0000e-005		4.5900e-003	4.5900e-003		4.5900e-003	4.5900e-003	0.0000	1.3666	1.3666	1.3800e-003	0.0000	1.3955
Unmitigated	0.6883	9.8500e-003	0.8449	4.0000e-005		4.5900e-003	4.5900e-003		4.5900e-003	4.5900e-003	0.0000	1.3666	1.3666	1.3800e-003	0.0000	1.3955

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	0.0567					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.6052					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	0.0264	9.8500e-003	0.8449	4.0000e-005		4.5900e-003	4.5900e-003		4.5900e-003	4.5900e-003	0.0000	1.3666	1.3666	1.3800e-003	0.0000	1.3955
Total	0.6883	9.8500e-003	0.8449	4.0000e-005		4.5900e-003	4.5900e-003		4.5900e-003	4.5900e-003	0.0000	1.3666	1.3666	1.3800e-003	0.0000	1.3955

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0567					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.6052					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	0.0264	9.8500e-003	0.8449	4.0000e-005		4.5900e-003	4.5900e-003		4.5900e-003	4.5900e-003	0.0000	1.3666	1.3666	1.3800e-003	0.0000	1.3955
Total	0.6883	9.8500e-003	0.8449	4.0000e-005		4.5900e-003	4.5900e-003		4.5900e-003	4.5900e-003	0.0000	1.3666	1.3666	1.3800e-003	0.0000	1.3955

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	30.8528	0.2499	6.1300e-003	38.0015
Unmitigated	38.5660	0.3124	7.6800e-003	47.5067

7.2 Water by Land Use

Unmitigated

	Indoor/ Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	0.81906 / 0	3.3118	0.0268	6.6000e-004	4.0796
Condo/ Townhouse	4.7096 / 0	19.0429	0.1543	3.7900e-003	23.4576
Enclosed Parking Structure	0 / 0	0.0000	0.0000	0.0000	0.0000
General Office Building	0.63375 / 0	2.5625	0.0208	5.1000e-004	3.1566
Quality Restaurant	1.92464 / 0	7.7822	0.0630	1.5500e-003	9.5863
Recreational Swimming Pool	0.58035 / 0	2.3466	0.0190	4.7000e-004	2.8906
Strip Mall	0.870525 / 0	3.5199	0.0285	7.0000e-004	4.3359
Total		38.5660	0.3124	7.6800e-003	47.5066

7.2 Water by Land Use

Mitigated

	Indoor/ Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	0.655248 / 0	2.6495	0.0215	5.3000e- 004	3.2633
Condo/ Townhouse	3.76768 / 0	15.2344	0.1234	3.0300e- 003	18.7642
Enclosed Parking Structure	0 / 0	0.0000	0.0000	0.0000	0.0000
General Office Building	0.507 / 0	2.0500	0.0166	4.1000e- 004	2.5250
Quality Restaurant	1.53972 / 0	6.2257	0.0504	1.2400e- 003	7.6683
Recreational Swimming Pool	0.46428 / 0	1.8773	0.0152	3.7000e- 004	2.3123
Strip Mall	0.69642 / 0	2.8159	0.0228	5.6000e- 004	3.4684
Total		30.8528	0.2499	6.1400e- 003	38.0015

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	2.8378	0.1677	0.0000	6.3597
Unmitigated	5.6756	0.3354	0.0000	12.7195

8.2 Waste by Land Use**Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	1.64	0.3329	0.0197	0.0000	0.7461
Condo/Townhouse	9.13	1.8533	0.1095	0.0000	4.1534
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000
General Office Building	1.13	0.2294	0.0136	0.0000	0.5141
Quality Restaurant	13.32	2.7038	0.1598	0.0000	6.0595
Recreational Swimming Pool	1.1	0.2233	0.0132	0.0000	0.5004
Strip Mall	1.64	0.3329	0.0197	0.0000	0.7461
Total		5.6756	0.3354	0.0000	12.7194

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	0.82	0.1665	9.8400e-003	0.0000	0.3730
Condo/Townhouse	4.565	0.9267	0.0548	0.0000	2.0767
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000
General Office Building	0.565	0.1147	6.7800e-003	0.0000	0.2570
Quality Restaurant	6.66	1.3519	0.0799	0.0000	3.0297
Recreational Swimming Pool	0.55	0.1117	6.6000e-003	0.0000	0.2502
Strip Mall	0.82	0.1665	9.8400e-003	0.0000	0.3730
Total		2.8378	0.1677	0.0000	6.3597

9.0 Operational Offroad

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