

Appendix C

Air Quality Modeling Results

8555 Santa Monica Boulevard - Existing Uses - AQ - South Coast AQMD Air District, Winter

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

8555 Santa Monica Boulevard - Existing Uses - AQ

South Coast AQMD Air District, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	4.21	1000sqft	0.00	4,211.00	0
Health Club	4.06	1000sqft	0.00	4,058.00	0
High Turnover (Sit Down Restaurant)	2.48	1000sqft	0.00	2,475.00	0
Single Family Housing	4.00	Dwelling Unit	1.30	7,200.00	11
Strip Mall	16.64	1000sqft	0.10	16,644.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	11			Operational Year	2019
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	390.98	CH4 Intensity (lb/MW hr)	0.033	N2O Intensity (lb/MW hr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - This analysis only looks at existing operational emissions on the project site.

Land Use - Hair Salon (6,218 sf) added to retail (10,426 sf)

Construction Phase - No construction information - only analyzing existing operational emissions

Woodstoves - No woodstoves - residences may have fireplaces

Vehicle Trips - Trip generation rates per 2019 project traffic study

Energy Use - "Using Historical Data" feature selected to account for existing uses built to prior iterations of building code

Mobile Land Use Mitigation - Features selected to account for mixed-use nature of area, location in a central business district, and proximity to Santa Monica/Westborne bus stop for Cityline Commuter and LA Metro Route 4

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

Table Name	Column Name	Default Value	New Value
tblEnergyUse	T24E	467.55	467.55
tblEnergyUse	T24NG	28,628.82	28,628.82
tblLandUse	LotAcreage	0.10	0.00
tblLandUse	LotAcreage	0.09	0.00
tblLandUse	LotAcreage	0.06	0.00
tblLandUse	LotAcreage	0.38	0.10
tblVehicleTrips	WD_TR	9.74	13.80
tblVehicleTrips	WD_TR	9.44	9.52
tblWoodstoves	NumberCatalytic	0.20	0.00
tblWoodstoves	NumberNoncatalytic	0.20	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.7174	0.0709	1.3883	2.0100e-003		0.1474	0.1474		0.1474	0.1474	13.8611	72.6002	86.4613	1.9800e-003	2.5400e-003	87.2686
Energy	0.0260	0.2344	0.1825	1.4200e-003		0.0180	0.0180		0.0180	0.0180		283.9107	283.9107	5.4400e-003	5.2100e-003	285.5978
Mobile	3.7265	4.7298	31.7241	0.0563	5.2434	0.0711	5.3145	1.3974	0.0668	1.4642		5,730.1588	5,730.1588	0.5003	0.3172	5,837.1900
Total	5.4698	5.0350	33.2948	0.0597	5.2434	0.2365	5.4799	1.3974	0.2322	1.6296	13.8611	6,086.6696	6,100.5308	0.5077	0.3249	6,210.0564

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.7174	0.0709	1.3883	2.0100e-003		0.1474	0.1474		0.1474	0.1474	13.8611	72.6002	86.4613	1.9800e-003	2.5400e-003	87.2686
Energy	0.0260	0.2344	0.1825	1.4200e-003		0.0180	0.0180		0.0180	0.0180		283.9107	283.9107	5.4400e-003	5.2100e-003	285.5978
Mobile	3.0141	2.7901	19.0007	0.0270	2.4061	0.0364	2.4425	0.6413	0.0341	0.6754		2,749.2666	2,749.2666	0.3517	0.1983	2,817.1580
Total	4.7574	3.0953	20.5714	0.0304	2.4061	0.2018	2.6079	0.6413	0.1995	0.8408	13.8611	3,105.7775	3,119.6386	0.3591	0.2061	3,190.0245

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	13.02	38.52	38.21	49.04	54.11	14.67	52.41	54.11	14.05	48.40	0.00	48.97	48.86	29.27	36.58	48.63

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	1/1/2018	1/26/2018	5	20	
2	Site Preparation	Site Preparation	1/27/2018	1/30/2018	5	2	
3	Grading	Grading	1/31/2018	2/5/2018	5	4	
4	Building Construction	Building Construction	2/6/2018	11/12/2018	5	200	
5	Paving	Paving	11/13/2018	11/26/2018	5	10	
6	Architectural Coating	Architectural Coating	11/27/2018	12/10/2018	5	10	

Acres of Grading (Site Preparation Phase): 1.88

Acres of Grading (Grading Phase): 4

Acres of Paving: 0

Residential Indoor: 14,580; Residential Outdoor: 4,860; Non-Residential Indoor: 41,082; Non-Residential Outdoor: 13,694; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	1	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	6.00	231	0.29
Building Construction	Forklifts	1	6.00	89	0.20

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Building Construction	Generator Sets	1	8.00	84	0.74
Grading	Graders	1	8.00	187	0.41
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	6.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	1	7.00	80	0.38
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	1	7.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45

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	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	11.00	5.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	13.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	2.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

8555 Santa Monica Boulevard - Existing Uses - AQ - South Coast AQMD Air District, Winter

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

3.2 Demolition - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.4838	24.3641	15.1107	0.0241		1.4365	1.4365		1.3429	1.3429		2,391.1659	2,391.1659	0.6058		2,406.3105
Total	2.4838	24.3641	15.1107	0.0241		1.4365	1.4365		1.3429	1.3429		2,391.1659	2,391.1659	0.6058		2,406.3105

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0672	0.0602	0.6723	1.4000e-003	0.1453	1.0700e-003	0.1464	0.0385	9.8000e-004	0.0395		141.0453	141.0453	5.6600e-003	4.9200e-003	142.6541
Total	0.0672	0.0602	0.6723	1.4000e-003	0.1453	1.0700e-003	0.1464	0.0385	9.8000e-004	0.0395		141.0453	141.0453	5.6600e-003	4.9200e-003	142.6541

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3.2 Demolition - 2018

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.4838	24.3641	15.1107	0.0241		1.4365	1.4365		1.3429	1.3429	0.0000	2,391.1659	2,391.1659	0.6058		2,406.3105
Total	2.4838	24.3641	15.1107	0.0241		1.4365	1.4365		1.3429	1.3429	0.0000	2,391.1659	2,391.1659	0.6058		2,406.3105

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0672	0.0602	0.6723	1.4000e-003	0.1453	1.0700e-003	0.1464	0.0385	9.8000e-004	0.0395		141.0453	141.0453	5.6600e-003	4.9200e-003	142.6541
Total	0.0672	0.0602	0.6723	1.4000e-003	0.1453	1.0700e-003	0.1464	0.0385	9.8000e-004	0.0395		141.0453	141.0453	5.6600e-003	4.9200e-003	142.6541

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3.3 Site Preparation - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.2662	0.0000	6.2662	3.0041	0.0000	3.0041			0.0000			0.0000
Off-Road	1.8061	20.7472	8.0808	0.0172		0.9523	0.9523		0.8761	0.8761		1,735.3630	1,735.3630	0.5402		1,748.8690
Total	1.8061	20.7472	8.0808	0.0172	6.2662	0.9523	7.2185	3.0041	0.8761	3.8802		1,735.3630	1,735.3630	0.5402		1,748.8690

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0413	0.0371	0.4137	8.6000e-004	0.0894	6.6000e-004	0.0901	0.0237	6.0000e-004	0.0243		86.7971	86.7971	3.4800e-003	3.0300e-003	87.7871
Total	0.0413	0.0371	0.4137	8.6000e-004	0.0894	6.6000e-004	0.0901	0.0237	6.0000e-004	0.0243		86.7971	86.7971	3.4800e-003	3.0300e-003	87.7871

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

3.3 Site Preparation - 2018

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.2662	0.0000	6.2662	3.0041	0.0000	3.0041			0.0000			0.0000
Off-Road	1.8061	20.7472	8.0808	0.0172		0.9523	0.9523		0.8761	0.8761	0.0000	1,735.3630	1,735.3630	0.5402		1,748.8690
Total	1.8061	20.7472	8.0808	0.0172	6.2662	0.9523	7.2185	3.0041	0.8761	3.8802	0.0000	1,735.3630	1,735.3630	0.5402		1,748.8690

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0413	0.0371	0.4137	8.6000e-004	0.0894	6.6000e-004	0.0901	0.0237	6.0000e-004	0.0243		86.7971	86.7971	3.4800e-003	3.0300e-003	87.7871
Total	0.0413	0.0371	0.4137	8.6000e-004	0.0894	6.6000e-004	0.0901	0.0237	6.0000e-004	0.0243		86.7971	86.7971	3.4800e-003	3.0300e-003	87.7871

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

3.4 Grading - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0826	0.0000	7.0826	3.4247	0.0000	3.4247			0.0000			0.0000
Off-Road	2.1515	24.2895	10.3804	0.0206		1.1683	1.1683		1.0748	1.0748		2,077.4666	2,077.4666	0.6467		2,093.6352
Total	2.1515	24.2895	10.3804	0.0206	7.0826	1.1683	8.2509	3.4247	1.0748	4.4996		2,077.4666	2,077.4666	0.6467		2,093.6352

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0517	0.0463	0.5172	1.0700e-003	0.1118	8.2000e-004	0.1126	0.0296	7.6000e-004	0.0304		108.4964	108.4964	4.3500e-003	3.7900e-003	109.7339
Total	0.0517	0.0463	0.5172	1.0700e-003	0.1118	8.2000e-004	0.1126	0.0296	7.6000e-004	0.0304		108.4964	108.4964	4.3500e-003	3.7900e-003	109.7339

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3.4 Grading - 2018

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0826	0.0000	7.0826	3.4247	0.0000	3.4247			0.0000			0.0000
Off-Road	2.1515	24.2895	10.3804	0.0206		1.1683	1.1683		1.0748	1.0748	0.0000	2,077.4666	2,077.4666	0.6467		2,093.6352
Total	2.1515	24.2895	10.3804	0.0206	7.0826	1.1683	8.2509	3.4247	1.0748	4.4996	0.0000	2,077.4666	2,077.4666	0.6467		2,093.6352

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0517	0.0463	0.5172	1.0700e-003	0.1118	8.2000e-004	0.1126	0.0296	7.6000e-004	0.0304		108.4964	108.4964	4.3500e-003	3.7900e-003	109.7339
Total	0.0517	0.0463	0.5172	1.0700e-003	0.1118	8.2000e-004	0.1126	0.0296	7.6000e-004	0.0304		108.4964	108.4964	4.3500e-003	3.7900e-003	109.7339

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

3.5 Building Construction - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.5919	17.4280	13.8766	0.0220		1.0580	1.0580		1.0216	1.0216		2,030.8389	2,030.8389	0.4088		2,041.0596
Total	2.5919	17.4280	13.8766	0.0220		1.0580	1.0580		1.0216	1.0216		2,030.8389	2,030.8389	0.4088		2,041.0596

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0202	0.3829	0.1206	1.0400e-003	0.0320	7.8200e-003	0.0398	9.2200e-003	7.4800e-003	0.0167		111.3157	111.3157	3.8800e-003	0.0161	116.2060
Worker	0.0568	0.0510	0.5689	1.1800e-003	0.1230	9.0000e-004	0.1239	0.0326	8.3000e-004	0.0334		119.3460	119.3460	4.7900e-003	4.1700e-003	120.7073
Total	0.0770	0.4338	0.6895	2.2200e-003	0.1550	8.7200e-003	0.1637	0.0418	8.3100e-003	0.0501		230.6618	230.6618	8.6700e-003	0.0203	236.9133

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

3.5 Building Construction - 2018

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.5919	17.4280	13.8766	0.0220		1.0580	1.0580		1.0216	1.0216	0.0000	2,030.8389	2,030.8389	0.4088		2,041.0596
Total	2.5919	17.4280	13.8766	0.0220		1.0580	1.0580		1.0216	1.0216	0.0000	2,030.8389	2,030.8389	0.4088		2,041.0596

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0202	0.3829	0.1206	1.0400e-003	0.0320	7.8200e-003	0.0398	9.2200e-003	7.4800e-003	0.0167		111.3157	111.3157	3.8800e-003	0.0161	116.2060
Worker	0.0568	0.0510	0.5689	1.1800e-003	0.1230	9.0000e-004	0.1239	0.0326	8.3000e-004	0.0334		119.3460	119.3460	4.7900e-003	4.1700e-003	120.7073
Total	0.0770	0.4338	0.6895	2.2200e-003	0.1550	8.7200e-003	0.1637	0.0418	8.3100e-003	0.0501		230.6618	230.6618	8.6700e-003	0.0203	236.9133

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

3.6 Paving - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0182	10.4525	8.9926	0.0135		0.6097	0.6097		0.5618	0.5618		1,346.4360	1,346.4360	0.4113		1,356.7186
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.0182	10.4525	8.9926	0.0135		0.6097	0.6097		0.5618	0.5618		1,346.4360	1,346.4360	0.4113		1,356.7186

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0672	0.0602	0.6723	1.4000e-003	0.1453	1.0700e-003	0.1464	0.0385	9.8000e-004	0.0395		141.0453	141.0453	5.6600e-003	4.9200e-003	142.6541
Total	0.0672	0.0602	0.6723	1.4000e-003	0.1453	1.0700e-003	0.1464	0.0385	9.8000e-004	0.0395		141.0453	141.0453	5.6600e-003	4.9200e-003	142.6541

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

3.6 Paving - 2018

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0182	10.4525	8.9926	0.0135		0.6097	0.6097		0.5618	0.5618	0.0000	1,346.4360	1,346.4360	0.4113		1,356.7186
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.0182	10.4525	8.9926	0.0135		0.6097	0.6097		0.5618	0.5618	0.0000	1,346.4360	1,346.4360	0.4113		1,356.7186

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0672	0.0602	0.6723	1.4000e-003	0.1453	1.0700e-003	0.1464	0.0385	9.8000e-004	0.0395		141.0453	141.0453	5.6600e-003	4.9200e-003	142.6541
Total	0.0672	0.0602	0.6723	1.4000e-003	0.1453	1.0700e-003	0.1464	0.0385	9.8000e-004	0.0395		141.0453	141.0453	5.6600e-003	4.9200e-003	142.6541

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

3.7 Architectural Coating - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	29.8939					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2986	2.0058	1.8542	2.9700e-003		0.1506	0.1506		0.1506	0.1506		281.4485	281.4485	0.0267		282.1171
Total	30.1925	2.0058	1.8542	2.9700e-003		0.1506	0.1506		0.1506	0.1506		281.4485	281.4485	0.0267		282.1171

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0103	9.2700e-003	0.1034	2.1000e-004	0.0224	1.6000e-004	0.0225	5.9300e-003	1.5000e-004	6.0800e-003		21.6993	21.6993	8.7000e-004	7.6000e-004	21.9468
Total	0.0103	9.2700e-003	0.1034	2.1000e-004	0.0224	1.6000e-004	0.0225	5.9300e-003	1.5000e-004	6.0800e-003		21.6993	21.6993	8.7000e-004	7.6000e-004	21.9468

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

3.7 Architectural Coating - 2018

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	29.8939					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2986	2.0058	1.8542	2.9700e-003		0.1506	0.1506		0.1506	0.1506	0.0000	281.4485	281.4485	0.0267		282.1171
Total	30.1925	2.0058	1.8542	2.9700e-003		0.1506	0.1506		0.1506	0.1506	0.0000	281.4485	281.4485	0.0267		282.1171

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0103	9.2700e-003	0.1034	2.1000e-004	0.0224	1.6000e-004	0.0225	5.9300e-003	1.5000e-004	6.0800e-003		21.6993	21.6993	8.7000e-004	7.6000e-004	21.9468
Total	0.0103	9.2700e-003	0.1034	2.1000e-004	0.0224	1.6000e-004	0.0225	5.9300e-003	1.5000e-004	6.0800e-003		21.6993	21.6993	8.7000e-004	7.6000e-004	21.9468

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Diversity

Improve Destination Accessibility

Increase Transit Accessibility

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.0141	2.7901	19.0007	0.0270	2.4061	0.0364	2.4425	0.6413	0.0341	0.6754		2,749.2666	2,749.2666	0.3517	0.1983	2,817.1580
Unmitigated	3.7265	4.7298	31.7241	0.0563	5.2434	0.0711	5.3145	1.3974	0.0668	1.4642		5,730.1588	5,730.1588	0.5003	0.3172	5,837.1900

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Office Building	58.11	9.31	2.95	139,357	63,949
Health Club	133.63	84.69	108.47	263,164	120,762
High Turnover (Sit Down Restaurant)	277.65	302.94	353.03	397,986	182,630
Single Family Housing	38.08	38.16	34.20	128,270	58,861
Strip Mall	737.66	699.71	340.04	1,285,084	589,706
Total	1,245.13	1,134.81	838.69	2,213,861	1,015,907

4.3 Trip Type Information

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

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
Health Club	16.60	8.40	6.90	16.90	64.10	19.00	52	39	9
High Turnover (Sit Down)	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Single Family Housing	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Office Building	0.544194	0.057514	0.183980	0.134312	0.023936	0.005880	0.012192	0.009004	0.000864	0.000535	0.022719	0.000742	0.004128
Health Club	0.544194	0.057514	0.183980	0.134312	0.023936	0.005880	0.012192	0.009004	0.000864	0.000535	0.022719	0.000742	0.004128
High Turnover (Sit Down Restaurant)	0.544194	0.057514	0.183980	0.134312	0.023936	0.005880	0.012192	0.009004	0.000864	0.000535	0.022719	0.000742	0.004128
Single Family Housing	0.544194	0.057514	0.183980	0.134312	0.023936	0.005880	0.012192	0.009004	0.000864	0.000535	0.022719	0.000742	0.004128
Strip Mall	0.544194	0.057514	0.183980	0.134312	0.023936	0.005880	0.012192	0.009004	0.000864	0.000535	0.022719	0.000742	0.004128

5.0 Energy Detail

Historical Energy Use: Y

5.1 Mitigation Measures Energy

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0260	0.2344	0.1825	1.4200e-003		0.0180	0.0180		0.0180	0.0180		283.9107	283.9107	5.4400e-003	5.2100e-003	285.5978
NaturalGas Unmitigated	0.0260	0.2344	0.1825	1.4200e-003		0.0180	0.0180		0.0180	0.0180		283.9107	283.9107	5.4400e-003	5.2100e-003	285.5978

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Office Building	143.52	1.5500e-003	0.0141	0.0118	8.0000e-005		1.0700e-003	1.0700e-003		1.0700e-003	1.0700e-003		16.8847	16.8847	3.2000e-004	3.1000e-004	16.9851
Health Club	220.133	2.3700e-003	0.0216	0.0181	1.3000e-004		1.6400e-003	1.6400e-003		1.6400e-003	1.6400e-003		25.8980	25.8980	5.0000e-004	4.7000e-004	26.0519
High Turnover (Sit Down Restaurant)	1589.09	0.0171	0.1558	0.1309	9.3000e-004		0.0118	0.0118		0.0118	0.0118		186.9513	186.9513	3.5800e-003	3.4300e-003	188.0622
Single Family Housing	377.51	4.0700e-003	0.0348	0.0148	2.2000e-004		2.8100e-003	2.8100e-003		2.8100e-003	2.8100e-003		44.4130	44.4130	8.5000e-004	8.1000e-004	44.6769
Strip Mall	82.992	9.0000e-004	8.1400e-003	6.8300e-003	5.0000e-005		6.2000e-004	6.2000e-004		6.2000e-004	6.2000e-004		9.7638	9.7638	1.9000e-004	1.8000e-004	9.8218
Total		0.0260	0.2344	0.1825	1.4100e-003		0.0180	0.0180		0.0180	0.0180		283.9107	283.9107	5.4400e-003	5.2000e-003	285.5978

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

5.2 Energy by Land Use - 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	lb/day										lb/day					
General Office Building	0.14352	1.5500e-003	0.0141	0.0118	8.0000e-005		1.0700e-003	1.0700e-003		1.0700e-003	1.0700e-003		16.8847	16.8847	3.2000e-004	3.1000e-004	16.9851
Health Club	0.220133	2.3700e-003	0.0216	0.0181	1.3000e-004		1.6400e-003	1.6400e-003		1.6400e-003	1.6400e-003		25.8980	25.8980	5.0000e-004	4.7000e-004	26.0519
High Turnover (Sit Down Restaurant)	1.58909	0.0171	0.1558	0.1309	9.3000e-004		0.0118	0.0118		0.0118	0.0118		186.9513	186.9513	3.5800e-003	3.4300e-003	188.0622
Single Family Housing	0.37751	4.0700e-003	0.0348	0.0148	2.2000e-004		2.8100e-003	2.8100e-003		2.8100e-003	2.8100e-003		44.4130	44.4130	8.5000e-004	8.1000e-004	44.6769
Strip Mall	0.082992	9.0000e-004	8.1400e-003	6.8300e-003	5.0000e-005		6.2000e-004	6.2000e-004		6.2000e-004	6.2000e-004		9.7638	9.7638	1.9000e-004	1.8000e-004	9.8218
Total		0.0260	0.2344	0.1825	1.4100e-003		0.0180	0.0180		0.0180	0.0180		283.9107	283.9107	5.4400e-003	5.2000e-003	285.5978

6.0 Area Detail

6.1 Mitigation Measures Area

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.7174	0.0709	1.3883	2.0100e-003		0.1474	0.1474		0.1474	0.1474	13.8611	72.6002	86.4613	1.9800e-003	2.5400e-003	87.2686
Unmitigated	1.7174	0.0709	1.3883	2.0100e-003		0.1474	0.1474		0.1474	0.1474	13.8611	72.6002	86.4613	1.9800e-003	2.5400e-003	87.2686

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0819					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.6848					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.9402	0.0670	1.0538	1.9900e-003		0.1456	0.1456		0.1456	0.1456	13.8611	72.0000	85.8611	1.3800e-003	2.5400e-003	86.6535
Landscaping	0.0104	3.8700e-003	0.3345	2.0000e-005		1.8300e-003	1.8300e-003		1.8300e-003	1.8300e-003		0.6002	0.6002	6.0000e-004		0.6152
Total	1.7174	0.0709	1.3883	2.0100e-003		0.1475	0.1475		0.1475	0.1475	13.8611	72.6002	86.4613	1.9800e-003	2.5400e-003	87.2686

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0819					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.6848					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.9402	0.0670	1.0538	1.9900e-003		0.1456	0.1456		0.1456	0.1456	13.8611	72.0000	85.8611	1.3800e-003	2.5400e-003	86.6535
Landscaping	0.0104	3.8700e-003	0.3345	2.0000e-005		1.8300e-003	1.8300e-003		1.8300e-003	1.8300e-003		0.6002	0.6002	6.0000e-004		0.6152
Total	1.7174	0.0709	1.3883	2.0100e-003		0.1475	0.1475		0.1475	0.1475	13.8611	72.6002	86.4613	1.9800e-003	2.5400e-003	87.2686

7.0 Water Detail

7.1 Mitigation Measures Water

8555 Santa Monica Boulevard - Existing Uses - AQ - South Coast AQMD Air District, Winter

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

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

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

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

Equipment Type	Number
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11.0 Vegetation

8555 Santa Monica Boulevard - Existing Uses - AQ - South Coast AQMD Air District, Summer

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

8555 Santa Monica Boulevard - Existing Uses - AQ

South Coast AQMD Air District, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	4.21	1000sqft	0.00	4,211.00	0
Health Club	4.06	1000sqft	0.00	4,058.00	0
High Turnover (Sit Down Restaurant)	2.48	1000sqft	0.00	2,475.00	0
Single Family Housing	4.00	Dwelling Unit	1.30	7,200.00	11
Strip Mall	16.64	1000sqft	0.10	16,644.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	11			Operational Year	2019
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	390.98	CH4 Intensity (lb/MW hr)	0.033	N2O Intensity (lb/MW hr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - This analysis only looks at existing operational emissions on the project site.

Land Use - Hair Salon (6,218 sf) added to retail (10,426 sf)

Construction Phase - No construction information - only analyzing existing operational emissions

Woodstoves - No woodstoves - residences may have fireplaces

Vehicle Trips - Trip generation rates per 2019 project traffic study

Energy Use - "Using Historical Data" feature selected to account for existing uses built to prior iterations of building code

Mobile Land Use Mitigation - Features selected to account for mixed-use nature of area, location in a central business district, and proximity to Santa Monica/Westborne bus stop for Cityline Commuter and LA Metro Route 4

8555 Santa Monica Boulevard - Existing Uses - AQ - South Coast AQMD Air District, Summer

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

Table Name	Column Name	Default Value	New Value
tblEnergyUse	T24E	467.55	467.55
tblEnergyUse	T24NG	28,628.82	28,628.82
tblLandUse	LotAcreage	0.10	0.00
tblLandUse	LotAcreage	0.09	0.00
tblLandUse	LotAcreage	0.06	0.00
tblLandUse	LotAcreage	0.38	0.10
tblVehicleTrips	WD_TR	9.74	13.80
tblVehicleTrips	WD_TR	9.44	9.52
tblWoodstoves	NumberCatalytic	0.20	0.00
tblWoodstoves	NumberNoncatalytic	0.20	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

8555 Santa Monica Boulevard - Existing Uses - AQ - South Coast AQMD Air District, Summer

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.7174	0.0709	1.3883	2.0100e-003		0.1474	0.1474		0.1474	0.1474	13.8611	72.6002	86.4613	1.9800e-003	2.5400e-003	87.2686
Energy	0.0260	0.2344	0.1825	1.4200e-003		0.0180	0.0180		0.0180	0.0180		283.9107	283.9107	5.4400e-003	5.2100e-003	285.5978
Mobile	3.8858	4.4235	32.5559	0.0590	5.2434	0.0710	5.3143	1.3974	0.0666	1.4641		6,010.0346	6,010.0346	0.4772	0.3037	6,112.4551
Total	5.6292	4.7287	34.1266	0.0625	5.2434	0.2364	5.4798	1.3974	0.2321	1.6295	13.8611	6,366.5454	6,380.4065	0.4846	0.3114	6,485.3216

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.7174	0.0709	1.3883	2.0100e-003		0.1474	0.1474		0.1474	0.1474	13.8611	72.6002	86.4613	1.9800e-003	2.5400e-003	87.2686
Energy	0.0260	0.2344	0.1825	1.4200e-003		0.0180	0.0180		0.0180	0.0180		283.9107	283.9107	5.4400e-003	5.2100e-003	285.5978
Mobile	3.1720	2.6100	18.6737	0.0283	2.4061	0.0363	2.4424	0.6413	0.0340	0.6753		2,876.5525	2,876.5525	0.3261	0.1894	2,941.1392
Total	4.9154	2.9152	20.2444	0.0317	2.4061	0.2017	2.6078	0.6413	0.1994	0.8407	13.8611	3,233.0634	3,246.9245	0.3335	0.1971	3,314.0056

8555 Santa Monica Boulevard - Existing Uses - AQ - South Coast AQMD Air District, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	12.68	38.35	40.68	49.28	54.11	14.68	52.41	54.11	14.06	48.41	0.00	49.22	49.11	31.18	36.70	48.90

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	1/1/2018	1/26/2018	5	20	
2	Site Preparation	Site Preparation	1/27/2018	1/30/2018	5	2	
3	Grading	Grading	1/31/2018	2/5/2018	5	4	
4	Building Construction	Building Construction	2/6/2018	11/12/2018	5	200	
5	Paving	Paving	11/13/2018	11/26/2018	5	10	
6	Architectural Coating	Architectural Coating	11/27/2018	12/10/2018	5	10	

Acres of Grading (Site Preparation Phase): 1.88

Acres of Grading (Grading Phase): 4

Acres of Paving: 0

Residential Indoor: 14,580; Residential Outdoor: 4,860; Non-Residential Indoor: 41,082; Non-Residential Outdoor: 13,694; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	1	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	6.00	231	0.29
Building Construction	Forklifts	1	6.00	89	0.20

8555 Santa Monica Boulevard - Existing Uses - AQ - South Coast AQMD Air District, Summer

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

Building Construction	Generator Sets	1	8.00	84	0.74
Grading	Graders	1	8.00	187	0.41
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	6.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	1	7.00	80	0.38
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	1	7.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45

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	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	11.00	5.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	13.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	2.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

8555 Santa Monica Boulevard - Existing Uses - AQ - South Coast AQMD Air District, Summer

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

3.2 Demolition - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.4838	24.3641	15.1107	0.0241		1.4365	1.4365		1.3429	1.3429		2,391.1659	2,391.1659	0.6058		2,406.3105
Total	2.4838	24.3641	15.1107	0.0241		1.4365	1.4365		1.3429	1.3429		2,391.1659	2,391.1659	0.6058		2,406.3105

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0645	0.0550	0.7471	1.4800e-003	0.1453	1.0700e-003	0.1464	0.0385	9.8000e-004	0.0395		149.8351	149.8351	5.6400e-003	4.6300e-003	151.3563
Total	0.0645	0.0550	0.7471	1.4800e-003	0.1453	1.0700e-003	0.1464	0.0385	9.8000e-004	0.0395		149.8351	149.8351	5.6400e-003	4.6300e-003	151.3563

8555 Santa Monica Boulevard - Existing Uses - AQ - South Coast AQMD Air District, Summer

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

3.2 Demolition - 2018

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.4838	24.3641	15.1107	0.0241		1.4365	1.4365		1.3429	1.3429	0.0000	2,391.1659	2,391.1659	0.6058		2,406.3105
Total	2.4838	24.3641	15.1107	0.0241		1.4365	1.4365		1.3429	1.3429	0.0000	2,391.1659	2,391.1659	0.6058		2,406.3105

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0645	0.0550	0.7471	1.4800e-003	0.1453	1.0700e-003	0.1464	0.0385	9.8000e-004	0.0395		149.8351	149.8351	5.6400e-003	4.6300e-003	151.3563
Total	0.0645	0.0550	0.7471	1.4800e-003	0.1453	1.0700e-003	0.1464	0.0385	9.8000e-004	0.0395		149.8351	149.8351	5.6400e-003	4.6300e-003	151.3563

8555 Santa Monica Boulevard - Existing Uses - AQ - South Coast AQMD Air District, Summer

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

3.3 Site Preparation - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.2662	0.0000	6.2662	3.0041	0.0000	3.0041			0.0000			0.0000
Off-Road	1.8061	20.7472	8.0808	0.0172		0.9523	0.9523		0.8761	0.8761		1,735.3630	1,735.3630	0.5402		1,748.8690
Total	1.8061	20.7472	8.0808	0.0172	6.2662	0.9523	7.2185	3.0041	0.8761	3.8802		1,735.3630	1,735.3630	0.5402		1,748.8690

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0397	0.0338	0.4598	9.1000e-004	0.0894	6.6000e-004	0.0901	0.0237	6.0000e-004	0.0243		92.2062	92.2062	3.4700e-003	2.8500e-003	93.1424
Total	0.0397	0.0338	0.4598	9.1000e-004	0.0894	6.6000e-004	0.0901	0.0237	6.0000e-004	0.0243		92.2062	92.2062	3.4700e-003	2.8500e-003	93.1424

8555 Santa Monica Boulevard - Existing Uses - AQ - South Coast AQMD Air District, Summer

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

3.3 Site Preparation - 2018

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.2662	0.0000	6.2662	3.0041	0.0000	3.0041			0.0000			0.0000
Off-Road	1.8061	20.7472	8.0808	0.0172		0.9523	0.9523		0.8761	0.8761	0.0000	1,735.3630	1,735.3630	0.5402		1,748.8690
Total	1.8061	20.7472	8.0808	0.0172	6.2662	0.9523	7.2185	3.0041	0.8761	3.8802	0.0000	1,735.3630	1,735.3630	0.5402		1,748.8690

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0397	0.0338	0.4598	9.1000e-004	0.0894	6.6000e-004	0.0901	0.0237	6.0000e-004	0.0243		92.2062	92.2062	3.4700e-003	2.8500e-003	93.1424
Total	0.0397	0.0338	0.4598	9.1000e-004	0.0894	6.6000e-004	0.0901	0.0237	6.0000e-004	0.0243		92.2062	92.2062	3.4700e-003	2.8500e-003	93.1424

8555 Santa Monica Boulevard - Existing Uses - AQ - South Coast AQMD Air District, Summer

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

3.4 Grading - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0826	0.0000	7.0826	3.4247	0.0000	3.4247			0.0000			0.0000
Off-Road	2.1515	24.2895	10.3804	0.0206		1.1683	1.1683		1.0748	1.0748		2,077.4666	2,077.4666	0.6467		2,093.6352
Total	2.1515	24.2895	10.3804	0.0206	7.0826	1.1683	8.2509	3.4247	1.0748	4.4996		2,077.4666	2,077.4666	0.6467		2,093.6352

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0497	0.0423	0.5747	1.1400e-003	0.1118	8.2000e-004	0.1126	0.0296	7.6000e-004	0.0304		115.2577	115.2577	4.3400e-003	3.5600e-003	116.4279
Total	0.0497	0.0423	0.5747	1.1400e-003	0.1118	8.2000e-004	0.1126	0.0296	7.6000e-004	0.0304		115.2577	115.2577	4.3400e-003	3.5600e-003	116.4279

8555 Santa Monica Boulevard - Existing Uses - AQ - South Coast AQMD Air District, Summer

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

3.4 Grading - 2018

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0826	0.0000	7.0826	3.4247	0.0000	3.4247			0.0000			0.0000
Off-Road	2.1515	24.2895	10.3804	0.0206		1.1683	1.1683		1.0748	1.0748	0.0000	2,077.4666	2,077.4666	0.6467		2,093.6352
Total	2.1515	24.2895	10.3804	0.0206	7.0826	1.1683	8.2509	3.4247	1.0748	4.4996	0.0000	2,077.4666	2,077.4666	0.6467		2,093.6352

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0497	0.0423	0.5747	1.1400e-003	0.1118	8.2000e-004	0.1126	0.0296	7.6000e-004	0.0304		115.2577	115.2577	4.3400e-003	3.5600e-003	116.4279
Total	0.0497	0.0423	0.5747	1.1400e-003	0.1118	8.2000e-004	0.1126	0.0296	7.6000e-004	0.0304		115.2577	115.2577	4.3400e-003	3.5600e-003	116.4279

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

3.5 Building Construction - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.5919	17.4280	13.8766	0.0220		1.0580	1.0580		1.0216	1.0216		2,030.8389	2,030.8389	0.4088		2,041.0596
Total	2.5919	17.4280	13.8766	0.0220		1.0580	1.0580		1.0216	1.0216		2,030.8389	2,030.8389	0.4088		2,041.0596

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0202	0.3685	0.1168	1.0400e-003	0.0320	7.7900e-003	0.0398	9.2200e-003	7.4500e-003	0.0167		111.4267	111.4267	3.8900e-003	0.0161	116.3164
Worker	0.0546	0.0465	0.6322	1.2500e-003	0.1230	9.0000e-004	0.1239	0.0326	8.3000e-004	0.0334		126.7835	126.7835	4.7700e-003	3.9200e-003	128.0707
Total	0.0748	0.4150	0.7490	2.2900e-003	0.1550	8.6900e-003	0.1637	0.0418	8.2800e-003	0.0501		238.2102	238.2102	8.6600e-003	0.0200	244.3872

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3.5 Building Construction - 2018

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.5919	17.4280	13.8766	0.0220		1.0580	1.0580		1.0216	1.0216	0.0000	2,030.8389	2,030.8389	0.4088		2,041.0596
Total	2.5919	17.4280	13.8766	0.0220		1.0580	1.0580		1.0216	1.0216	0.0000	2,030.8389	2,030.8389	0.4088		2,041.0596

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0202	0.3685	0.1168	1.0400e-003	0.0320	7.7900e-003	0.0398	9.2200e-003	7.4500e-003	0.0167		111.4267	111.4267	3.8900e-003	0.0161	116.3164
Worker	0.0546	0.0465	0.6322	1.2500e-003	0.1230	9.0000e-004	0.1239	0.0326	8.3000e-004	0.0334		126.7835	126.7835	4.7700e-003	3.9200e-003	128.0707
Total	0.0748	0.4150	0.7490	2.2900e-003	0.1550	8.6900e-003	0.1637	0.0418	8.2800e-003	0.0501		238.2102	238.2102	8.6600e-003	0.0200	244.3872

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

3.6 Paving - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0182	10.4525	8.9926	0.0135		0.6097	0.6097		0.5618	0.5618		1,346.4360	1,346.4360	0.4113		1,356.7186
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.0182	10.4525	8.9926	0.0135		0.6097	0.6097		0.5618	0.5618		1,346.4360	1,346.4360	0.4113		1,356.7186

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0645	0.0550	0.7471	1.4800e-003	0.1453	1.0700e-003	0.1464	0.0385	9.8000e-004	0.0395		149.8351	149.8351	5.6400e-003	4.6300e-003	151.3563
Total	0.0645	0.0550	0.7471	1.4800e-003	0.1453	1.0700e-003	0.1464	0.0385	9.8000e-004	0.0395		149.8351	149.8351	5.6400e-003	4.6300e-003	151.3563

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

3.6 Paving - 2018

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0182	10.4525	8.9926	0.0135		0.6097	0.6097		0.5618	0.5618	0.0000	1,346.4360	1,346.4360	0.4113		1,356.7186
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.0182	10.4525	8.9926	0.0135		0.6097	0.6097		0.5618	0.5618	0.0000	1,346.4360	1,346.4360	0.4113		1,356.7186

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0645	0.0550	0.7471	1.4800e-003	0.1453	1.0700e-003	0.1464	0.0385	9.8000e-004	0.0395		149.8351	149.8351	5.6400e-003	4.6300e-003	151.3563
Total	0.0645	0.0550	0.7471	1.4800e-003	0.1453	1.0700e-003	0.1464	0.0385	9.8000e-004	0.0395		149.8351	149.8351	5.6400e-003	4.6300e-003	151.3563

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

3.7 Architectural Coating - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	29.8939					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2986	2.0058	1.8542	2.9700e-003		0.1506	0.1506		0.1506	0.1506		281.4485	281.4485	0.0267		282.1171
Total	30.1925	2.0058	1.8542	2.9700e-003		0.1506	0.1506		0.1506	0.1506		281.4485	281.4485	0.0267		282.1171

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	9.9300e-003	8.4600e-003	0.1149	2.3000e-004	0.0224	1.6000e-004	0.0225	5.9300e-003	1.5000e-004	6.0800e-003		23.0516	23.0516	8.7000e-004	7.1000e-004	23.2856
Total	9.9300e-003	8.4600e-003	0.1149	2.3000e-004	0.0224	1.6000e-004	0.0225	5.9300e-003	1.5000e-004	6.0800e-003		23.0516	23.0516	8.7000e-004	7.1000e-004	23.2856

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

3.7 Architectural Coating - 2018

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	29.8939					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2986	2.0058	1.8542	2.9700e-003		0.1506	0.1506		0.1506	0.1506	0.0000	281.4485	281.4485	0.0267		282.1171
Total	30.1925	2.0058	1.8542	2.9700e-003		0.1506	0.1506		0.1506	0.1506	0.0000	281.4485	281.4485	0.0267		282.1171

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	9.9300e-003	8.4600e-003	0.1149	2.3000e-004	0.0224	1.6000e-004	0.0225	5.9300e-003	1.5000e-004	6.0800e-003		23.0516	23.0516	8.7000e-004	7.1000e-004	23.2856
Total	9.9300e-003	8.4600e-003	0.1149	2.3000e-004	0.0224	1.6000e-004	0.0225	5.9300e-003	1.5000e-004	6.0800e-003		23.0516	23.0516	8.7000e-004	7.1000e-004	23.2856

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Diversity

Improve Destination Accessibility

Increase Transit Accessibility

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.1720	2.6100	18.6737	0.0283	2.4061	0.0363	2.4424	0.6413	0.0340	0.6753		2,876.5525	2,876.5525	0.3261	0.1894	2,941.1392
Unmitigated	3.8858	4.4235	32.5559	0.0590	5.2434	0.0710	5.3143	1.3974	0.0666	1.4641		6,010.0346	6,010.0346	0.4772	0.3037	6,112.4551

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Office Building	58.11	9.31	2.95	139,357	63,949
Health Club	133.63	84.69	108.47	263,164	120,762
High Turnover (Sit Down Restaurant)	277.65	302.94	353.03	397,986	182,630
Single Family Housing	38.08	38.16	34.20	128,270	58,861
Strip Mall	737.66	699.71	340.04	1,285,084	589,706
Total	1,245.13	1,134.81	838.69	2,213,861	1,015,907

4.3 Trip Type Information

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

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
Health Club	16.60	8.40	6.90	16.90	64.10	19.00	52	39	9
High Turnover (Sit Down)	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Single Family Housing	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Office Building	0.544194	0.057514	0.183980	0.134312	0.023936	0.005880	0.012192	0.009004	0.000864	0.000535	0.022719	0.000742	0.004128
Health Club	0.544194	0.057514	0.183980	0.134312	0.023936	0.005880	0.012192	0.009004	0.000864	0.000535	0.022719	0.000742	0.004128
High Turnover (Sit Down Restaurant)	0.544194	0.057514	0.183980	0.134312	0.023936	0.005880	0.012192	0.009004	0.000864	0.000535	0.022719	0.000742	0.004128
Single Family Housing	0.544194	0.057514	0.183980	0.134312	0.023936	0.005880	0.012192	0.009004	0.000864	0.000535	0.022719	0.000742	0.004128
Strip Mall	0.544194	0.057514	0.183980	0.134312	0.023936	0.005880	0.012192	0.009004	0.000864	0.000535	0.022719	0.000742	0.004128

5.0 Energy Detail

Historical Energy Use: Y

5.1 Mitigation Measures Energy

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0260	0.2344	0.1825	1.4200e-003		0.0180	0.0180		0.0180	0.0180		283.9107	283.9107	5.4400e-003	5.2100e-003	285.5978
NaturalGas Unmitigated	0.0260	0.2344	0.1825	1.4200e-003		0.0180	0.0180		0.0180	0.0180		283.9107	283.9107	5.4400e-003	5.2100e-003	285.5978

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Office Building	143.52	1.5500e-003	0.0141	0.0118	8.0000e-005		1.0700e-003	1.0700e-003		1.0700e-003	1.0700e-003		16.8847	16.8847	3.2000e-004	3.1000e-004	16.9851
Health Club	220.133	2.3700e-003	0.0216	0.0181	1.3000e-004		1.6400e-003	1.6400e-003		1.6400e-003	1.6400e-003		25.8980	25.8980	5.0000e-004	4.7000e-004	26.0519
High Turnover (Sit Down Restaurant)	1589.09	0.0171	0.1558	0.1309	9.3000e-004		0.0118	0.0118		0.0118	0.0118		186.9513	186.9513	3.5800e-003	3.4300e-003	188.0622
Single Family Housing	377.51	4.0700e-003	0.0348	0.0148	2.2000e-004		2.8100e-003	2.8100e-003		2.8100e-003	2.8100e-003		44.4130	44.4130	8.5000e-004	8.1000e-004	44.6769
Strip Mall	82.992	9.0000e-004	8.1400e-003	6.8300e-003	5.0000e-005		6.2000e-004	6.2000e-004		6.2000e-004	6.2000e-004		9.7638	9.7638	1.9000e-004	1.8000e-004	9.8218
Total		0.0260	0.2344	0.1825	1.4100e-003		0.0180	0.0180		0.0180	0.0180		283.9107	283.9107	5.4400e-003	5.2000e-003	285.5978

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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	lb/day										lb/day					
General Office Building	0.14352	1.5500e-003	0.0141	0.0118	8.0000e-005		1.0700e-003	1.0700e-003		1.0700e-003	1.0700e-003		16.8847	16.8847	3.2000e-004	3.1000e-004	16.9851
Health Club	0.220133	2.3700e-003	0.0216	0.0181	1.3000e-004		1.6400e-003	1.6400e-003		1.6400e-003	1.6400e-003		25.8980	25.8980	5.0000e-004	4.7000e-004	26.0519
High Turnover (Sit Down Restaurant)	1.58909	0.0171	0.1558	0.1309	9.3000e-004		0.0118	0.0118		0.0118	0.0118		186.9513	186.9513	3.5800e-003	3.4300e-003	188.0622
Single Family Housing	0.37751	4.0700e-003	0.0348	0.0148	2.2000e-004		2.8100e-003	2.8100e-003		2.8100e-003	2.8100e-003		44.4130	44.4130	8.5000e-004	8.1000e-004	44.6769
Strip Mall	0.082992	9.0000e-004	8.1400e-003	6.8300e-003	5.0000e-005		6.2000e-004	6.2000e-004		6.2000e-004	6.2000e-004		9.7638	9.7638	1.9000e-004	1.8000e-004	9.8218
Total		0.0260	0.2344	0.1825	1.4100e-003		0.0180	0.0180		0.0180	0.0180		283.9107	283.9107	5.4400e-003	5.2000e-003	285.5978

6.0 Area Detail

6.1 Mitigation Measures Area

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.7174	0.0709	1.3883	2.0100e-003		0.1474	0.1474		0.1474	0.1474	13.8611	72.6002	86.4613	1.9800e-003	2.5400e-003	87.2686
Unmitigated	1.7174	0.0709	1.3883	2.0100e-003		0.1474	0.1474		0.1474	0.1474	13.8611	72.6002	86.4613	1.9800e-003	2.5400e-003	87.2686

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0819					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.6848					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.9402	0.0670	1.0538	1.9900e-003		0.1456	0.1456		0.1456	0.1456	13.8611	72.0000	85.8611	1.3800e-003	2.5400e-003	86.6535
Landscaping	0.0104	3.8700e-003	0.3345	2.0000e-005		1.8300e-003	1.8300e-003		1.8300e-003	1.8300e-003		0.6002	0.6002	6.0000e-004		0.6152
Total	1.7174	0.0709	1.3883	2.0100e-003		0.1475	0.1475		0.1475	0.1475	13.8611	72.6002	86.4613	1.9800e-003	2.5400e-003	87.2686

8555 Santa Monica Boulevard - Existing Uses - AQ - South Coast AQMD Air District, Summer

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0819					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.6848					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.9402	0.0670	1.0538	1.9900e-003		0.1456	0.1456		0.1456	0.1456	13.8611	72.0000	85.8611	1.3800e-003	2.5400e-003	86.6535
Landscaping	0.0104	3.8700e-003	0.3345	2.0000e-005		1.8300e-003	1.8300e-003		1.8300e-003	1.8300e-003		0.6002	0.6002	6.0000e-004		0.6152
Total	1.7174	0.0709	1.3883	2.0100e-003		0.1475	0.1475		0.1475	0.1475	13.8611	72.6002	86.4613	1.9800e-003	2.5400e-003	87.2686

7.0 Water Detail

7.1 Mitigation Measures Water

8555 Santa Monica Boulevard - Existing Uses - AQ - South Coast AQMD Air District, Summer

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

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

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

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

Equipment Type	Number
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11.0 Vegetation

8555 Santa Monica Boulevard - Proposed Project - AQ - South Coast AQMD Air District, Winter

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

8555 Santa Monica Boulevard - Proposed Project - AQ

South Coast AQMD Air District, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	6.71	1000sqft	0.00	6,710.00	0
Enclosed Parking with Elevator	346.00	Space	0.00	138,400.00	0
High Turnover (Sit Down Restaurant)	3.94	1000sqft	0.00	3,938.00	0
Apartments Mid Rise	111.00	Dwelling Unit	1.00	110,568.00	317
Condo/Townhouse	12.00	Dwelling Unit	0.00	15,494.00	34
Strip Mall	18.13	1000sqft	0.42	18,131.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	11			Operational Year	2024
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	390.98	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Source: PD. Hair Salon modeled as strip mall retail; Live/work space: 15,494 sf; apartments 110,568 sf

Construction Phase - Source: Client provided construction schedule. Demolition + grading 6 mo., Const. 11 mo., Paving 3 mo., AC 3 mo.

Trips and VMT - Assume 15 CY truck and 5134 loads (per VCA Engineers 7/2019, 77,000 CY) = 10,268 one-way trips, 48 loads/day; 376 loads demolition = 752 one-way trips, 16 loads/day

Demolition - Per VCA Engineers 7/2019: demolition 5,638 cy = 152,226 cf

Grading - Export material per VCA Engineers 7/2019: 77,000 CY

8555 Santa Monica Boulevard - Proposed Project - AQ - South Coast AQMD Air District, Winter

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

Architectural Coating - SCAQMD Rule 1113

Vehicle Trips - Rates per project traffic study

Woodstoves - SCAQMD Rule 445

Area Coating - SCAQMD Rule 1113

Construction Off-road Equipment Mitigation - SCAQMD Rule 403

Mobile Land Use Mitigation - Net increase of 119 residential units on 1.4 acres, mixed use, 17 apt units of affordable housing, 0.1 mile to Santa Monica/Westborne stop for Cityline Commuter and Metro Route 4, located in a central business district

Water Mitigation - Compliance with CALGreen

Stationary Sources - Emergency Generators and Fire Pumps -

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	10.00	67.00
tblConstructionPhase	NumDays	200.00	238.00
tblConstructionPhase	NumDays	20.00	25.00
tblConstructionPhase	NumDays	4.00	105.00
tblConstructionPhase	NumDays	10.00	65.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	94.35	99.90
tblFireplaces	NumberGas	10.20	10.80
tblFireplaces	NumberWood	5.55	0.00
tblFireplaces	NumberWood	0.60	0.00
tblGrading	MaterialExported	0.00	77,000.00
tblLandUse	LandUseSquareFeet	3,940.00	3,938.00
tblLandUse	LandUseSquareFeet	111,000.00	110,568.00
tblLandUse	LandUseSquareFeet	12,000.00	15,494.00
tblLandUse	LandUseSquareFeet	18,130.00	18,131.00
tblLandUse	LotAcreage	0.15	0.00
tblLandUse	LotAcreage	3.11	0.00

8555 Santa Monica Boulevard - Proposed Project - AQ - South Coast AQMD Air District, Winter

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

tblLandUse	LotAcreage	0.09	0.00
tblLandUse	LotAcreage	2.92	1.00
tblLandUse	LotAcreage	0.75	0.00
tblStationaryGeneratorsPumpsUse	HorsePowerValue	0.00	86.00
tblStationaryGeneratorsPumpsUse	HoursPerDay	0.00	1.00
tblStationaryGeneratorsPumpsUse	HoursPerYear	0.00	36.00
tblStationaryGeneratorsPumpsUse	NumberOfEquipment	0.00	1.00
tblTripsAndVMT	HaulingTripNumber	692.00	752.00
tblTripsAndVMT	HaulingTripNumber	9,625.00	10,268.00
tblVehicleTrips	WD_TR	7.32	5.80
tblVehicleTrips	WD_TR	9.74	13.70
tblWoodstoves	NumberCatalytic	5.55	0.00
tblWoodstoves	NumberCatalytic	0.60	0.00
tblWoodstoves	NumberNoncatalytic	5.55	0.00
tblWoodstoves	NumberNoncatalytic	0.60	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

8555 Santa Monica Boulevard - Proposed Project - AQ - South Coast AQMD Air District, Winter

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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	2.2873	32.9379	18.7869	0.0808	8.9878	0.8781	9.8586	3.9358	0.8213	4.7416	0.0000	8,586.534 2	8,586.534 2	0.9962	1.0336	8,919.434 5
2023	16.6257	13.6382	18.1815	0.0439	2.0062	0.5330	2.5393	0.5380	0.5142	1.0522	0.0000	4,279.372 0	4,279.372 0	0.4145	0.1541	4,335.402 6
Maximum	16.6257	32.9379	18.7869	0.0808	8.9878	0.8781	9.8586	3.9358	0.8213	4.7416	0.0000	8,586.534 2	8,586.534 2	0.9962	1.0336	8,919.434 5

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	2.2873	32.9379	18.7869	0.0808	5.0468	0.8781	5.9175	2.0453	0.8213	2.8511	0.0000	8,586.534 2	8,586.534 2	0.9962	1.0336	8,919.434 5
2023	16.6257	13.6382	18.1815	0.0439	2.0062	0.5330	2.5393	0.5380	0.5142	1.0522	0.0000	4,279.372 0	4,279.372 0	0.4145	0.1541	4,335.402 6
Maximum	16.6257	32.9379	18.7869	0.0808	5.0468	0.8781	5.9175	2.0453	0.8213	2.8511	0.0000	8,586.534 2	8,586.534 2	0.9962	1.0336	8,919.434 5

8555 Santa Monica Boulevard - Proposed Project - AQ - South Coast AQMD Air District, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	35.85	0.00	31.79	42.26	0.00	32.63	0.00	0.00	0.00	0.00	0.00	0.00

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.9380	1.9535	10.9630	0.0123		0.2048	0.2048		0.2048	0.2048	0.0000	2,362.5893	2,362.5893	0.0627	0.0430	2,376.9635
Energy	0.0653	0.5742	0.3563	3.5600e-003		0.0451	0.0451		0.0451	0.0451		712.2950	712.2950	0.0137	0.0131	716.5278
Mobile	5.0960	5.4313	46.0784	0.0965	10.5099	0.0735	10.5834	2.8007	0.0683	2.8690		10,004.9053	10,004.9053	0.7167	0.4738	10,164.0130
Stationary	0.1411	0.4602	0.5121	6.8000e-004		0.0208	0.0208		0.0208	0.0208		72.1982	72.1982	0.0101		72.4513
Total	9.2405	8.4192	57.9098	0.1130	10.5099	0.3442	10.8541	2.8007	0.3390	3.1397	0.0000	13,151.9877	13,151.9877	0.8032	0.5298	13,329.9555

8555 Santa Monica Boulevard - Proposed Project - AQ - South Coast AQMD Air District, Winter

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

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.9380	1.9535	10.9630	0.0123		0.2048	0.2048		0.2048	0.2048	0.0000	2,362.5893	2,362.5893	0.0627	0.0430	2,376.9635
Energy	0.0653	0.5742	0.3563	3.5600e-003		0.0451	0.0451		0.0451	0.0451		712.2950	712.2950	0.0137	0.0131	716.5278
Mobile	3.6878	2.9104	24.1248	0.0373	3.8472	0.0322	3.8794	1.0252	0.0299	1.0551		3,867.0140	3,867.0140	0.4244	0.2539	3,953.2940
Stationary	0.1411	0.4602	0.5121	6.8000e-004		0.0208	0.0208		0.0208	0.0208		72.1982	72.1982	0.0101		72.4513
Total	7.8322	5.8983	35.9562	0.0538	3.8472	0.3029	4.1501	1.0252	0.3006	1.3258	0.0000	7,014.0964	7,014.0964	0.5108	0.3100	7,119.2366

	ROG	NOx	CO	SO2	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	15.24	29.94	37.91	52.39	63.40	11.99	61.77	63.40	11.33	57.77	0.00	46.67	46.67	36.40	41.50	46.59

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	1/3/2022	2/4/2022	5	25	
2	Grading	Grading	2/7/2022	7/1/2022	5	105	
3	Building Construction	Building Construction	7/5/2022	6/1/2023	5	238	
4	Paving	Paving	6/2/2023	8/31/2023	5	65	

8555 Santa Monica Boulevard - Proposed Project - AQ - South Coast AQMD Air District, Winter

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

5	Architectural Coating	Architectural Coating	9/1/2023	12/4/2023	5	67
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Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 105

Acres of Paving: 0

Residential Indoor: 255,276; Residential Outdoor: 85,092; Non-Residential Indoor: 43,169; Non-Residential Outdoor: 14,390; Striped Parking Area: 8,304 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Building Construction	Cranes	1	6.00	231	0.29
Building Construction	Forklifts	1	6.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
Paving	Cement and Mortar Mixers	1	6.00	9	0.56
Paving	Pavers	1	6.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	1	7.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

8555 Santa Monica Boulevard - Proposed Project - AQ - South Coast AQMD Air District, Winter

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

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	752.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	10,268.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	156.00	41.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	13.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	31.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 Demolition - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					5.9938	0.0000	5.9938	0.9075	0.0000	0.9075			0.0000			0.0000
Off-Road	1.6889	16.6217	13.9605	0.0241		0.8379	0.8379		0.7829	0.7829		2,323.4168	2,323.4168	0.5921		2,338.2191
Total	1.6889	16.6217	13.9605	0.0241	5.9938	0.8379	6.8317	0.9075	0.7829	1.6904		2,323.4168	2,323.4168	0.5921		2,338.2191

8555 Santa Monica Boulevard - Proposed Project - AQ - South Coast AQMD Air District, Winter

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

3.2 Demolition - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1236	4.8993	1.1427	0.0182	0.5262	0.0393	0.5655	0.1442	0.0376	0.1818		1,997.5684	1,997.5684	0.1071	0.3171	2,094.7457
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0471	0.0345	0.4486	1.2400e-003	0.1453	8.7000e-004	0.1462	0.0385	8.0000e-004	0.0393		126.0097	126.0097	3.5200e-003	3.3700e-003	127.1033
Total	0.1707	4.9338	1.5912	0.0195	0.6715	0.0402	0.7116	0.1828	0.0384	0.2212		2,123.5781	2,123.5781	0.1106	0.3205	2,221.8490

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.6972	0.0000	2.6972	0.4084	0.0000	0.4084			0.0000			0.0000
Off-Road	1.6889	16.6217	13.9605	0.0241		0.8379	0.8379		0.7829	0.7829	0.0000	2,323.4168	2,323.4168	0.5921		2,338.2191
Total	1.6889	16.6217	13.9605	0.0241	2.6972	0.8379	3.5351	0.4084	0.7829	1.1913	0.0000	2,323.4168	2,323.4168	0.5921		2,338.2191

8555 Santa Monica Boulevard - Proposed Project - AQ - South Coast AQMD Air District, Winter

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

3.2 Demolition - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1236	4.8993	1.1427	0.0182	0.5262	0.0393	0.5655	0.1442	0.0376	0.1818		1,997.5684	1,997.5684	0.1071	0.3171	2,094.7457
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0471	0.0345	0.4486	1.2400e-003	0.1453	8.7000e-004	0.1462	0.0385	8.0000e-004	0.0393		126.0097	126.0097	3.5200e-003	3.3700e-003	127.1033
Total	0.1707	4.9338	1.5912	0.0195	0.6715	0.0402	0.7116	0.1828	0.0384	0.2212		2,123.5781	2,123.5781	0.1106	0.3205	2,221.8490

3.3 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.1655	0.0000	7.1655	3.4373	0.0000	3.4373			0.0000			0.0000
Off-Road	1.5403	16.9836	9.2202	0.0206		0.7423	0.7423		0.6829	0.6829		1,995.4825	1,995.4825	0.6454		2,011.6169
Total	1.5403	16.9836	9.2202	0.0206	7.1655	0.7423	7.9078	3.4373	0.6829	4.1202		1,995.4825	1,995.4825	0.6454		2,011.6169

8555 Santa Monica Boulevard - Proposed Project - AQ - South Coast AQMD Air District, Winter

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

3.3 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.4018	15.9278	3.7148	0.0592	1.7105	0.1278	1.8383	0.4689	0.1223	0.5911		6,494.1212	6,494.1212	0.3481	1.0310	6,810.0458
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0362	0.0265	0.3451	9.5000e-004	0.1118	6.7000e-004	0.1124	0.0296	6.1000e-004	0.0303		96.9305	96.9305	2.7000e-003	2.6000e-003	97.7717
Total	0.4380	15.9543	4.0599	0.0602	1.8223	0.1285	1.9508	0.4985	0.1229	0.6214		6,591.0517	6,591.0517	0.3508	1.0336	6,907.8176

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					3.2245	0.0000	3.2245	1.5468	0.0000	1.5468			0.0000			0.0000
Off-Road	1.5403	16.9836	9.2202	0.0206		0.7423	0.7423		0.6829	0.6829	0.0000	1,995.4825	1,995.4825	0.6454		2,011.6169
Total	1.5403	16.9836	9.2202	0.0206	3.2245	0.7423	3.9668	1.5468	0.6829	2.2297	0.0000	1,995.4825	1,995.4825	0.6454		2,011.6169

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

3.3 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.4018	15.9278	3.7148	0.0592	1.7105	0.1278	1.8383	0.4689	0.1223	0.5911		6,494.121 2	6,494.121 2	0.3481	1.0310	6,810.045 8
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0362	0.0265	0.3451	9.5000e-004	0.1118	6.7000e-004	0.1124	0.0296	6.1000e-004	0.0303		96.9305	96.9305	2.7000e-003	2.6000e-003	97.7717
Total	0.4380	15.9543	4.0599	0.0602	1.8223	0.1285	1.9508	0.4985	0.1229	0.6214		6,591.051 7	6,591.051 7	0.3508	1.0336	6,907.817 6

3.4 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6487	12.5031	12.7264	0.0221		0.5889	0.5889		0.5689	0.5689		2,001.542 9	2,001.542 9	0.3486		2,010.258 1
Total	1.6487	12.5031	12.7264	0.0221		0.5889	0.5889		0.5689	0.5689		2,001.542 9	2,001.542 9	0.3486		2,010.258 1

8555 Santa Monica Boulevard - Proposed Project - AQ - South Coast AQMD Air District, Winter

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

3.4 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0734	1.9911	0.6776	7.8400e-003	0.2625	0.0200	0.2826	0.0756	0.0192	0.0947		843.6665	843.6665	0.0282	0.1224	880.8492
Worker	0.5652	0.4135	5.3829	0.0149	1.7437	0.0104	1.7541	0.4624	9.5900e-003	0.4720		1,512.1164	1,512.1164	0.0422	0.0405	1,525.2390
Total	0.6387	2.4046	6.0605	0.0227	2.0062	0.0304	2.0367	0.5380	0.0287	0.5668		2,355.7829	2,355.7829	0.0704	0.1629	2,406.0882

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6487	12.5031	12.7264	0.0221		0.5889	0.5889		0.5689	0.5689	0.0000	2,001.5429	2,001.5429	0.3486		2,010.2581
Total	1.6487	12.5031	12.7264	0.0221		0.5889	0.5889		0.5689	0.5689	0.0000	2,001.5429	2,001.5429	0.3486		2,010.2581

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

3.4 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0734	1.9911	0.6776	7.8400e-003	0.2625	0.0200	0.2826	0.0756	0.0192	0.0947		843.6665	843.6665	0.0282	0.1224	880.8492
Worker	0.5652	0.4135	5.3829	0.0149	1.7437	0.0104	1.7541	0.4624	9.5900e-003	0.4720		1,512.1164	1,512.1164	0.0422	0.0405	1,525.2390
Total	0.6387	2.4046	6.0605	0.0227	2.0062	0.0304	2.0367	0.5380	0.0287	0.5668		2,355.7829	2,355.7829	0.0704	0.1629	2,406.0882

3.4 Building Construction - 2023

Unmitigated Construction On-Site

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

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

3.4 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0434	1.5621	0.6048	7.4800e-003	0.2625	8.7100e-003	0.2712	0.0756	8.3300e-003	0.0839		805.1799	805.1799	0.0269	0.1167	840.6187
Worker	0.5260	0.3658	4.9656	0.0144	1.7437	9.8200e-003	1.7535	0.4624	9.0400e-003	0.4715		1,472.4044	1,472.4044	0.0379	0.0374	1,484.4981
Total	0.5694	1.9279	5.5705	0.0219	2.0062	0.0185	2.0248	0.5380	0.0174	0.5554		2,277.5843	2,277.5843	0.0648	0.1541	2,325.1168

Mitigated Construction On-Site

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

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

3.4 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0434	1.5621	0.6048	7.4800e-003	0.2625	8.7100e-003	0.2712	0.0756	8.3300e-003	0.0839		805.1799	805.1799	0.0269	0.1167	840.6187
Worker	0.5260	0.3658	4.9656	0.0144	1.7437	9.8200e-003	1.7535	0.4624	9.0400e-003	0.4715		1,472.4044	1,472.4044	0.0379	0.0374	1,484.4981
Total	0.5694	1.9279	5.5705	0.0219	2.0062	0.0185	2.0248	0.5380	0.0174	0.5554		2,277.5843	2,277.5843	0.0648	0.1541	2,325.1168

3.5 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6446	6.2357	8.8024	0.0136		0.3084	0.3084		0.2846	0.2846		1,297.6880	1,297.6880	0.4114		1,307.9725
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.6446	6.2357	8.8024	0.0136		0.3084	0.3084		0.2846	0.2846		1,297.6880	1,297.6880	0.4114		1,307.9725

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

3.5 Paving - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0438	0.0305	0.4138	1.2000e-003	0.1453	8.2000e-004	0.1461	0.0385	7.5000e-004	0.0393		122.7004	122.7004	3.1600e-003	3.1200e-003	123.7082
Total	0.0438	0.0305	0.4138	1.2000e-003	0.1453	8.2000e-004	0.1461	0.0385	7.5000e-004	0.0393		122.7004	122.7004	3.1600e-003	3.1200e-003	123.7082

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6446	6.2357	8.8024	0.0136		0.3084	0.3084		0.2846	0.2846	0.0000	1,297.6880	1,297.6880	0.4114		1,307.9725
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.6446	6.2357	8.8024	0.0136		0.3084	0.3084		0.2846	0.2846	0.0000	1,297.6880	1,297.6880	0.4114		1,307.9725

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

3.5 Paving - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0438	0.0305	0.4138	1.2000e-003	0.1453	8.2000e-004	0.1461	0.0385	7.5000e-004	0.0393		122.7004	122.7004	3.1600e-003	3.1200e-003	123.7082
Total	0.0438	0.0305	0.4138	1.2000e-003	0.1453	8.2000e-004	0.1461	0.0385	7.5000e-004	0.0393		122.7004	122.7004	3.1600e-003	3.1200e-003	123.7082

3.6 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	16.3295					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	16.5212	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690

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

3.6 Architectural Coating - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1045	0.0727	0.9868	2.8600e-003	0.3465	1.9500e-003	0.3485	0.0919	1.8000e-003	0.0937		292.5932	292.5932	7.5400e-003	7.4300e-003	294.9964
Total	0.1045	0.0727	0.9868	2.8600e-003	0.3465	1.9500e-003	0.3485	0.0919	1.8000e-003	0.0937		292.5932	292.5932	7.5400e-003	7.4300e-003	294.9964

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	16.3295					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690
Total	16.5212	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690

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

3.6 Architectural Coating - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1045	0.0727	0.9868	2.8600e-003	0.3465	1.9500e-003	0.3485	0.0919	1.8000e-003	0.0937		292.5932	292.5932	7.5400e-003	7.4300e-003	294.9964
Total	0.1045	0.0727	0.9868	2.8600e-003	0.3465	1.9500e-003	0.3485	0.0919	1.8000e-003	0.0937		292.5932	292.5932	7.5400e-003	7.4300e-003	294.9964

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Density

Increase Diversity

Improve Destination Accessibility

Increase Transit Accessibility

Integrate Below Market Rate Housing

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.6878	2.9104	24.1248	0.0373	3.8472	0.0322	3.8794	1.0252	0.0299	1.0551		3,867,014 0	3,867,014 0	0.4244	0.2539	3,953,294 0
Unmitigated	5.0960	5.4313	46.0784	0.0965	10.5099	0.0735	10.5834	2.8007	0.0683	2.8690		10,004.90 53	10,004.90 53	0.7167	0.4738	10,164.01 30

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	603.84	545.01	453.99	1,961,543	718,020
Condo/Townhouse	69.60	97.68	75.36	254,353	93,106
Enclosed Parking with Elevator	0.00	0.00	0.00		
General Office Building	91.93	14.83	4.70	220,514	80,719
High Turnover (Sit Down Restaurant)	441.99	482.26	562.00	633,561	231,914
Strip Mall	803.52	762.19	370.40	1,399,818	512,401
Total	2,010.88	1,901.96	1,466.44	4,469,789	1,636,160

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 Mid 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 with Elevator	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
High Turnover (Sit Down)	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

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

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
Condo/Townhouse	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
Enclosed Parking with Elevator	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
General Office Building	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
High Turnover (Sit Down Restaurant)	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
Strip Mall	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0653	0.5742	0.3563	3.5600e-003		0.0451	0.0451		0.0451	0.0451		712.2950	712.2950	0.0137	0.0131	716.5278
NaturalGas Unmitigated	0.0653	0.5742	0.3563	3.5600e-003		0.0451	0.0451		0.0451	0.0451		712.2950	712.2950	0.0137	0.0131	716.5278

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	2740.27	0.0296	0.2525	0.1075	1.6100e-003		0.0204	0.0204		0.0204	0.0204		322.3848	322.3848	6.1800e-003	5.9100e-003	324.3006
Condo/Townhouse	558.694	6.0300e-003	0.0515	0.0219	3.3000e-004		4.1600e-003	4.1600e-003		4.1600e-003	4.1600e-003		65.7287	65.7287	1.2600e-003	1.2100e-003	66.1193
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	189.535	2.0400e-003	0.0186	0.0156	1.1000e-004		1.4100e-003	1.4100e-003		1.4100e-003	1.4100e-003		22.2982	22.2982	4.3000e-004	4.1000e-004	22.4307
High Turnover (Sit Down Restaurant)	2485.04	0.0268	0.2436	0.2047	1.4600e-003		0.0185	0.0185		0.0185	0.0185		292.3576	292.3576	5.6000e-003	5.3600e-003	294.0950
Strip Mall	80.9686	8.7000e-004	7.9400e-003	6.6700e-003	5.0000e-005		6.0000e-004	6.0000e-004		6.0000e-004	6.0000e-004		9.5257	9.5257	1.8000e-004	1.7000e-004	9.5823
Total		0.0653	0.5742	0.3563	3.5600e-003		0.0451	0.0451		0.0451	0.0451		712.2950	712.2950	0.0137	0.0131	716.5278

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

5.2 Energy by Land Use - 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	lb/day										lb/day					
Apartments Mid Rise	2.74027	0.0296	0.2525	0.1075	1.6100e-003		0.0204	0.0204		0.0204	0.0204		322.3848	322.3848	6.1800e-003	5.9100e-003	324.3006
Condo/Townhouse	0.558694	6.0300e-003	0.0515	0.0219	3.3000e-004		4.1600e-003	4.1600e-003		4.1600e-003	4.1600e-003		65.7287	65.7287	1.2600e-003	1.2100e-003	66.1193
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	0.189535	2.0400e-003	0.0186	0.0156	1.1000e-004		1.4100e-003	1.4100e-003		1.4100e-003	1.4100e-003		22.2982	22.2982	4.3000e-004	4.1000e-004	22.4307
High Turnover (Sit Down Restaurant)	2.48504	0.0268	0.2436	0.2047	1.4600e-003		0.0185	0.0185		0.0185	0.0185		292.3576	292.3576	5.6000e-003	5.3600e-003	294.0950
Strip Mall	0.0809686	8.7000e-004	7.9400e-003	6.6700e-003	5.0000e-005		6.0000e-004	6.0000e-004		6.0000e-004	6.0000e-004		9.5257	9.5257	1.8000e-004	1.7000e-004	9.5823
Total		0.0653	0.5742	0.3563	3.5600e-003		0.0451	0.0451		0.0451	0.0451		712.2950	712.2950	0.0137	0.0131	716.5278

6.0 Area Detail

6.1 Mitigation Measures Area

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.9380	1.9535	10.9630	0.0123		0.2048	0.2048		0.2048	0.2048	0.0000	2,362.589 3	2,362.589 3	0.0627	0.0430	2,376.963 5
Unmitigated	3.9380	1.9535	10.9630	0.0123		0.2048	0.2048		0.2048	0.2048	0.0000	2,362.589 3	2,362.589 3	0.0627	0.0430	2,376.963 5

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2998					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.1149					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.2149	1.8363	0.7814	0.0117		0.1485	0.1485		0.1485	0.1485	0.0000	2,344.235 3	2,344.235 3	0.0449	0.0430	2,358.165 9
Landscaping	0.3085	0.1172	10.1816	5.4000e-004		0.0564	0.0564		0.0564	0.0564		18.3540	18.3540	0.0178		18.7976
Total	3.9380	1.9535	10.9630	0.0123		0.2048	0.2048		0.2048	0.2048	0.0000	2,362.589 2	2,362.589 2	0.0627	0.0430	2,376.963 5

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2998					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.1149					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.2149	1.8363	0.7814	0.0117		0.1485	0.1485		0.1485	0.1485	0.0000	2,344.2353	2,344.2353	0.0449	0.0430	2,358.1659
Landscaping	0.3085	0.1172	10.1816	5.4000e-004		0.0564	0.0564		0.0564	0.0564		18.3540	18.3540	0.0178		18.7976
Total	3.9380	1.9535	10.9630	0.0123		0.2048	0.2048		0.2048	0.2048	0.0000	2,362.5892	2,362.5892	0.0627	0.0430	2,376.9635

7.0 Water Detail

7.1 Mitigation Measures Water

- Apply Water Conservation Strategy
- Use Water Efficient Irrigation System

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
Emergency Generator	1	1	36	86	0.73	Diesel

Boilers

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

Equipment Type	Number
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10.1 Stationary Sources

Unmitigated/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
Equipment Type	lb/day										lb/day					
Emergency Generator - Diesel (75 - 100 HP)	0.1411	0.4602	0.5121	6.8000e-004		0.0208	0.0208		0.0208	0.0208		72.1982	72.1982	0.0101		72.4513
Total	0.1411	0.4602	0.5121	6.8000e-004		0.0208	0.0208		0.0208	0.0208		72.1982	72.1982	0.0101		72.4513

11.0 Vegetation

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

**8555 Santa Monica Boulevard - Proposed Project - AQ
South Coast AQMD Air District, Summer**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	6.71	1000sqft	0.00	6,710.00	0
Enclosed Parking with Elevator	346.00	Space	0.00	138,400.00	0
High Turnover (Sit Down Restaurant)	3.94	1000sqft	0.00	3,938.00	0
Apartments Mid Rise	111.00	Dwelling Unit	1.00	110,568.00	317
Condo/Townhouse	12.00	Dwelling Unit	0.00	15,494.00	34
Strip Mall	18.13	1000sqft	0.42	18,131.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	11	Operational Year		2024	
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	390.98	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Source: PD. Hair Salon modeled as strip mall retail; Live/work space: 15,494 sf; apartments 110,568 sf

Construction Phase - Source: Client provided construction schedule. Demolition + grading 6 mo., Const. 11 mo., Paving 3 mo., AC 3 mo.

Trips and VMT - Assume 15 CY truck and 5134 loads (per VCA Engineers 7/2019, 77,000 CY) = 10,268 one-way trips, 48 loads/day; 376 loads demolition = 752 one-way trips, 16 loads/day

Demolition - Per VCA Engineers 7/2019: demolition 5,638 cy = 152,226 cf

Grading - Export material per VCA Engineers 7/2019: 77,000 CY

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

Architectural Coating - SCAQMD Rule 1113

Vehicle Trips - Rates per project traffic study

Woodstoves - SCAQMD Rule 445

Area Coating - SCAQMD Rule 1113

Construction Off-road Equipment Mitigation - SCAQMD Rule 403

Mobile Land Use Mitigation - Net increase of 119 residential units on 1.4 acres, mixed use, 17 apt units of affordable housing, 0.1 mile to Santa Monica/Westborne stop for Cityline Commuter and Metro Route 4, located in a central business district

Water Mitigation - Compliance with CALGreen

Stationary Sources - Emergency Generators and Fire Pumps -

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	10.00	67.00
tblConstructionPhase	NumDays	200.00	238.00
tblConstructionPhase	NumDays	20.00	25.00
tblConstructionPhase	NumDays	4.00	105.00
tblConstructionPhase	NumDays	10.00	65.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	94.35	99.90
tblFireplaces	NumberGas	10.20	10.80
tblFireplaces	NumberWood	5.55	0.00
tblFireplaces	NumberWood	0.60	0.00
tblGrading	MaterialExported	0.00	77,000.00
tblLandUse	LandUseSquareFeet	3,940.00	3,938.00
tblLandUse	LandUseSquareFeet	111,000.00	110,568.00
tblLandUse	LandUseSquareFeet	12,000.00	15,494.00
tblLandUse	LandUseSquareFeet	18,130.00	18,131.00
tblLandUse	LotAcreage	0.15	0.00
tblLandUse	LotAcreage	3.11	0.00

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

tblLandUse	LotAcreage	0.09	0.00
tblLandUse	LotAcreage	2.92	1.00
tblLandUse	LotAcreage	0.75	0.00
tblStationaryGeneratorsPumpsUse	HorsePowerValue	0.00	86.00
tblStationaryGeneratorsPumpsUse	HoursPerDay	0.00	1.00
tblStationaryGeneratorsPumpsUse	HoursPerYear	0.00	36.00
tblStationaryGeneratorsPumpsUse	NumberOfEquipment	0.00	1.00
tblTripsAndVMT	HaulingTripNumber	692.00	752.00
tblTripsAndVMT	HaulingTripNumber	9,625.00	10,268.00
tblVehicleTrips	WD_TR	7.32	5.80
tblVehicleTrips	WD_TR	9.74	13.70
tblWoodstoves	NumberCatalytic	5.55	0.00
tblWoodstoves	NumberCatalytic	0.60	0.00
tblWoodstoves	NumberNoncatalytic	5.55	0.00
tblWoodstoves	NumberNoncatalytic	0.60	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	2.2607	32.2653	19.3351	0.0808	8.9878	0.8780	9.8583	3.9358	0.8212	4.7414	0.0000	8,590.127 1	8,590.127 1	0.9968	1.0330	8,922.877 4
2023	16.6202	13.5331	18.6840	0.0448	2.0062	0.5330	2.5392	0.5380	0.5142	1.0522	0.0000	4,368.633 1	4,368.633 1	0.4145	0.1516	4,423.923 3
Maximum	16.6202	32.2653	19.3351	0.0808	8.9878	0.8780	9.8583	3.9358	0.8212	4.7414	0.0000	8,590.127 1	8,590.127 1	0.9968	1.0330	8,922.877 4

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	2.2607	32.2653	19.3351	0.0808	5.0468	0.8780	5.9173	2.0453	0.8212	2.8509	0.0000	8,590.127 1	8,590.127 1	0.9968	1.0330	8,922.877 4
2023	16.6202	13.5331	18.6840	0.0448	2.0062	0.5330	2.5392	0.5380	0.5142	1.0522	0.0000	4,368.633 1	4,368.633 1	0.4145	0.1516	4,423.923 3
Maximum	16.6202	32.2653	19.3351	0.0808	5.0468	0.8780	5.9173	2.0453	0.8212	2.8509	0.0000	8,590.127 1	8,590.127 1	0.9968	1.0330	8,922.877 4

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	35.85	0.00	31.79	42.26	0.00	32.63	0.00	0.00	0.00	0.00	0.00	0.00

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.9380	1.9535	10.9630	0.0123		0.2048	0.2048		0.2048	0.2048	0.0000	2,362.5893	2,362.5893	0.0627	0.0430	2,376.9635
Energy	0.0653	0.5742	0.3563	3.5600e-003		0.0451	0.0451		0.0451	0.0451		712.2950	712.2950	0.0137	0.0131	716.5278
Mobile	5.3299	5.0544	47.0749	0.1012	10.5099	0.0734	10.5834	2.8007	0.0683	2.8690		10,485.8586	10,485.8586	0.6899	0.4554	10,638.8035
Stationary	0.1411	0.4602	0.5121	6.8000e-004		0.0208	0.0208		0.0208	0.0208		72.1982	72.1982	0.0101		72.4513
Total	9.4743	8.0423	58.9063	0.1177	10.5099	0.3441	10.8541	2.8007	0.3390	3.1397	0.0000	13,632.9410	13,632.9410	0.7764	0.5114	13,804.7461

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

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.9380	1.9535	10.9630	0.0123		0.2048	0.2048		0.2048	0.2048	0.0000	2,362.5893	2,362.5893	0.0627	0.0430	2,376.9635
Energy	0.0653	0.5742	0.3563	3.5600e-003		0.0451	0.0451		0.0451	0.0451		712.2950	712.2950	0.0137	0.0131	716.5278
Mobile	3.9299	2.7077	23.3671	0.0390	3.8472	0.0322	3.8793	1.0252	0.0299	1.0551		4,040.0755	4,040.0755	0.3952	0.2429	4,122.3452
Stationary	0.1411	0.4602	0.5121	6.8000e-004		0.0208	0.0208		0.0208	0.0208		72.1982	72.1982	0.0101		72.4513
Total	8.0743	5.6956	35.1985	0.0555	3.8472	0.3029	4.1500	1.0252	0.3006	1.3257	0.0000	7,187.1580	7,187.1580	0.4817	0.2990	7,288.2878

	ROG	NOx	CO	SO2	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	14.78	29.18	40.25	52.85	63.40	11.99	61.77	63.40	11.33	57.77	0.00	47.28	47.28	37.96	41.54	47.20

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	1/3/2022	2/4/2022	5	25	
2	Grading	Grading	2/7/2022	7/1/2022	5	105	
3	Building Construction	Building Construction	7/5/2022	6/1/2023	5	238	
4	Paving	Paving	6/2/2023	8/31/2023	5	65	

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

5	Architectural Coating	Architectural Coating	9/1/2023	12/4/2023	5	67
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Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 105

Acres of Paving: 0

Residential Indoor: 255,276; Residential Outdoor: 85,092; Non-Residential Indoor: 43,169; Non-Residential Outdoor: 14,390; Striped Parking Area: 8,304 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Building Construction	Cranes	1	6.00	231	0.29
Building Construction	Forklifts	1	6.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
Paving	Cement and Mortar Mixers	1	6.00	9	0.56
Paving	Pavers	1	6.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	1	7.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

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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	752.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	10,268.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	156.00	41.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	13.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	31.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 Demolition - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					5.9938	0.0000	5.9938	0.9075	0.0000	0.9075			0.0000			0.0000
Off-Road	1.6889	16.6217	13.9605	0.0241		0.8379	0.8379		0.7829	0.7829		2,323.4168	2,323.4168	0.5921		2,338.2191
Total	1.6889	16.6217	13.9605	0.0241	5.9938	0.8379	6.8317	0.9075	0.7829	1.6904		2,323.4168	2,323.4168	0.5921		2,338.2191

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

3.2 Demolition - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1271	4.6931	1.1216	0.0182	0.5262	0.0392	0.5654	0.1442	0.0375	0.1818		1,996.8329	1,996.8329	0.1073	0.3170	2,093.9780
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0448	0.0315	0.4962	1.3200e-003	0.1453	8.7000e-004	0.1462	0.0385	8.0000e-004	0.0393		133.7891	133.7891	3.4800e-003	3.1800e-003	134.8237
Total	0.1719	4.7246	1.6178	0.0195	0.6715	0.0401	0.7116	0.1828	0.0383	0.2211		2,130.6220	2,130.6220	0.1107	0.3202	2,228.8017

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.6972	0.0000	2.6972	0.4084	0.0000	0.4084			0.0000			0.0000
Off-Road	1.6889	16.6217	13.9605	0.0241		0.8379	0.8379		0.7829	0.7829	0.0000	2,323.4168	2,323.4168	0.5921		2,338.2191
Total	1.6889	16.6217	13.9605	0.0241	2.6972	0.8379	3.5351	0.4084	0.7829	1.1913	0.0000	2,323.4168	2,323.4168	0.5921		2,338.2191

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

3.2 Demolition - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1271	4.6931	1.1216	0.0182	0.5262	0.0392	0.5654	0.1442	0.0375	0.1818		1,996.8329	1,996.8329	0.1073	0.3170	2,093.9780
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0448	0.0315	0.4962	1.3200e-003	0.1453	8.7000e-004	0.1462	0.0385	8.0000e-004	0.0393		133.7891	133.7891	3.4800e-003	3.1800e-003	134.8237
Total	0.1719	4.7246	1.6178	0.0195	0.6715	0.0401	0.7116	0.1828	0.0383	0.2211		2,130.6220	2,130.6220	0.1107	0.3202	2,228.8017

3.3 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.1655	0.0000	7.1655	3.4373	0.0000	3.4373			0.0000			0.0000
Off-Road	1.5403	16.9836	9.2202	0.0206		0.7423	0.7423		0.6829	0.6829		1,995.4825	1,995.4825	0.6454		2,011.6169
Total	1.5403	16.9836	9.2202	0.0206	7.1655	0.7423	7.9078	3.4373	0.6829	4.1202		1,995.4825	1,995.4825	0.6454		2,011.6169

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

3.3 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.4132	15.2574	3.6463	0.0592	1.7105	0.1276	1.8381	0.4689	0.1221	0.5909		6,491.7299	6,491.7299	0.3487	1.0306	6,807.5499
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0344	0.0242	0.3817	1.0100e-003	0.1118	6.7000e-004	0.1124	0.0296	6.1000e-004	0.0303		102.9147	102.9147	2.6700e-003	2.4500e-003	103.7106
Total	0.4476	15.2816	4.0280	0.0602	1.8223	0.1282	1.9505	0.4985	0.1227	0.6212		6,594.6447	6,594.6447	0.3514	1.0330	6,911.2605

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					3.2245	0.0000	3.2245	1.5468	0.0000	1.5468			0.0000			0.0000
Off-Road	1.5403	16.9836	9.2202	0.0206		0.7423	0.7423		0.6829	0.6829	0.0000	1,995.4825	1,995.4825	0.6454		2,011.6169
Total	1.5403	16.9836	9.2202	0.0206	3.2245	0.7423	3.9668	1.5468	0.6829	2.2297	0.0000	1,995.4825	1,995.4825	0.6454		2,011.6169

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

3.3 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.4132	15.2574	3.6463	0.0592	1.7105	0.1276	1.8381	0.4689	0.1221	0.5909		6,491.7299	6,491.7299	0.3487	1.0306	6,807.5499
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0344	0.0242	0.3817	1.0100e-003	0.1118	6.7000e-004	0.1124	0.0296	6.1000e-004	0.0303		102.9147	102.9147	2.6700e-003	2.4500e-003	103.7106
Total	0.4476	15.2816	4.0280	0.0602	1.8223	0.1282	1.9505	0.4985	0.1227	0.6212		6,594.6447	6,594.6447	0.3514	1.0330	6,911.2605

3.4 Building Construction - 2022

Unmitigated Construction On-Site

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

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

3.4 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0748	1.9078	0.6541	7.8400e-003	0.2625	0.0200	0.2825	0.0756	0.0191	0.0947		843.2443	843.2443	0.0283	0.1223	880.3821
Worker	0.5373	0.3780	5.9546	0.0158	1.7437	0.0104	1.7541	0.4624	9.5900e-003	0.4720		1,605.4696	1,605.4696	0.0417	0.0382	1,617.8848
Total	0.6120	2.2858	6.6086	0.0236	2.0062	0.0304	2.0366	0.5380	0.0287	0.5667		2,448.7139	2,448.7139	0.0700	0.1604	2,498.2669

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6487	12.5031	12.7264	0.0221		0.5889	0.5889		0.5689	0.5689	0.0000	2,001.5429	2,001.5429	0.3486		2,010.2581
Total	1.6487	12.5031	12.7264	0.0221		0.5889	0.5889		0.5689	0.5689	0.0000	2,001.5429	2,001.5429	0.3486		2,010.2581

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3.4 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0748	1.9078	0.6541	7.8400e-003	0.2625	0.0200	0.2825	0.0756	0.0191	0.0947		843.2443	843.2443	0.0283	0.1223	880.3821
Worker	0.5373	0.3780	5.9546	0.0158	1.7437	0.0104	1.7541	0.4624	9.5900e-003	0.4720		1,605.4696	1,605.4696	0.0417	0.0382	1,617.8848
Total	0.6120	2.2858	6.6086	0.0236	2.0062	0.0304	2.0366	0.5380	0.0287	0.5667		2,448.7139	2,448.7139	0.0700	0.1604	2,498.2669

3.4 Building Construction - 2023

Unmitigated Construction On-Site

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

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3.4 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0453	1.4883	0.5859	7.4600e-003	0.2625	8.6700e-003	0.2712	0.0756	8.2900e-003	0.0839		803.7268	803.7268	0.0270	0.1164	839.0758
Worker	0.4983	0.3345	5.4870	0.0153	1.7437	9.8200e-003	1.7535	0.4624	9.0400e-003	0.4715		1,563.1187	1,563.1187	0.0374	0.0353	1,574.5617
Total	0.5437	1.8228	6.0730	0.0227	2.0062	0.0185	2.0247	0.5380	0.0173	0.5554		2,366.8455	2,366.8455	0.0644	0.1516	2,413.6375

Mitigated Construction On-Site

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

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3.4 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0453	1.4883	0.5859	7.4600e-003	0.2625	8.6700e-003	0.2712	0.0756	8.2900e-003	0.0839		803.7268	803.7268	0.0270	0.1164	839.0758
Worker	0.4983	0.3345	5.4870	0.0153	1.7437	9.8200e-003	1.7535	0.4624	9.0400e-003	0.4715		1,563.1187	1,563.1187	0.0374	0.0353	1,574.5617
Total	0.5437	1.8228	6.0730	0.0227	2.0062	0.0185	2.0247	0.5380	0.0173	0.5554		2,366.8455	2,366.8455	0.0644	0.1516	2,413.6375

3.5 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6446	6.2357	8.8024	0.0136		0.3084	0.3084		0.2846	0.2846		1,297.6880	1,297.6880	0.4114		1,307.9725
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.6446	6.2357	8.8024	0.0136		0.3084	0.3084		0.2846	0.2846		1,297.6880	1,297.6880	0.4114		1,307.9725

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3.5 Paving - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0415	0.0279	0.4573	1.2700e-003	0.1453	8.2000e-004	0.1461	0.0385	7.5000e-004	0.0393		130.2599	130.2599	3.1200e-003	2.9400e-003	131.2135
Total	0.0415	0.0279	0.4573	1.2700e-003	0.1453	8.2000e-004	0.1461	0.0385	7.5000e-004	0.0393		130.2599	130.2599	3.1200e-003	2.9400e-003	131.2135

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6446	6.2357	8.8024	0.0136		0.3084	0.3084		0.2846	0.2846	0.0000	1,297.6880	1,297.6880	0.4114		1,307.9725
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.6446	6.2357	8.8024	0.0136		0.3084	0.3084		0.2846	0.2846	0.0000	1,297.6880	1,297.6880	0.4114		1,307.9725

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

3.5 Paving - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0415	0.0279	0.4573	1.2700e-003	0.1453	8.2000e-004	0.1461	0.0385	7.5000e-004	0.0393		130.2599	130.2599	3.1200e-003	2.9400e-003	131.2135
Total	0.0415	0.0279	0.4573	1.2700e-003	0.1453	8.2000e-004	0.1461	0.0385	7.5000e-004	0.0393		130.2599	130.2599	3.1200e-003	2.9400e-003	131.2135

3.6 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	16.3295					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	16.5212	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690

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

3.6 Architectural Coating - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0990	0.0665	1.0904	3.0400e-003	0.3465	1.9500e-003	0.3485	0.0919	1.8000e-003	0.0937		310.6197	310.6197	7.4400e-003	7.0100e-003	312.8937
Total	0.0990	0.0665	1.0904	3.0400e-003	0.3465	1.9500e-003	0.3485	0.0919	1.8000e-003	0.0937		310.6197	310.6197	7.4400e-003	7.0100e-003	312.8937

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	16.3295					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690
Total	16.5212	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690

8555 Santa Monica Boulevard - Proposed Project - AQ - South Coast AQMD Air District, Summer

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

3.6 Architectural Coating - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0990	0.0665	1.0904	3.0400e-003	0.3465	1.9500e-003	0.3485	0.0919	1.8000e-003	0.0937		310.6197	310.6197	7.4400e-003	7.0100e-003	312.8937
Total	0.0990	0.0665	1.0904	3.0400e-003	0.3465	1.9500e-003	0.3485	0.0919	1.8000e-003	0.0937		310.6197	310.6197	7.4400e-003	7.0100e-003	312.8937

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Density

Increase Diversity

Improve Destination Accessibility

Increase Transit Accessibility

Integrate Below Market Rate Housing

8555 Santa Monica Boulevard - Proposed Project - AQ - South Coast AQMD Air District, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.9299	2.7077	23.3671	0.0390	3.8472	0.0322	3.8793	1.0252	0.0299	1.0551		4,040.0755	4,040.0755	0.3952	0.2429	4,122.3452
Unmitigated	5.3299	5.0544	47.0749	0.1012	10.5099	0.0734	10.5834	2.8007	0.0683	2.8690		10,485.8586	10,485.8586	0.6899	0.4554	10,638.8035

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	603.84	545.01	453.99	1,961,543	718,020
Condo/Townhouse	69.60	97.68	75.36	254,353	93,106
Enclosed Parking with Elevator	0.00	0.00	0.00		
General Office Building	91.93	14.83	4.70	220,514	80,719
High Turnover (Sit Down Restaurant)	441.99	482.26	562.00	633,561	231,914
Strip Mall	803.52	762.19	370.40	1,399,818	512,401
Total	2,010.88	1,901.96	1,466.44	4,469,789	1,636,160

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 Mid 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 with Elevator	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
High Turnover (Sit Down)	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

8555 Santa Monica Boulevard - Proposed Project - AQ - South Coast AQMD Air District, Summer

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

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
Condo/Townhouse	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
Enclosed Parking with Elevator	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
General Office Building	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
High Turnover (Sit Down Restaurant)	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
Strip Mall	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0653	0.5742	0.3563	3.5600e-003		0.0451	0.0451		0.0451	0.0451		712.2950	712.2950	0.0137	0.0131	716.5278
NaturalGas Unmitigated	0.0653	0.5742	0.3563	3.5600e-003		0.0451	0.0451		0.0451	0.0451		712.2950	712.2950	0.0137	0.0131	716.5278

8555 Santa Monica Boulevard - Proposed Project - AQ - South Coast AQMD Air District, Summer

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	2740.27	0.0296	0.2525	0.1075	1.6100e-003		0.0204	0.0204		0.0204	0.0204		322.3848	322.3848	6.1800e-003	5.9100e-003	324.3006
Condo/Townhouse	558.694	6.0300e-003	0.0515	0.0219	3.3000e-004		4.1600e-003	4.1600e-003		4.1600e-003	4.1600e-003		65.7287	65.7287	1.2600e-003	1.2100e-003	66.1193
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	189.535	2.0400e-003	0.0186	0.0156	1.1000e-004		1.4100e-003	1.4100e-003		1.4100e-003	1.4100e-003		22.2982	22.2982	4.3000e-004	4.1000e-004	22.4307
High Turnover (Sit Down Restaurant)	2485.04	0.0268	0.2436	0.2047	1.4600e-003		0.0185	0.0185		0.0185	0.0185		292.3576	292.3576	5.6000e-003	5.3600e-003	294.0950
Strip Mall	80.9686	8.7000e-004	7.9400e-003	6.6700e-003	5.0000e-005		6.0000e-004	6.0000e-004		6.0000e-004	6.0000e-004		9.5257	9.5257	1.8000e-004	1.7000e-004	9.5823
Total		0.0653	0.5742	0.3563	3.5600e-003		0.0451	0.0451		0.0451	0.0451		712.2950	712.2950	0.0137	0.0131	716.5278

8555 Santa Monica Boulevard - Proposed Project - AQ - South Coast AQMD Air District, Summer

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

5.2 Energy by Land Use - 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	lb/day										lb/day					
Apartments Mid Rise	2.74027	0.0296	0.2525	0.1075	1.6100e-003		0.0204	0.0204		0.0204	0.0204		322.3848	322.3848	6.1800e-003	5.9100e-003	324.3006
Condo/Townhouse	0.558694	6.0300e-003	0.0515	0.0219	3.3000e-004		4.1600e-003	4.1600e-003		4.1600e-003	4.1600e-003		65.7287	65.7287	1.2600e-003	1.2100e-003	66.1193
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	0.189535	2.0400e-003	0.0186	0.0156	1.1000e-004		1.4100e-003	1.4100e-003		1.4100e-003	1.4100e-003		22.2982	22.2982	4.3000e-004	4.1000e-004	22.4307
High Turnover (Sit Down Restaurant)	2.48504	0.0268	0.2436	0.2047	1.4600e-003		0.0185	0.0185		0.0185	0.0185		292.3576	292.3576	5.6000e-003	5.3600e-003	294.0950
Strip Mall	0.0809686	8.7000e-004	7.9400e-003	6.6700e-003	5.0000e-005		6.0000e-004	6.0000e-004		6.0000e-004	6.0000e-004		9.5257	9.5257	1.8000e-004	1.7000e-004	9.5823
Total		0.0653	0.5742	0.3563	3.5600e-003		0.0451	0.0451		0.0451	0.0451		712.2950	712.2950	0.0137	0.0131	716.5278

6.0 Area Detail

6.1 Mitigation Measures Area

8555 Santa Monica Boulevard - Proposed Project - AQ - South Coast AQMD Air District, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.9380	1.9535	10.9630	0.0123		0.2048	0.2048		0.2048	0.2048	0.0000	2,362.589 3	2,362.589 3	0.0627	0.0430	2,376.963 5
Unmitigated	3.9380	1.9535	10.9630	0.0123		0.2048	0.2048		0.2048	0.2048	0.0000	2,362.589 3	2,362.589 3	0.0627	0.0430	2,376.963 5

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2998					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.1149					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.2149	1.8363	0.7814	0.0117		0.1485	0.1485		0.1485	0.1485	0.0000	2,344.235 3	2,344.235 3	0.0449	0.0430	2,358.165 9
Landscaping	0.3085	0.1172	10.1816	5.4000e-004		0.0564	0.0564		0.0564	0.0564		18.3540	18.3540	0.0178		18.7976
Total	3.9380	1.9535	10.9630	0.0123		0.2048	0.2048		0.2048	0.2048	0.0000	2,362.589 2	2,362.589 2	0.0627	0.0430	2,376.963 5

8555 Santa Monica Boulevard - Proposed Project - AQ - South Coast AQMD Air District, Summer

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2998					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.1149					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.2149	1.8363	0.7814	0.0117		0.1485	0.1485		0.1485	0.1485	0.0000	2,344.2353	2,344.2353	0.0449	0.0430	2,358.1659
Landscaping	0.3085	0.1172	10.1816	5.4000e-004		0.0564	0.0564		0.0564	0.0564		18.3540	18.3540	0.0178		18.7976
Total	3.9380	1.9535	10.9630	0.0123		0.2048	0.2048		0.2048	0.2048	0.0000	2,362.5892	2,362.5892	0.0627	0.0430	2,376.9635

7.0 Water Detail

7.1 Mitigation Measures Water

- Apply Water Conservation Strategy
- Use Water Efficient Irrigation System

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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8555 Santa Monica Boulevard - Proposed Project - AQ - South Coast AQMD Air District, Summer

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
Emergency Generator	1	1	36	86	0.73	Diesel

Boilers

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

Equipment Type	Number
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10.1 Stationary Sources

Unmitigated/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
Equipment Type	lb/day										lb/day					
Emergency Generator - Diesel (75 - 100 HP)	0.1411	0.4602	0.5121	6.8000e-004		0.0208	0.0208		0.0208	0.0208		72.1982	72.1982	0.0101		72.4513
Total	0.1411	0.4602	0.5121	6.8000e-004		0.0208	0.0208		0.0208	0.0208		72.1982	72.1982	0.0101		72.4513

11.0 Vegetation

8555 Santa Monica Boulevard - Proposed Project - Alternative 2 - AQ - South Coast AQMD Air District, Winter

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

8555 Santa Monica Boulevard - Proposed Project - Alternative 2 - AQ

South Coast AQMD Air District, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	46.00	1000sqft	0.00	46,002.00	0
Enclosed Parking with Elevator	292.00	Space	0.00	116,800.00	0
High Turnover (Sit Down Restaurant)	1.05	1000sqft	0.00	1,054.00	0
Apartments Mid Rise	30.00	Dwelling Unit	1.00	36,000.00	86
Strip Mall	17.44	1000sqft	0.40	17,444.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	11			Operational Year	2024
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	390.98	CH4 Intensity (lb/MW hr)	0.033	N2O Intensity (lb/MW hr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Source: Section 6.0 Alternatives

Construction Phase - Source: Client provided construction schedule. Demolition + grading 6 mo., Const. 11 mo., Paving 3 mo., AC 3 mo.

Trips and VMT - Assume 15 CY truck and 5134 loads (per VCA Engineers 7/2019, 77,000 CY) = 10,268 one-way trips, 48 loads/day; 376 loads demolition = 752 one-way trips, 16 loads/day

Demolition - Per VCA Engineers 7/2019: demolition 5,638 cy = 152,226 cf

Grading - Export material per VCA Engineers 7/2019: 77,000 CY

Architectural Coating - SCAQMD Rule 1113

8555 Santa Monica Boulevard - Proposed Project - Alternative 2 - AQ - South Coast AQMD Air District, Winter

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

Vehicle Trips - Rates per project traffic study

Woodstoves - SCAQMD Rule 445

Area Coating - SCAQMD Rule 1113

Construction Off-road Equipment Mitigation - SCAQMD Rule 403

Mobile Land Use Mitigation - Net increase of 26 residential units on 1.4 acres, mixed use, 5 apt units of affordable housing, 0.1 mile to Santa Monica/Westborne stop for Cityline Commuter and Metro Route 4, located in a central business district

Water Mitigation - Compliance with CALGreen

Stationary Sources - Emergency Generators and Fire Pumps -

Water And Wastewater -

Solid Waste -

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	20.00	25.00
tblConstructionPhase	NumDays	4.00	105.00
tblConstructionPhase	NumDays	200.00	238.00
tblConstructionPhase	NumDays	10.00	65.00
tblConstructionPhase	NumDays	10.00	67.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	25.50	27.00
tblFireplaces	NumberWood	1.50	0.00
tblGrading	MaterialExported	0.00	77,000.00
tblLandUse	LandUseSquareFeet	46,000.00	46,002.00
tblLandUse	LandUseSquareFeet	1,050.00	1,054.00
tblLandUse	LandUseSquareFeet	30,000.00	36,000.00
tblLandUse	LandUseSquareFeet	17,440.00	17,444.00
tblLandUse	LotAcreage	1.06	0.00
tblLandUse	LotAcreage	2.63	0.00
tblLandUse	LotAcreage	0.02	0.00
tblLandUse	LotAcreage	0.79	1.00

8555 Santa Monica Boulevard - Proposed Project - Alternative 2 - AQ - South Coast AQMD Air District, Winter

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

tblTripsAndVMT	HaulingTripNumber	692.00	752.00
tblTripsAndVMT	HaulingTripNumber	9,625.00	10,268.00
tblVehicleTrips	WD_TR	9.74	13.70
tblWoodstoves	NumberCatalytic	1.50	0.00
tblWoodstoves	NumberNoncatalytic	1.50	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

8555 Santa Monica Boulevard - Proposed Project - Alternative 2 - AQ - South Coast AQMD Air District, Winter

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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	2.0375	32.9379	16.4118	0.0808	8.9878	0.8781	9.8586	3.9358	0.8213	4.7416	0.0000	8,586.534 2	8,586.534 2	0.9962	1.0336	8,919.434 5
2023	13.0234	13.1810	15.9945	0.0365	1.2285	0.5272	1.7557	0.3306	0.5088	0.8394	0.0000	3,508.761 9	3,508.761 9	0.4145	0.1157	3,552.838 5
Maximum	13.0234	32.9379	16.4118	0.0808	8.9878	0.8781	9.8586	3.9358	0.8213	4.7416	0.0000	8,586.534 2	8,586.534 2	0.9962	1.0336	8,919.434 5

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	2.0375	32.9379	16.4118	0.0808	5.0468	0.8781	5.9175	2.0453	0.8213	2.8511	0.0000	8,586.534 2	8,586.534 2	0.9962	1.0336	8,919.434 5
2023	13.0234	13.1810	15.9945	0.0365	1.2285	0.5272	1.7557	0.3306	0.5088	0.8394	0.0000	3,508.761 9	3,508.761 9	0.4145	0.1157	3,552.838 5
Maximum	13.0234	32.9379	16.4118	0.0808	5.0468	0.8781	5.9175	2.0453	0.8213	2.8511	0.0000	8,586.534 2	8,586.534 2	0.9962	1.0336	8,919.434 5

8555 Santa Monica Boulevard - Proposed Project - Alternative 2 - AQ - South Coast AQMD Air District, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	38.58	0.00	33.93	44.31	0.00	33.87	0.00	0.00	0.00	0.00	0.00	0.00

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.3959	0.4767	2.7009	2.9900e-003		0.0501	0.0501		0.0501	0.0501	0.0000	576.2993	576.2993	0.0154	0.0105	579.8090
Energy	0.0300	0.2685	0.1972	1.6400e-003		0.0207	0.0207		0.0207	0.0207		327.4154	327.4154	6.2800e-003	6.0000e-003	329.3610
Mobile	4.1833	4.5545	38.6933	0.0823	8.9813	0.0623	9.0436	2.3934	0.0579	2.4513		8,530.4804	8,530.4804	0.5972	0.3973	8,663.8073
Stationary	0.1411	0.4602	0.5121	6.8000e-004		0.0208	0.0208		0.0208	0.0208		72.1982	72.1982	0.0101		72.4513
Total	6.7503	5.7599	42.1036	0.0876	8.9813	0.1538	9.1352	2.3934	0.1495	2.5428	0.0000	9,506.3932	9,506.3932	0.6291	0.4138	9,645.4286

8555 Santa Monica Boulevard - Proposed Project - Alternative 2 - AQ - South Coast AQMD Air District, Winter

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

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.3959	0.4767	2.7009	2.9900e-003		0.0501	0.0501		0.0501	0.0501	0.0000	576.2993	576.2993	0.0154	0.0105	579.8090
Energy	0.0300	0.2685	0.1972	1.6400e-003		0.0207	0.0207		0.0207	0.0207		327.4154	327.4154	6.2800e-003	6.0000e-003	329.3610
Mobile	3.1570	2.7173	22.6940	0.0391	4.1256	0.0322	4.1578	1.0994	0.0299	1.1293		4,057.3039	4,057.3039	0.3842	0.2371	4,137.5554
Stationary	0.1411	0.4602	0.5121	6.8000e-004		0.0208	0.0208		0.0208	0.0208		72.1982	72.1982	0.0101		72.4513
Total	5.7240	3.9227	26.1043	0.0444	4.1256	0.1238	4.2494	1.0994	0.1215	1.2209	0.0000	5,033.2168	5,033.2168	0.4160	0.2536	5,119.1767

	ROG	NOx	CO	SO2	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	15.20	31.90	38.00	49.26	54.06	19.55	53.48	54.06	18.73	51.99	0.00	47.05	47.05	33.87	38.72	46.93

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	1/3/2022	2/4/2022	5	25	
2	Grading	Grading	2/7/2022	7/1/2022	5	105	
3	Building Construction	Building Construction	7/5/2022	6/1/2023	5	238	
4	Paving	Paving	6/2/2023	8/31/2023	5	65	

8555 Santa Monica Boulevard - Proposed Project - Alternative 2 - AQ - South Coast AQMD Air District, Winter

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

5	Architectural Coating	Architectural Coating	9/1/2023	12/4/2023	5	67
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Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 105

Acres of Paving: 0

Residential Indoor: 72,900; Residential Outdoor: 24,300; Non-Residential Indoor: 96,750; Non-Residential Outdoor: 32,250; Striped Parking Area: 7,008 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Building Construction	Cranes	1	6.00	231	0.29
Building Construction	Forklifts	1	6.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
Paving	Cement and Mortar Mixers	1	6.00	9	0.56
Paving	Pavers	1	6.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	1	7.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

8555 Santa Monica Boulevard - Proposed Project - Alternative 2 - AQ - South Coast AQMD Air District, Winter

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

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	752.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	10,268.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	91.00	33.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	13.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	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

Reduce Vehicle Speed on Unpaved Roads

3.2 Demolition - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					5.9938	0.0000	5.9938	0.9075	0.0000	0.9075			0.0000			0.0000
Off-Road	1.6889	16.6217	13.9605	0.0241		0.8379	0.8379		0.7829	0.7829		2,323.4168	2,323.4168	0.5921		2,338.2191
Total	1.6889	16.6217	13.9605	0.0241	5.9938	0.8379	6.8317	0.9075	0.7829	1.6904		2,323.4168	2,323.4168	0.5921		2,338.2191

8555 Santa Monica Boulevard - Proposed Project - Alternative 2 - AQ - South Coast AQMD Air District, Winter

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

3.2 Demolition - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1236	4.8993	1.1427	0.0182	0.5262	0.0393	0.5655	0.1442	0.0376	0.1818		1,997.5684	1,997.5684	0.1071	0.3171	2,094.7457
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0471	0.0345	0.4486	1.2400e-003	0.1453	8.7000e-004	0.1462	0.0385	8.0000e-004	0.0393		126.0097	126.0097	3.5200e-003	3.3700e-003	127.1033
Total	0.1707	4.9338	1.5912	0.0195	0.6715	0.0402	0.7116	0.1828	0.0384	0.2212		2,123.5781	2,123.5781	0.1106	0.3205	2,221.8490

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.6972	0.0000	2.6972	0.4084	0.0000	0.4084			0.0000			0.0000
Off-Road	1.6889	16.6217	13.9605	0.0241		0.8379	0.8379		0.7829	0.7829	0.0000	2,323.4168	2,323.4168	0.5921		2,338.2191
Total	1.6889	16.6217	13.9605	0.0241	2.6972	0.8379	3.5351	0.4084	0.7829	1.1913	0.0000	2,323.4168	2,323.4168	0.5921		2,338.2191

8555 Santa Monica Boulevard - Proposed Project - Alternative 2 - AQ - South Coast AQMD Air District, Winter

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

3.2 Demolition - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1236	4.8993	1.1427	0.0182	0.5262	0.0393	0.5655	0.1442	0.0376	0.1818		1,997.5684	1,997.5684	0.1071	0.3171	2,094.7457
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0471	0.0345	0.4486	1.2400e-003	0.1453	8.7000e-004	0.1462	0.0385	8.0000e-004	0.0393		126.0097	126.0097	3.5200e-003	3.3700e-003	127.1033
Total	0.1707	4.9338	1.5912	0.0195	0.6715	0.0402	0.7116	0.1828	0.0384	0.2212		2,123.5781	2,123.5781	0.1106	0.3205	2,221.8490

3.3 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.1655	0.0000	7.1655	3.4373	0.0000	3.4373			0.0000			0.0000
Off-Road	1.5403	16.9836	9.2202	0.0206		0.7423	0.7423		0.6829	0.6829		1,995.4825	1,995.4825	0.6454		2,011.6169
Total	1.5403	16.9836	9.2202	0.0206	7.1655	0.7423	7.9078	3.4373	0.6829	4.1202		1,995.4825	1,995.4825	0.6454		2,011.6169

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

3.3 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.4018	15.9278	3.7148	0.0592	1.7105	0.1278	1.8383	0.4689	0.1223	0.5911		6,494.1212	6,494.1212	0.3481	1.0310	6,810.0458
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0362	0.0265	0.3451	9.5000e-004	0.1118	6.7000e-004	0.1124	0.0296	6.1000e-004	0.0303		96.9305	96.9305	2.7000e-003	2.6000e-003	97.7717
Total	0.4380	15.9543	4.0599	0.0602	1.8223	0.1285	1.9508	0.4985	0.1229	0.6214		6,591.0517	6,591.0517	0.3508	1.0336	6,907.8176

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					3.2245	0.0000	3.2245	1.5468	0.0000	1.5468			0.0000			0.0000
Off-Road	1.5403	16.9836	9.2202	0.0206		0.7423	0.7423		0.6829	0.6829	0.0000	1,995.4825	1,995.4825	0.6454		2,011.6169
Total	1.5403	16.9836	9.2202	0.0206	3.2245	0.7423	3.9668	1.5468	0.6829	2.2297	0.0000	1,995.4825	1,995.4825	0.6454		2,011.6169

8555 Santa Monica Boulevard - Proposed Project - Alternative 2 - AQ - South Coast AQMD Air District, Winter

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

3.3 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.4018	15.9278	3.7148	0.0592	1.7105	0.1278	1.8383	0.4689	0.1223	0.5911		6,494.1212	6,494.1212	0.3481	1.0310	6,810.0458
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0362	0.0265	0.3451	9.5000e-004	0.1118	6.7000e-004	0.1124	0.0296	6.1000e-004	0.0303		96.9305	96.9305	2.7000e-003	2.6000e-003	97.7717
Total	0.4380	15.9543	4.0599	0.0602	1.8223	0.1285	1.9508	0.4985	0.1229	0.6214		6,591.0517	6,591.0517	0.3508	1.0336	6,907.8176

3.4 Building Construction - 2022

Unmitigated Construction On-Site

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

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

3.4 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0591	1.6026	0.5454	6.3100e-003	0.2113	0.0161	0.2274	0.0608	0.0154	0.0763		679.0486	679.0486	0.0227	0.0985	708.9762
Worker	0.3297	0.2412	3.1400	8.6700e-003	1.0172	6.0800e-003	1.0232	0.2698	5.6000e-003	0.2754		882.0679	882.0679	0.0246	0.0236	889.7228
Total	0.3888	1.8438	3.6854	0.0150	1.2285	0.0222	1.2507	0.3306	0.0210	0.3516		1,561.1165	1,561.1165	0.0473	0.1222	1,598.6989

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6487	12.5031	12.7264	0.0221		0.5889	0.5889		0.5689	0.5689	0.0000	2,001.5429	2,001.5429	0.3486		2,010.2581
Total	1.6487	12.5031	12.7264	0.0221		0.5889	0.5889		0.5689	0.5689	0.0000	2,001.5429	2,001.5429	0.3486		2,010.2581

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

3.4 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0591	1.6026	0.5454	6.3100e-003	0.2113	0.0161	0.2274	0.0608	0.0154	0.0763		679.0486	679.0486	0.0227	0.0985	708.9762
Worker	0.3297	0.2412	3.1400	8.6700e-003	1.0172	6.0800e-003	1.0232	0.2698	5.6000e-003	0.2754		882.0679	882.0679	0.0246	0.0236	889.7228
Total	0.3888	1.8438	3.6854	0.0150	1.2285	0.0222	1.2507	0.3306	0.0210	0.3516		1,561.1165	1,561.1165	0.0473	0.1222	1,598.6989

3.4 Building Construction - 2023

Unmitigated Construction On-Site

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

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

3.4 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0349	1.2573	0.4868	6.0200e-003	0.2113	7.0100e-003	0.2183	0.0608	6.7100e-003	0.0675		648.0717	648.0717	0.0216	0.0939	676.5956
Worker	0.3069	0.2134	2.8966	8.3900e-003	1.0172	5.7300e-003	1.0229	0.2698	5.2700e-003	0.2750		858.9026	858.9026	0.0221	0.0218	865.9572
Total	0.3418	1.4707	3.3834	0.0144	1.2285	0.0127	1.2412	0.3306	0.0120	0.3426		1,506.9742	1,506.9742	0.0438	0.1157	1,542.5528

Mitigated Construction On-Site

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

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3.4 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0349	1.2573	0.4868	6.0200e-003	0.2113	7.0100e-003	0.2183	0.0608	6.7100e-003	0.0675		648.0717	648.0717	0.0216	0.0939	676.5956
Worker	0.3069	0.2134	2.8966	8.3900e-003	1.0172	5.7300e-003	1.0229	0.2698	5.2700e-003	0.2750		858.9026	858.9026	0.0221	0.0218	865.9572
Total	0.3418	1.4707	3.3834	0.0144	1.2285	0.0127	1.2412	0.3306	0.0120	0.3426		1,506.9742	1,506.9742	0.0438	0.1157	1,542.5528

3.5 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6446	6.2357	8.8024	0.0136		0.3084	0.3084		0.2846	0.2846		1,297.6880	1,297.6880	0.4114		1,307.9725
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.6446	6.2357	8.8024	0.0136		0.3084	0.3084		0.2846	0.2846		1,297.6880	1,297.6880	0.4114		1,307.9725

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

3.5 Paving - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0438	0.0305	0.4138	1.2000e-003	0.1453	8.2000e-004	0.1461	0.0385	7.5000e-004	0.0393		122.7004	122.7004	3.1600e-003	3.1200e-003	123.7082
Total	0.0438	0.0305	0.4138	1.2000e-003	0.1453	8.2000e-004	0.1461	0.0385	7.5000e-004	0.0393		122.7004	122.7004	3.1600e-003	3.1200e-003	123.7082

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6446	6.2357	8.8024	0.0136		0.3084	0.3084		0.2846	0.2846	0.0000	1,297.6880	1,297.6880	0.4114		1,307.9725
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.6446	6.2357	8.8024	0.0136		0.3084	0.3084		0.2846	0.2846	0.0000	1,297.6880	1,297.6880	0.4114		1,307.9725

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

3.5 Paving - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0438	0.0305	0.4138	1.2000e-003	0.1453	8.2000e-004	0.1461	0.0385	7.5000e-004	0.0393		122.7004	122.7004	3.1600e-003	3.1200e-003	123.7082
Total	0.0438	0.0305	0.4138	1.2000e-003	0.1453	8.2000e-004	0.1461	0.0385	7.5000e-004	0.0393		122.7004	122.7004	3.1600e-003	3.1200e-003	123.7082

3.6 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	12.7710					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	12.9627	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690

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

3.6 Architectural Coating - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0607	0.0422	0.5730	1.6600e-003	0.2012	1.1300e-003	0.2023	0.0534	1.0400e-003	0.0544		169.8928	169.8928	4.3800e-003	4.3200e-003	171.2882
Total	0.0607	0.0422	0.5730	1.6600e-003	0.2012	1.1300e-003	0.2023	0.0534	1.0400e-003	0.0544		169.8928	169.8928	4.3800e-003	4.3200e-003	171.2882

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	12.7710					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690
Total	12.9627	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690

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

3.6 Architectural Coating - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0607	0.0422	0.5730	1.6600e-003	0.2012	1.1300e-003	0.2023	0.0534	1.0400e-003	0.0544		169.8928	169.8928	4.3800e-003	4.3200e-003	171.2882
Total	0.0607	0.0422	0.5730	1.6600e-003	0.2012	1.1300e-003	0.2023	0.0534	1.0400e-003	0.0544		169.8928	169.8928	4.3800e-003	4.3200e-003	171.2882

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Density

Increase Diversity

Improve Destination Accessibility

Increase Transit Accessibility

Integrate Below Market Rate Housing

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.1570	2.7173	22.6940	0.0391	4.1256	0.0322	4.1578	1.0994	0.0299	1.1293		4,057.3039	4,057.3039	0.3842	0.2371	4,137.5554
Unmitigated	4.1833	4.5545	38.6933	0.0823	8.9813	0.0623	9.0436	2.3934	0.0579	2.4513		8,530.4804	8,530.4804	0.5972	0.3973	8,663.8073

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	163.20	147.30	122.70	530,147	243,526
Enclosed Parking with Elevator	0.00	0.00	0.00		
General Office Building	630.20	101.66	32.20	1,511,721	694,417
High Turnover (Sit Down Restaurant)	117.79	128.52	149.77	168,842	77,559
Strip Mall	772.94	733.18	356.30	1,346,543	618,541
Total	1,684.13	1,110.66	660.97	3,557,253	1,634,042

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 Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	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
High Turnover (Sit Down)	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

4.4 Fleet Mix

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

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
Enclosed Parking with Elevator	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
General Office Building	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
High Turnover (Sit Down Restaurant)	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
Strip Mall	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0300	0.2685	0.1972	1.6400e-003		0.0207	0.0207		0.0207	0.0207		327.4154	327.4154	6.2800e-003	6.0000e-003	329.3610
NaturalGas Unmitigated	0.0300	0.2685	0.1972	1.6400e-003		0.0207	0.0207		0.0207	0.0207		327.4154	327.4154	6.2800e-003	6.0000e-003	329.3610

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	740.614	7.9900e-003	0.0683	0.0290	4.4000e-004		5.5200e-003	5.5200e-003		5.5200e-003	5.5200e-003		87.1310	87.1310	1.6700e-003	1.6000e-003	87.6488
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	1299.4	0.0140	0.1274	0.1070	7.6000e-004		9.6800e-003	9.6800e-003		9.6800e-003	9.6800e-003		152.8705	152.8705	2.9300e-003	2.8000e-003	153.7789
High Turnover (Sit Down Restaurant)	665.117	7.1700e-003	0.0652	0.0548	3.9000e-004		4.9600e-003	4.9600e-003		4.9600e-003	4.9600e-003		78.2491	78.2491	1.5000e-003	1.4300e-003	78.7141
Strip Mall	77.9006	8.4000e-004	7.6400e-003	6.4200e-003	5.0000e-005		5.8000e-004	5.8000e-004		5.8000e-004	5.8000e-004		9.1648	9.1648	1.8000e-004	1.7000e-004	9.2192
Total		0.0300	0.2685	0.1972	1.6400e-003		0.0207	0.0207		0.0207	0.0207		327.4154	327.4154	6.2800e-003	6.0000e-003	329.3610

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

5.2 Energy by Land Use - 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	lb/day										lb/day					
Apartments Mid Rise	0.740614	7.9900e-003	0.0683	0.0290	4.4000e-004		5.5200e-003	5.5200e-003		5.5200e-003	5.5200e-003		87.1310	87.1310	1.6700e-003	1.6000e-003	87.6488
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	1.2994	0.0140	0.1274	0.1070	7.6000e-004		9.6800e-003	9.6800e-003		9.6800e-003	9.6800e-003		152.8705	152.8705	2.9300e-003	2.8000e-003	153.7789
High Turnover (Sit Down Restaurant)	0.665117	7.1700e-003	0.0652	0.0548	3.9000e-004		4.9600e-003	4.9600e-003		4.9600e-003	4.9600e-003		78.2491	78.2491	1.5000e-003	1.4300e-003	78.7141
Strip Mall	0.0779006	8.4000e-004	7.6400e-003	6.4200e-003	5.0000e-005		5.8000e-004	5.8000e-004		5.8000e-004	5.8000e-004		9.1648	9.1648	1.8000e-004	1.7000e-004	9.2192
Total		0.0300	0.2685	0.1972	1.6400e-003		0.0207	0.0207		0.0207	0.0207		327.4154	327.4154	6.2800e-003	6.0000e-003	329.3610

6.0 Area Detail

6.1 Mitigation Measures Area

8555 Santa Monica Boulevard - Proposed Project - Alternative 2 - AQ - South Coast AQMD Air District, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.3959	0.4767	2.7009	2.9900e-003		0.0501	0.0501		0.0501	0.0501	0.0000	576.2993	576.2993	0.0154	0.0105	579.8090
Unmitigated	2.3959	0.4767	2.7009	2.9900e-003		0.0501	0.0501		0.0501	0.0501	0.0000	576.2993	576.2993	0.0154	0.0105	579.8090

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2344					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.0313					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0524	0.4479	0.1906	2.8600e-003		0.0362	0.0362		0.0362	0.0362	0.0000	571.7647	571.7647	0.0110	0.0105	575.1624
Landscaping	0.0777	0.0288	2.5103	1.3000e-004		0.0138	0.0138		0.0138	0.0138		4.5346	4.5346	4.4800e-003		4.6466
Total	2.3959	0.4767	2.7009	2.9900e-003		0.0501	0.0501		0.0501	0.0501	0.0000	576.2993	576.2993	0.0154	0.0105	579.8090

8555 Santa Monica Boulevard - Proposed Project - Alternative 2 - AQ - South Coast AQMD Air District, Winter

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2344					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.0313					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0524	0.4479	0.1906	2.8600e-003		0.0362	0.0362		0.0362	0.0362	0.0000	571.7647	571.7647	0.0110	0.0105	575.1624
Landscaping	0.0777	0.0288	2.5103	1.3000e-004		0.0138	0.0138		0.0138	0.0138		4.5346	4.5346	4.4800e-003		4.6466
Total	2.3959	0.4767	2.7009	2.9900e-003		0.0501	0.0501		0.0501	0.0501	0.0000	576.2993	576.2993	0.0154	0.0105	579.8090

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy
 Use Water Efficient Irrigation System

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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8555 Santa Monica Boulevard - Proposed Project - Alternative 2 - AQ - South Coast AQMD Air District, Winter

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
Emergency Generator	1	1	36	86	0.73	Diesel

Boilers

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

Equipment Type	Number
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10.1 Stationary Sources

Unmitigated/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
Equipment Type	lb/day										lb/day					
Emergency Generator - Diesel (75 - 100 HP)	0.1411	0.4602	0.5121	6.8000e-004		0.0208	0.0208		0.0208	0.0208		72.1982	72.1982	0.0101		72.4513
Total	0.1411	0.4602	0.5121	6.8000e-004		0.0208	0.0208		0.0208	0.0208		72.1982	72.1982	0.0101		72.4513

11.0 Vegetation

8555 Santa Monica Boulevard - Proposed Project - Alternative 2 - AQ - South Coast AQMD Air District, Summer

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

8555 Santa Monica Boulevard - Proposed Project - Alternative 2 - AQ

South Coast AQMD Air District, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	46.00	1000sqft	0.00	46,002.00	0
Enclosed Parking with Elevator	292.00	Space	0.00	116,800.00	0
High Turnover (Sit Down Restaurant)	1.05	1000sqft	0.00	1,054.00	0
Apartments Mid Rise	30.00	Dwelling Unit	1.00	36,000.00	86
Strip Mall	17.44	1000sqft	0.40	17,444.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	11			Operational Year	2024
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	390.98	CH4 Intensity (lb/MW hr)	0.033	N2O Intensity (lb/MW hr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Source: Section 6.0 Alternatives

Construction Phase - Source: Client provided construction schedule. Demolition + grading 6 mo., Const. 11 mo., Paving 3 mo., AC 3 mo.

Trips and VMT - Assume 15 CY truck and 5134 loads (per VCA Engineers 7/2019, 77,000 CY) = 10,268 one-way trips, 48 loads/day; 376 loads demolition = 752 one-way trips, 16 loads/day

Demolition - Per VCA Engineers 7/2019: demolition 5,638 cy = 152,226 cf

Grading - Export material per VCA Engineers 7/2019: 77,000 CY

Architectural Coating - SCAQMD Rule 1113

8555 Santa Monica Boulevard - Proposed Project - Alternative 2 - AQ - South Coast AQMD Air District, Summer

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

Vehicle Trips - Rates per project traffic study

Woodstoves - SCAQMD Rule 445

Area Coating - SCAQMD Rule 1113

Construction Off-road Equipment Mitigation - SCAQMD Rule 403

Mobile Land Use Mitigation - Net increase of 26 residential units on 1.4 acres, mixed use, 5 apt units of affordable housing, 0.1 mile to Santa Monica/Westborne stop for Cityline Commuter and Metro Route 4, located in a central business district

Water Mitigation - Compliance with CALGreen

Stationary Sources - Emergency Generators and Fire Pumps -

Water And Wastewater -

Solid Waste -

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	20.00	25.00
tblConstructionPhase	NumDays	4.00	105.00
tblConstructionPhase	NumDays	200.00	238.00
tblConstructionPhase	NumDays	10.00	65.00
tblConstructionPhase	NumDays	10.00	67.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	25.50	27.00
tblFireplaces	NumberWood	1.50	0.00
tblGrading	MaterialExported	0.00	77,000.00
tblLandUse	LandUseSquareFeet	46,000.00	46,002.00
tblLandUse	LandUseSquareFeet	1,050.00	1,054.00
tblLandUse	LandUseSquareFeet	30,000.00	36,000.00
tblLandUse	LandUseSquareFeet	17,440.00	17,444.00
tblLandUse	LotAcreage	1.06	0.00
tblLandUse	LotAcreage	2.63	0.00
tblLandUse	LotAcreage	0.02	0.00
tblLandUse	LotAcreage	0.79	1.00

8555 Santa Monica Boulevard - Proposed Project - Alternative 2 - AQ - South Coast AQMD Air District, Summer

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

tblTripsAndVMT	HaulingTripNumber	692.00	752.00
tblTripsAndVMT	HaulingTripNumber	9,625.00	10,268.00
tblVehicleTrips	WD_TR	9.74	13.70
tblWoodstoves	NumberCatalytic	1.50	0.00
tblWoodstoves	NumberNoncatalytic	1.50	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

8555 Santa Monica Boulevard - Proposed Project - Alternative 2 - AQ - South Coast AQMD Air District, Summer

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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	2.0222	32.2653	16.7264	0.0808	8.9878	0.8780	9.8583	3.9358	0.8212	4.7414	0.0000	8,590.127 1	8,590.127 1	0.9968	1.0330	8,922.877 4
2023	13.0202	13.1034	16.2834	0.0370	1.2285	0.5272	1.7557	0.3306	0.5088	0.8394	0.0000	3,560.509 0	3,560.509 0	0.4145	0.1142	3,604.133 8
Maximum	13.0202	32.2653	16.7264	0.0808	8.9878	0.8780	9.8583	3.9358	0.8212	4.7414	0.0000	8,590.127 1	8,590.127 1	0.9968	1.0330	8,922.877 4

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	2.0222	32.2653	16.7264	0.0808	5.0468	0.8780	5.9173	2.0453	0.8212	2.8509	0.0000	8,590.127 1	8,590.127 1	0.9968	1.0330	8,922.877 4
2023	13.0202	13.1034	16.2834	0.0370	1.2285	0.5272	1.7557	0.3306	0.5088	0.8394	0.0000	3,560.509 0	3,560.509 0	0.4145	0.1142	3,604.133 8
Maximum	13.0202	32.2653	16.7264	0.0808	5.0468	0.8780	5.9173	2.0453	0.8212	2.8509	0.0000	8,590.127 1	8,590.127 1	0.9968	1.0330	8,922.877 4

8555 Santa Monica Boulevard - Proposed Project - Alternative 2 - AQ - South Coast AQMD Air District, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	38.58	0.00	33.93	44.31	0.00	33.88	0.00	0.00	0.00	0.00	0.00	0.00

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.3959	0.4767	2.7009	2.9900e-003		0.0501	0.0501		0.0501	0.0501	0.0000	576.2993	576.2993	0.0154	0.0105	579.8090
Energy	0.0300	0.2685	0.1972	1.6400e-003		0.0207	0.0207		0.0207	0.0207		327.4154	327.4154	6.2800e-003	6.0000e-003	329.3610
Mobile	4.3684	4.2386	39.6505	0.0863	8.9813	0.0623	9.0436	2.3934	0.0579	2.4512		8,941.7636	8,941.7636	0.5761	0.3820	9,069.9892
Stationary	0.1411	0.4602	0.5121	6.8000e-004		0.0208	0.0208		0.0208	0.0208		72.1982	72.1982	0.0101		72.4513
Total	6.9354	5.4440	43.0608	0.0916	8.9813	0.1538	9.1351	2.3934	0.1494	2.5428	0.0000	9,917.6764	9,917.6764	0.6080	0.3984	10,051.6105

8555 Santa Monica Boulevard - Proposed Project - Alternative 2 - AQ - South Coast AQMD Air District, Summer

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

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.3959	0.4767	2.7009	2.9900e-003		0.0501	0.0501		0.0501	0.0501	0.0000	576.2993	576.2993	0.0154	0.0105	579.8090
Energy	0.0300	0.2685	0.1972	1.6400e-003		0.0207	0.0207		0.0207	0.0207		327.4154	327.4154	6.2800e-003	6.0000e-003	329.3610
Mobile	3.3481	2.5283	22.3728	0.0409	4.1256	0.0322	4.1578	1.0994	0.0299	1.1293		4,244.2016	4,244.2016	0.3614	0.2271	4,320.9204
Stationary	0.1411	0.4602	0.5121	6.8000e-004		0.0208	0.0208		0.0208	0.0208		72.1982	72.1982	0.0101		72.4513
Total	5.9151	3.7337	25.7830	0.0463	4.1256	0.1237	4.2494	1.0994	0.1214	1.2208	0.0000	5,220.1144	5,220.1144	0.3932	0.2436	5,302.5417

	ROG	NOx	CO	SO2	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	14.71	31.42	40.12	49.49	54.06	19.55	53.48	54.06	18.73	51.99	0.00	47.37	47.37	35.33	38.86	47.25

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	1/3/2022	2/4/2022	5	25	
2	Grading	Grading	2/7/2022	7/1/2022	5	105	
3	Building Construction	Building Construction	7/5/2022	6/1/2023	5	238	
4	Paving	Paving	6/2/2023	8/31/2023	5	65	

8555 Santa Monica Boulevard - Proposed Project - Alternative 2 - AQ - South Coast AQMD Air District, Summer

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

5	Architectural Coating	Architectural Coating	9/1/2023	12/4/2023	5	67
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Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 105

Acres of Paving: 0

Residential Indoor: 72,900; Residential Outdoor: 24,300; Non-Residential Indoor: 96,750; Non-Residential Outdoor: 32,250; Striped Parking Area: 7,008 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Building Construction	Cranes	1	6.00	231	0.29
Building Construction	Forklifts	1	6.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
Paving	Cement and Mortar Mixers	1	6.00	9	0.56
Paving	Pavers	1	6.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	1	7.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

8555 Santa Monica Boulevard - Proposed Project - Alternative 2 - AQ - South Coast AQMD Air District, Summer

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

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	752.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	10,268.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	91.00	33.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	13.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	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

Reduce Vehicle Speed on Unpaved Roads

3.2 Demolition - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					5.9938	0.0000	5.9938	0.9075	0.0000	0.9075			0.0000			0.0000
Off-Road	1.6889	16.6217	13.9605	0.0241		0.8379	0.8379		0.7829	0.7829		2,323.4168	2,323.4168	0.5921		2,338.2191
Total	1.6889	16.6217	13.9605	0.0241	5.9938	0.8379	6.8317	0.9075	0.7829	1.6904		2,323.4168	2,323.4168	0.5921		2,338.2191

8555 Santa Monica Boulevard - Proposed Project - Alternative 2 - AQ - South Coast AQMD Air District, Summer

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

3.2 Demolition - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1271	4.6931	1.1216	0.0182	0.5262	0.0392	0.5654	0.1442	0.0375	0.1818		1,996.8329	1,996.8329	0.1073	0.3170	2,093.9780
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0448	0.0315	0.4962	1.3200e-003	0.1453	8.7000e-004	0.1462	0.0385	8.0000e-004	0.0393		133.7891	133.7891	3.4800e-003	3.1800e-003	134.8237
Total	0.1719	4.7246	1.6178	0.0195	0.6715	0.0401	0.7116	0.1828	0.0383	0.2211		2,130.6220	2,130.6220	0.1107	0.3202	2,228.8017

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.6972	0.0000	2.6972	0.4084	0.0000	0.4084			0.0000			0.0000
Off-Road	1.6889	16.6217	13.9605	0.0241		0.8379	0.8379		0.7829	0.7829	0.0000	2,323.4168	2,323.4168	0.5921		2,338.2191
Total	1.6889	16.6217	13.9605	0.0241	2.6972	0.8379	3.5351	0.4084	0.7829	1.1913	0.0000	2,323.4168	2,323.4168	0.5921		2,338.2191

8555 Santa Monica Boulevard - Proposed Project - Alternative 2 - AQ - South Coast AQMD Air District, Summer

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

3.2 Demolition - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1271	4.6931	1.1216	0.0182	0.5262	0.0392	0.5654	0.1442	0.0375	0.1818		1,996.8329	1,996.8329	0.1073	0.3170	2,093.9780
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0448	0.0315	0.4962	1.3200e-003	0.1453	8.7000e-004	0.1462	0.0385	8.0000e-004	0.0393		133.7891	133.7891	3.4800e-003	3.1800e-003	134.8237
Total	0.1719	4.7246	1.6178	0.0195	0.6715	0.0401	0.7116	0.1828	0.0383	0.2211		2,130.6220	2,130.6220	0.1107	0.3202	2,228.8017

3.3 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.1655	0.0000	7.1655	3.4373	0.0000	3.4373			0.0000			0.0000
Off-Road	1.5403	16.9836	9.2202	0.0206		0.7423	0.7423		0.6829	0.6829		1,995.4825	1,995.4825	0.6454		2,011.6169
Total	1.5403	16.9836	9.2202	0.0206	7.1655	0.7423	7.9078	3.4373	0.6829	4.1202		1,995.4825	1,995.4825	0.6454		2,011.6169

8555 Santa Monica Boulevard - Proposed Project - Alternative 2 - AQ - South Coast AQMD Air District, Summer

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

3.3 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.4132	15.2574	3.6463	0.0592	1.7105	0.1276	1.8381	0.4689	0.1221	0.5909		6,491.7299	6,491.7299	0.3487	1.0306	6,807.5499
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0344	0.0242	0.3817	1.0100e-003	0.1118	6.7000e-004	0.1124	0.0296	6.1000e-004	0.0303		102.9147	102.9147	2.6700e-003	2.4500e-003	103.7106
Total	0.4476	15.2816	4.0280	0.0602	1.8223	0.1282	1.9505	0.4985	0.1227	0.6212		6,594.6447	6,594.6447	0.3514	1.0330	6,911.2605

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					3.2245	0.0000	3.2245	1.5468	0.0000	1.5468			0.0000			0.0000
Off-Road	1.5403	16.9836	9.2202	0.0206		0.7423	0.7423		0.6829	0.6829	0.0000	1,995.4825	1,995.4825	0.6454		2,011.6169
Total	1.5403	16.9836	9.2202	0.0206	3.2245	0.7423	3.9668	1.5468	0.6829	2.2297	0.0000	1,995.4825	1,995.4825	0.6454		2,011.6169

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

3.3 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.4132	15.2574	3.6463	0.0592	1.7105	0.1276	1.8381	0.4689	0.1221	0.5909		6,491.7299	6,491.7299	0.3487	1.0306	6,807.5499
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0344	0.0242	0.3817	1.0100e-003	0.1118	6.7000e-004	0.1124	0.0296	6.1000e-004	0.0303		102.9147	102.9147	2.6700e-003	2.4500e-003	103.7106
Total	0.4476	15.2816	4.0280	0.0602	1.8223	0.1282	1.9505	0.4985	0.1227	0.6212		6,594.6447	6,594.6447	0.3514	1.0330	6,911.2605

3.4 Building Construction - 2022

Unmitigated Construction On-Site

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

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

3.4 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0602	1.5356	0.5265	6.3100e-003	0.2113	0.0161	0.2274	0.0608	0.0154	0.0762		678.7088	678.7088	0.0228	0.0984	708.6002
Worker	0.3134	0.2205	3.4735	9.2100e-003	1.0172	6.0800e-003	1.0232	0.2698	5.6000e-003	0.2754		936.5239	936.5239	0.0243	0.0223	943.7662
Total	0.3736	1.7560	3.9999	0.0155	1.2285	0.0221	1.2506	0.3306	0.0210	0.3516		1,615.2328	1,615.2328	0.0471	0.1207	1,652.3664

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6487	12.5031	12.7264	0.0221		0.5889	0.5889		0.5689	0.5689	0.0000	2,001.5429	2,001.5429	0.3486		2,010.2581
Total	1.6487	12.5031	12.7264	0.0221		0.5889	0.5889		0.5689	0.5689	0.0000	2,001.5429	2,001.5429	0.3486		2,010.2581

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

3.4 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0602	1.5356	0.5265	6.3100e-003	0.2113	0.0161	0.2274	0.0608	0.0154	0.0762		678.7088	678.7088	0.0228	0.0984	708.6002
Worker	0.3134	0.2205	3.4735	9.2100e-003	1.0172	6.0800e-003	1.0232	0.2698	5.6000e-003	0.2754		936.5239	936.5239	0.0243	0.0223	943.7662
Total	0.3736	1.7560	3.9999	0.0155	1.2285	0.0221	1.2506	0.3306	0.0210	0.3516		1,615.2328	1,615.2328	0.0471	0.1207	1,652.3664

3.4 Building Construction - 2023

Unmitigated Construction On-Site

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

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

3.4 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0365	1.1979	0.4716	6.0100e-003	0.2113	6.9800e-003	0.2183	0.0608	6.6700e-003	0.0675		646.9020	646.9020	0.0217	0.0937	675.3537
Worker	0.2907	0.1951	3.2008	8.9100e-003	1.0172	5.7300e-003	1.0229	0.2698	5.2700e-003	0.2750		911.8192	911.8192	0.0218	0.0206	918.4943
Total	0.3272	1.3930	3.6724	0.0149	1.2285	0.0127	1.2412	0.3306	0.0119	0.3425		1,558.7213	1,558.7213	0.0436	0.1142	1,593.8480

Mitigated Construction On-Site

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

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

3.4 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0365	1.1979	0.4716	6.0100e-003	0.2113	6.9800e-003	0.2183	0.0608	6.6700e-003	0.0675		646.9020	646.9020	0.0217	0.0937	675.3537
Worker	0.2907	0.1951	3.2008	8.9100e-003	1.0172	5.7300e-003	1.0229	0.2698	5.2700e-003	0.2750		911.8192	911.8192	0.0218	0.0206	918.4943
Total	0.3272	1.3930	3.6724	0.0149	1.2285	0.0127	1.2412	0.3306	0.0119	0.3425		1,558.7213	1,558.7213	0.0436	0.1142	1,593.8480

3.5 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6446	6.2357	8.8024	0.0136		0.3084	0.3084		0.2846	0.2846		1,297.6880	1,297.6880	0.4114		1,307.9725
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.6446	6.2357	8.8024	0.0136		0.3084	0.3084		0.2846	0.2846		1,297.6880	1,297.6880	0.4114		1,307.9725

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

3.5 Paving - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0415	0.0279	0.4573	1.2700e-003	0.1453	8.2000e-004	0.1461	0.0385	7.5000e-004	0.0393		130.2599	130.2599	3.1200e-003	2.9400e-003	131.2135
Total	0.0415	0.0279	0.4573	1.2700e-003	0.1453	8.2000e-004	0.1461	0.0385	7.5000e-004	0.0393		130.2599	130.2599	3.1200e-003	2.9400e-003	131.2135

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6446	6.2357	8.8024	0.0136		0.3084	0.3084		0.2846	0.2846	0.0000	1,297.6880	1,297.6880	0.4114		1,307.9725
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.6446	6.2357	8.8024	0.0136		0.3084	0.3084		0.2846	0.2846	0.0000	1,297.6880	1,297.6880	0.4114		1,307.9725

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

3.5 Paving - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0415	0.0279	0.4573	1.2700e-003	0.1453	8.2000e-004	0.1461	0.0385	7.5000e-004	0.0393		130.2599	130.2599	3.1200e-003	2.9400e-003	131.2135
Total	0.0415	0.0279	0.4573	1.2700e-003	0.1453	8.2000e-004	0.1461	0.0385	7.5000e-004	0.0393		130.2599	130.2599	3.1200e-003	2.9400e-003	131.2135

3.6 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	12.7710					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	12.9627	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690

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

3.6 Architectural Coating - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0575	0.0386	0.6331	1.7600e-003	0.2012	1.1300e-003	0.2023	0.0534	1.0400e-003	0.0544		180.3599	180.3599	4.3200e-003	4.0700e-003	181.6802
Total	0.0575	0.0386	0.6331	1.7600e-003	0.2012	1.1300e-003	0.2023	0.0534	1.0400e-003	0.0544		180.3599	180.3599	4.3200e-003	4.0700e-003	181.6802

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	12.7710					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690
Total	12.9627	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690

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

3.6 Architectural Coating - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0575	0.0386	0.6331	1.7600e-003	0.2012	1.1300e-003	0.2023	0.0534	1.0400e-003	0.0544		180.3599	180.3599	4.3200e-003	4.0700e-003	181.6802
Total	0.0575	0.0386	0.6331	1.7600e-003	0.2012	1.1300e-003	0.2023	0.0534	1.0400e-003	0.0544		180.3599	180.3599	4.3200e-003	4.0700e-003	181.6802

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Density

Increase Diversity

Improve Destination Accessibility

Increase Transit Accessibility

Integrate Below Market Rate Housing

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.3481	2.5283	22.3728	0.0409	4.1256	0.0322	4.1578	1.0994	0.0299	1.1293		4,244.2016	4,244.2016	0.3614	0.2271	4,320.9204
Unmitigated	4.3684	4.2386	39.6505	0.0863	8.9813	0.0623	9.0436	2.3934	0.0579	2.4512		8,941.7636	8,941.7636	0.5761	0.3820	9,069.9892

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	163.20	147.30	122.70	530,147	243,526
Enclosed Parking with Elevator	0.00	0.00	0.00		
General Office Building	630.20	101.66	32.20	1,511,721	694,417
High Turnover (Sit Down Restaurant)	117.79	128.52	149.77	168,842	77,559
Strip Mall	772.94	733.18	356.30	1,346,543	618,541
Total	1,684.13	1,110.66	660.97	3,557,253	1,634,042

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 Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	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
High Turnover (Sit Down)	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

4.4 Fleet Mix

8555 Santa Monica Boulevard - Proposed Project - Alternative 2 - AQ - South Coast AQMD Air District, Summer

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

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
Enclosed Parking with Elevator	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
General Office Building	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
High Turnover (Sit Down Restaurant)	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
Strip Mall	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0300	0.2685	0.1972	1.6400e-003		0.0207	0.0207		0.0207	0.0207		327.4154	327.4154	6.2800e-003	6.0000e-003	329.3610
NaturalGas Unmitigated	0.0300	0.2685	0.1972	1.6400e-003		0.0207	0.0207		0.0207	0.0207		327.4154	327.4154	6.2800e-003	6.0000e-003	329.3610

8555 Santa Monica Boulevard - Proposed Project - Alternative 2 - AQ - South Coast AQMD Air District, Summer

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	740.614	7.9900e-003	0.0683	0.0290	4.4000e-004		5.5200e-003	5.5200e-003		5.5200e-003	5.5200e-003		87.1310	87.1310	1.6700e-003	1.6000e-003	87.6488
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	1299.4	0.0140	0.1274	0.1070	7.6000e-004		9.6800e-003	9.6800e-003		9.6800e-003	9.6800e-003		152.8705	152.8705	2.9300e-003	2.8000e-003	153.7789
High Turnover (Sit Down Restaurant)	665.117	7.1700e-003	0.0652	0.0548	3.9000e-004		4.9600e-003	4.9600e-003		4.9600e-003	4.9600e-003		78.2491	78.2491	1.5000e-003	1.4300e-003	78.7141
Strip Mall	77.9006	8.4000e-004	7.6400e-003	6.4200e-003	5.0000e-005		5.8000e-004	5.8000e-004		5.8000e-004	5.8000e-004		9.1648	9.1648	1.8000e-004	1.7000e-004	9.2192
Total		0.0300	0.2685	0.1972	1.6400e-003		0.0207	0.0207		0.0207	0.0207		327.4154	327.4154	6.2800e-003	6.0000e-003	329.3610

8555 Santa Monica Boulevard - Proposed Project - Alternative 2 - AQ - South Coast AQMD Air District, Summer

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

5.2 Energy by Land Use - 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	lb/day										lb/day					
Apartments Mid Rise	0.740614	7.9900e-003	0.0683	0.0290	4.4000e-004		5.5200e-003	5.5200e-003		5.5200e-003	5.5200e-003		87.1310	87.1310	1.6700e-003	1.6000e-003	87.6488
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	1.2994	0.0140	0.1274	0.1070	7.6000e-004		9.6800e-003	9.6800e-003		9.6800e-003	9.6800e-003		152.8705	152.8705	2.9300e-003	2.8000e-003	153.7789
High Turnover (Sit Down Restaurant)	0.665117	7.1700e-003	0.0652	0.0548	3.9000e-004		4.9600e-003	4.9600e-003		4.9600e-003	4.9600e-003		78.2491	78.2491	1.5000e-003	1.4300e-003	78.7141
Strip Mall	0.0779006	8.4000e-004	7.6400e-003	6.4200e-003	5.0000e-005		5.8000e-004	5.8000e-004		5.8000e-004	5.8000e-004		9.1648	9.1648	1.8000e-004	1.7000e-004	9.2192
Total		0.0300	0.2685	0.1972	1.6400e-003		0.0207	0.0207		0.0207	0.0207		327.4154	327.4154	6.2800e-003	6.0000e-003	329.3610

6.0 Area Detail

6.1 Mitigation Measures Area

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.3959	0.4767	2.7009	2.9900e-003		0.0501	0.0501		0.0501	0.0501	0.0000	576.2993	576.2993	0.0154	0.0105	579.8090
Unmitigated	2.3959	0.4767	2.7009	2.9900e-003		0.0501	0.0501		0.0501	0.0501	0.0000	576.2993	576.2993	0.0154	0.0105	579.8090

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2344					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.0313					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0524	0.4479	0.1906	2.8600e-003		0.0362	0.0362		0.0362	0.0362	0.0000	571.7647	571.7647	0.0110	0.0105	575.1624
Landscaping	0.0777	0.0288	2.5103	1.3000e-004		0.0138	0.0138		0.0138	0.0138		4.5346	4.5346	4.4800e-003		4.6466
Total	2.3959	0.4767	2.7009	2.9900e-003		0.0501	0.0501		0.0501	0.0501	0.0000	576.2993	576.2993	0.0154	0.0105	579.8090

8555 Santa Monica Boulevard - Proposed Project - Alternative 2 - AQ - South Coast AQMD Air District, Summer

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2344					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.0313					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0524	0.4479	0.1906	2.8600e-003		0.0362	0.0362		0.0362	0.0362	0.0000	571.7647	571.7647	0.0110	0.0105	575.1624
Landscaping	0.0777	0.0288	2.5103	1.3000e-004		0.0138	0.0138		0.0138	0.0138		4.5346	4.5346	4.4800e-003		4.6466
Total	2.3959	0.4767	2.7009	2.9900e-003		0.0501	0.0501		0.0501	0.0501	0.0000	576.2993	576.2993	0.0154	0.0105	579.8090

7.0 Water Detail

7.1 Mitigation Measures Water

- Apply Water Conservation Strategy
- Use Water Efficient Irrigation System

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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8555 Santa Monica Boulevard - Proposed Project - Alternative 2 - AQ - South Coast AQMD Air District, Summer

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
Emergency Generator	1	1	36	86	0.73	Diesel

Boilers

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

Equipment Type	Number
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10.1 Stationary Sources

Unmitigated/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
Equipment Type	lb/day										lb/day					
Emergency Generator - Diesel (75 - 100 HP)	0.1411	0.4602	0.5121	6.8000e-004		0.0208	0.0208		0.0208	0.0208		72.1982	72.1982	0.0101		72.4513
Total	0.1411	0.4602	0.5121	6.8000e-004		0.0208	0.0208		0.0208	0.0208		72.1982	72.1982	0.0101		72.4513

11.0 Vegetation

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

8555 Santa Monica Boulevard - Alternative 3 - AQ

South Coast AQMD Air District, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	30.00	1000sqft	0.00	30,000.00	0
Enclosed Parking with Elevator	306.00	Space	0.00	122,400.00	0
High Turnover (Sit Down Restaurant)	2.82	1000sqft	0.00	2,820.00	0
Apartments Mid Rise	50.00	Dwelling Unit	1.40	57,082.00	143
Condo/Townhouse	10.00	Dwelling Unit	0.00	12,912.00	29
Strip Mall	14.50	1000sqft	0.00	14,500.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	11			Operational Year	2024
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	390.98	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Source: Section 6.0 Alternatives.

Construction Phase - Source: Client provided construction schedule. Demolition + grading 6 mo., Const. 11 mo., Paving 3 mo., AC 3 mo.

Trips and VMT - Assume 15 CY truck and 5134 loads (per VCA Engineers 7/2019, 77,000 CY) = 10,268 one-way trips, 48 loads/day; 376 loads demolition = 752 one-way trips, 16 loads/day

Demolition - Per VCA Engineers 7/2019: demolition 5,638 cy = 152,226 cf

Grading - Export material per VCA Engineers 7/2019: 77,000 CY

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

Architectural Coating - SCAQMD Rule 1113

Vehicle Trips - Rates per project traffic study

Woodstoves - SCAQMD Rule 445

Area Coating - SCAQMD Rule 1113

Construction Off-road Equipment Mitigation - SCAQMD Rule 403

Mobile Land Use Mitigation - Net increase of 56 residential units on 1.4 acres, mixed use, 5 apt units of affordable housing, 0.1 mile to Santa Monica/Westborne stop for Cityline Commuter and Metro Route 4, located in a central business district

Water Mitigation - Compliance with CALGreen

Stationary Sources - Emergency Generators and Fire Pumps -

Water And Wastewater -

Solid Waste -

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	20.00	25.00
tblConstructionPhase	NumDays	4.00	105.00
tblConstructionPhase	NumDays	200.00	238.00
tblConstructionPhase	NumDays	10.00	65.00
tblConstructionPhase	NumDays	10.00	67.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	42.50	45.00
tblFireplaces	NumberGas	8.50	9.00
tblFireplaces	NumberWood	2.50	0.00
tblFireplaces	NumberWood	0.50	0.00
tblGrading	MaterialExported	0.00	77,000.00
tblLandUse	LandUseSquareFeet	50,000.00	57,082.00
tblLandUse	LandUseSquareFeet	10,000.00	12,912.00
tblLandUse	LotAcreage	0.69	0.00
tblLandUse	LotAcreage	2.75	0.00

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

tblLandUse	LotAcreage	0.06	0.00
tblLandUse	LotAcreage	1.32	1.40
tblLandUse	LotAcreage	0.63	0.00
tblLandUse	LotAcreage	0.33	0.00
tblTripsAndVMT	HaulingTripNumber	692.00	752.00
tblTripsAndVMT	HaulingTripNumber	9,625.00	10,268.00
tblVehicleTrips	WD_TR	7.32	5.80
tblVehicleTrips	WD_TR	9.74	13.70
tblWoodstoves	NumberCatalytic	2.50	0.00
tblWoodstoves	NumberCatalytic	0.50	0.00
tblWoodstoves	NumberNoncatalytic	2.50	0.00
tblWoodstoves	NumberNoncatalytic	0.50	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

8555 Santa Monica Boulevard - Alternative 3 - AQ - South Coast AQMD Air District, Winter

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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	2.1081	32.9379	17.0840	0.0808	8.9878	0.8781	9.8586	3.9358	0.8213	4.7416	0.0000	8,586.534 2	8,586.534 2	0.9962	1.0336	8,919.434 5
2023	13.8579	13.2637	16.6140	0.0384	1.4473	0.5286	1.9759	0.3888	0.5101	0.8989	0.0000	3,707.731 7	3,707.731 7	0.4145	0.1231	3,754.145 7
Maximum	13.8579	32.9379	17.0840	0.0808	8.9878	0.8781	9.8586	3.9358	0.8213	4.7416	0.0000	8,586.534 2	8,586.534 2	0.9962	1.0336	8,919.434 5

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	2.1081	32.9379	17.0840	0.0808	5.0468	0.8781	5.9175	2.0453	0.8213	2.8511	0.0000	8,586.534 2	8,586.534 2	0.9962	1.0336	8,919.434 5
2023	13.8579	13.2637	16.6140	0.0384	1.4473	0.5286	1.9759	0.3888	0.5101	0.8989	0.0000	3,707.731 7	3,707.731 7	0.4145	0.1231	3,754.145 7
Maximum	13.8579	32.9379	17.0840	0.0808	5.0468	0.8781	5.9175	2.0453	0.8213	2.8511	0.0000	8,586.534 2	8,586.534 2	0.9962	1.0336	8,919.434 5

8555 Santa Monica Boulevard - Alternative 3 - AQ - South Coast AQMD Air District, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	37.77	0.00	33.30	43.72	0.00	33.52	0.00	0.00	0.00	0.00	0.00	0.00

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.8726	0.9531	5.3652	5.9800e-003		0.1000	0.1000		0.1000	0.1000	0.0000	1,152.5199	1,152.5199	0.0307	0.0210	1,159.5342
Energy	0.0474	0.4206	0.2883	2.5800e-003		0.0327	0.0327		0.0327	0.0327		516.6613	516.6613	9.9000e-003	9.4700e-003	519.7315
Mobile	4.3251	4.6491	39.4649	0.0832	9.0656	0.0632	9.1287	2.4158	0.0587	2.4745		8,621.9930	8,621.9930	0.6120	0.4056	8,758.1491
Stationary	0.1411	0.4602	0.5121	6.8000e-004		0.0208	0.0208		0.0208	0.0208		72.1982	72.1982	0.0101		72.4513
Total	7.3862	6.4830	45.6305	0.0924	9.0656	0.2166	9.2822	2.4158	0.2122	2.6280	0.0000	10,363.3724	10,363.3724	0.6626	0.4360	10,509.8660

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

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.8726	0.9531	5.3652	5.9800e-003		0.1000	0.1000		0.1000	0.1000	0.0000	1,152.5199	1,152.5199	0.0307	0.0210	1,159.5342
Energy	0.0474	0.4206	0.2883	2.5800e-003		0.0327	0.0327		0.0327	0.0327		516.6613	516.6613	9.9000e-003	9.4700e-003	519.7315
Mobile	3.0868	2.4325	20.1604	0.0311	3.2068	0.0269	3.2336	0.8545	0.0250	0.8795		3,224.7561	3,224.7561	0.3549	0.2122	3,296.8726
Stationary	0.1411	0.4602	0.5121	6.8000e-004		0.0208	0.0208		0.0208	0.0208		72.1982	72.1982	0.0101		72.4513
Total	6.1479	4.2663	26.3260	0.0403	3.2068	0.1804	3.3871	0.8545	0.1784	1.0330	0.0000	4,966.1355	4,966.1355	0.4056	0.2427	5,048.5895

	ROG	NOx	CO	SO2	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	16.77	34.19	42.31	56.34	64.63	16.75	63.51	64.63	15.92	60.69	0.00	52.08	52.08	38.80	44.34	51.96

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	1/3/2022	2/4/2022	5	25	
2	Grading	Grading	2/7/2022	7/1/2022	5	105	
3	Building Construction	Building Construction	7/5/2022	6/1/2023	5	238	
4	Paving	Paving	6/2/2023	8/31/2023	5	65	

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

5	Architectural Coating	Architectural Coating	9/1/2023	12/4/2023	5	67
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Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 105

Acres of Paving: 0

Residential Indoor: 141,738; Residential Outdoor: 47,246; Non-Residential Indoor: 70,980; Non-Residential Outdoor: 23,660; Striped Parking Area: 7,344 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Building Construction	Cranes	1	6.00	231	0.29
Building Construction	Forklifts	1	6.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
Paving	Cement and Mortar Mixers	1	6.00	9	0.56
Paving	Pavers	1	6.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	1	7.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

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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	752.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	10,268.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	110.00	34.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	13.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	22.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 Demolition - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					5.9938	0.0000	5.9938	0.9075	0.0000	0.9075			0.0000			0.0000
Off-Road	1.6889	16.6217	13.9605	0.0241		0.8379	0.8379		0.7829	0.7829		2,323.4168	2,323.4168	0.5921		2,338.2191
Total	1.6889	16.6217	13.9605	0.0241	5.9938	0.8379	6.8317	0.9075	0.7829	1.6904		2,323.4168	2,323.4168	0.5921		2,338.2191

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

3.2 Demolition - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1236	4.8993	1.1427	0.0182	0.5262	0.0393	0.5655	0.1442	0.0376	0.1818		1,997.5684	1,997.5684	0.1071	0.3171	2,094.7457
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0471	0.0345	0.4486	1.2400e-003	0.1453	8.7000e-004	0.1462	0.0385	8.0000e-004	0.0393		126.0097	126.0097	3.5200e-003	3.3700e-003	127.1033
Total	0.1707	4.9338	1.5912	0.0195	0.6715	0.0402	0.7116	0.1828	0.0384	0.2212		2,123.5781	2,123.5781	0.1106	0.3205	2,221.8490

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.6972	0.0000	2.6972	0.4084	0.0000	0.4084			0.0000			0.0000
Off-Road	1.6889	16.6217	13.9605	0.0241		0.8379	0.8379		0.7829	0.7829	0.0000	2,323.4168	2,323.4168	0.5921		2,338.2191
Total	1.6889	16.6217	13.9605	0.0241	2.6972	0.8379	3.5351	0.4084	0.7829	1.1913	0.0000	2,323.4168	2,323.4168	0.5921		2,338.2191

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

3.2 Demolition - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1236	4.8993	1.1427	0.0182	0.5262	0.0393	0.5655	0.1442	0.0376	0.1818		1,997.5684	1,997.5684	0.1071	0.3171	2,094.7457
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0471	0.0345	0.4486	1.2400e-003	0.1453	8.7000e-004	0.1462	0.0385	8.0000e-004	0.0393		126.0097	126.0097	3.5200e-003	3.3700e-003	127.1033
Total	0.1707	4.9338	1.5912	0.0195	0.6715	0.0402	0.7116	0.1828	0.0384	0.2212		2,123.5781	2,123.5781	0.1106	0.3205	2,221.8490

3.3 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.1655	0.0000	7.1655	3.4373	0.0000	3.4373			0.0000			0.0000
Off-Road	1.5403	16.9836	9.2202	0.0206		0.7423	0.7423		0.6829	0.6829		1,995.4825	1,995.4825	0.6454		2,011.6169
Total	1.5403	16.9836	9.2202	0.0206	7.1655	0.7423	7.9078	3.4373	0.6829	4.1202		1,995.4825	1,995.4825	0.6454		2,011.6169

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

3.3 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.4018	15.9278	3.7148	0.0592	1.7105	0.1278	1.8383	0.4689	0.1223	0.5911		6,494.1212	6,494.1212	0.3481	1.0310	6,810.0458
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0362	0.0265	0.3451	9.5000e-004	0.1118	6.7000e-004	0.1124	0.0296	6.1000e-004	0.0303		96.9305	96.9305	2.7000e-003	2.6000e-003	97.7717
Total	0.4380	15.9543	4.0599	0.0602	1.8223	0.1285	1.9508	0.4985	0.1229	0.6214		6,591.0517	6,591.0517	0.3508	1.0336	6,907.8176

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					3.2245	0.0000	3.2245	1.5468	0.0000	1.5468			0.0000			0.0000
Off-Road	1.5403	16.9836	9.2202	0.0206		0.7423	0.7423		0.6829	0.6829	0.0000	1,995.4825	1,995.4825	0.6454		2,011.6169
Total	1.5403	16.9836	9.2202	0.0206	3.2245	0.7423	3.9668	1.5468	0.6829	2.2297	0.0000	1,995.4825	1,995.4825	0.6454		2,011.6169

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

3.3 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.4018	15.9278	3.7148	0.0592	1.7105	0.1278	1.8383	0.4689	0.1223	0.5911		6,494.1212	6,494.1212	0.3481	1.0310	6,810.0458
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0362	0.0265	0.3451	9.5000e-004	0.1118	6.7000e-004	0.1124	0.0296	6.1000e-004	0.0303		96.9305	96.9305	2.7000e-003	2.6000e-003	97.7717
Total	0.4380	15.9543	4.0599	0.0602	1.8223	0.1285	1.9508	0.4985	0.1229	0.6214		6,591.0517	6,591.0517	0.3508	1.0336	6,907.8176

3.4 Building Construction - 2022

Unmitigated Construction On-Site

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

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

3.4 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0609	1.6511	0.5619	6.5000e-003	0.2177	0.0166	0.2343	0.0627	0.0159	0.0786		699.6259	699.6259	0.0234	0.1015	730.4603
Worker	0.3986	0.2916	3.7956	0.0105	1.2295	7.3500e-003	1.2369	0.3261	6.7600e-003	0.3328		1,066.2359	1,066.2359	0.0298	0.0286	1,075.4891
Total	0.4594	1.9427	4.3576	0.0170	1.4473	0.0240	1.4712	0.3888	0.0226	0.4114		1,765.8618	1,765.8618	0.0531	0.1301	1,805.9494

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6487	12.5031	12.7264	0.0221		0.5889	0.5889		0.5689	0.5689	0.0000	2,001.5429	2,001.5429	0.3486		2,010.2581
Total	1.6487	12.5031	12.7264	0.0221		0.5889	0.5889		0.5689	0.5689	0.0000	2,001.5429	2,001.5429	0.3486		2,010.2581

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3.4 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0609	1.6511	0.5619	6.5000e-003	0.2177	0.0166	0.2343	0.0627	0.0159	0.0786		699.6259	699.6259	0.0234	0.1015	730.4603
Worker	0.3986	0.2916	3.7956	0.0105	1.2295	7.3500e-003	1.2369	0.3261	6.7600e-003	0.3328		1,066.2359	1,066.2359	0.0298	0.0286	1,075.4891
Total	0.4594	1.9427	4.3576	0.0170	1.4473	0.0240	1.4712	0.3888	0.0226	0.4114		1,765.8618	1,765.8618	0.0531	0.1301	1,805.9494

3.4 Building Construction - 2023

Unmitigated Construction On-Site

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

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3.4 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0360	1.2954	0.5016	6.2000e-003	0.2177	7.2200e-003	0.2249	0.0627	6.9100e-003	0.0696		667.7102	667.7102	0.0223	0.0968	697.0985
Worker	0.3709	0.2579	3.5014	0.0101	1.2295	6.9200e-003	1.2365	0.3261	6.3700e-003	0.3325		1,038.2339	1,038.2339	0.0268	0.0264	1,046.7615
Total	0.4069	1.5533	4.0030	0.0163	1.4473	0.0141	1.4614	0.3888	0.0133	0.4020		1,705.9441	1,705.9441	0.0491	0.1231	1,743.8599

Mitigated Construction On-Site

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

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

3.4 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0360	1.2954	0.5016	6.2000e-003	0.2177	7.2200e-003	0.2249	0.0627	6.9100e-003	0.0696		667.7102	667.7102	0.0223	0.0968	697.0985
Worker	0.3709	0.2579	3.5014	0.0101	1.2295	6.9200e-003	1.2365	0.3261	6.3700e-003	0.3325		1,038.2339	1,038.2339	0.0268	0.0264	1,046.7615
Total	0.4069	1.5533	4.0030	0.0163	1.4473	0.0141	1.4614	0.3888	0.0133	0.4020		1,705.9441	1,705.9441	0.0491	0.1231	1,743.8599

3.5 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6446	6.2357	8.8024	0.0136		0.3084	0.3084		0.2846	0.2846		1,297.6880	1,297.6880	0.4114		1,307.9725
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.6446	6.2357	8.8024	0.0136		0.3084	0.3084		0.2846	0.2846		1,297.6880	1,297.6880	0.4114		1,307.9725

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

3.5 Paving - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0438	0.0305	0.4138	1.2000e-003	0.1453	8.2000e-004	0.1461	0.0385	7.5000e-004	0.0393		122.7004	122.7004	3.1600e-003	3.1200e-003	123.7082
Total	0.0438	0.0305	0.4138	1.2000e-003	0.1453	8.2000e-004	0.1461	0.0385	7.5000e-004	0.0393		122.7004	122.7004	3.1600e-003	3.1200e-003	123.7082

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6446	6.2357	8.8024	0.0136		0.3084	0.3084		0.2846	0.2846	0.0000	1,297.6880	1,297.6880	0.4114		1,307.9725
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.6446	6.2357	8.8024	0.0136		0.3084	0.3084		0.2846	0.2846	0.0000	1,297.6880	1,297.6880	0.4114		1,307.9725

8555 Santa Monica Boulevard - Alternative 3 - AQ - South Coast AQMD Air District, Winter

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

3.5 Paving - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0438	0.0305	0.4138	1.2000e-003	0.1453	8.2000e-004	0.1461	0.0385	7.5000e-004	0.0393		122.7004	122.7004	3.1600e-003	3.1200e-003	123.7082
Total	0.0438	0.0305	0.4138	1.2000e-003	0.1453	8.2000e-004	0.1461	0.0385	7.5000e-004	0.0393		122.7004	122.7004	3.1600e-003	3.1200e-003	123.7082

3.6 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	13.5920					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	13.7837	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690

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

3.6 Architectural Coating - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0742	0.0516	0.7003	2.0300e-003	0.2459	1.3800e-003	0.2473	0.0652	1.2700e-003	0.0665		207.6468	207.6468	5.3500e-003	5.2700e-003	209.3523
Total	0.0742	0.0516	0.7003	2.0300e-003	0.2459	1.3800e-003	0.2473	0.0652	1.2700e-003	0.0665		207.6468	207.6468	5.3500e-003	5.2700e-003	209.3523

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	13.5920					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690
Total	13.7837	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690

8555 Santa Monica Boulevard - Alternative 3 - AQ - South Coast AQMD Air District, Winter

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

3.6 Architectural Coating - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0742	0.0516	0.7003	2.0300e-003	0.2459	1.3800e-003	0.2473	0.0652	1.2700e-003	0.0665		207.6468	207.6468	5.3500e-003	5.2700e-003	209.3523
Total	0.0742	0.0516	0.7003	2.0300e-003	0.2459	1.3800e-003	0.2473	0.0652	1.2700e-003	0.0665		207.6468	207.6468	5.3500e-003	5.2700e-003	209.3523

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Density

Increase Diversity

Improve Destination Accessibility

Increase Transit Accessibility

Integrate Below Market Rate Housing

8555 Santa Monica Boulevard - Alternative 3 - AQ - South Coast AQMD Air District, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.0868	2.4325	20.1604	0.0311	3.2068	0.0269	3.2336	0.8545	0.0250	0.8795		3,224.756 1	3,224.756 1	0.3549	0.2122	3,296.872 6
Unmitigated	4.3251	4.6491	39.4649	0.0832	9.0656	0.0632	9.1287	2.4158	0.0587	2.4745		8,621.993 0	8,621.993 0	0.6120	0.4056	8,758.149 1

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	272.00	245.50	204.50	883,578	312,547
Condo/Townhouse	58.00	81.40	62.80	211,961	74,977
Enclosed Parking with Elevator	0.00	0.00	0.00		
General Office Building	411.00	66.30	21.00	985,905	348,743
High Turnover (Sit Down Restaurant)	316.35	345.17	402.24	453,463	160,403
Strip Mall	642.64	609.58	296.24	1,119,545	396,016
Total	1,699.99	1,347.95	986.78	3,654,452	1,292,686

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 Mid 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 with Elevator	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
High Turnover (Sit Down)	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

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

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
Condo/Townhouse	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
Enclosed Parking with Elevator	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
General Office Building	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
High Turnover (Sit Down Restaurant)	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
Strip Mall	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0474	0.4206	0.2883	2.5800e-003		0.0327	0.0327		0.0327	0.0327		516.6613	516.6613	9.9000e-003	9.4700e-003	519.7315
NaturalGas Unmitigated	0.0474	0.4206	0.2883	2.5800e-003		0.0327	0.0327		0.0327	0.0327		516.6613	516.6613	9.9000e-003	9.4700e-003	519.7315

8555 Santa Monica Boulevard - Alternative 3 - AQ - South Coast AQMD Air District, Winter

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	1234.36	0.0133	0.1138	0.0484	7.3000e-004		9.2000e-003	9.2000e-003		9.2000e-003	9.2000e-003		145.2184	145.2184	2.7800e-003	2.6600e-003	146.0813
Condo/Townhouse	465.578	5.0200e-003	0.0429	0.0183	2.7000e-004		3.4700e-003	3.4700e-003		3.4700e-003	3.4700e-003		54.7739	54.7739	1.0500e-003	1.0000e-003	55.0994
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	847.397	9.1400e-003	0.0831	0.0698	5.0000e-004		6.3100e-003	6.3100e-003		6.3100e-003	6.3100e-003		99.6938	99.6938	1.9100e-003	1.8300e-003	100.2862
High Turnover (Sit Down Restaurant)	1779.54	0.0192	0.1745	0.1466	1.0500e-003		0.0133	0.0133		0.0133	0.0133		209.3572	209.3572	4.0100e-003	3.8400e-003	210.6013
Strip Mall	64.7534	7.0000e-004	6.3500e-003	5.3300e-003	4.0000e-005		4.8000e-004	4.8000e-004		4.8000e-004	4.8000e-004		7.6181	7.6181	1.5000e-004	1.4000e-004	7.6633
Total		0.0474	0.4206	0.2883	2.5900e-003		0.0327	0.0327		0.0327	0.0327		516.6613	516.6613	9.9000e-003	9.4700e-003	519.7315

8555 Santa Monica Boulevard - Alternative 3 - AQ - South Coast AQMD Air District, Winter

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

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	1.23436	0.0133	0.1138	0.0484	7.3000e-004		9.2000e-003	9.2000e-003		9.2000e-003	9.2000e-003		145.2184	145.2184	2.7800e-003	2.6600e-003	146.0813
Condo/Townhouse	0.465578	5.0200e-003	0.0429	0.0183	2.7000e-004		3.4700e-003	3.4700e-003		3.4700e-003	3.4700e-003		54.7739	54.7739	1.0500e-003	1.0000e-003	55.0994
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	0.847397	9.1400e-003	0.0831	0.0698	5.0000e-004		6.3100e-003	6.3100e-003		6.3100e-003	6.3100e-003		99.6938	99.6938	1.9100e-003	1.8300e-003	100.2862
High Turnover (Sit Down Restaurant)	1.77954	0.0192	0.1745	0.1466	1.0500e-003		0.0133	0.0133		0.0133	0.0133		209.3572	209.3572	4.0100e-003	3.8400e-003	210.6013
Strip Mall	0.0647534	7.0000e-004	6.3500e-003	5.3300e-003	4.0000e-005		4.8000e-004	4.8000e-004		4.8000e-004	4.8000e-004		7.6181	7.6181	1.5000e-004	1.4000e-004	7.6633
Total		0.0474	0.4206	0.2883	2.5900e-003		0.0327	0.0327		0.0327	0.0327		516.6613	516.6613	9.9000e-003	9.4700e-003	519.7315

6.0 Area Detail

6.1 Mitigation Measures Area

8555 Santa Monica Boulevard - Alternative 3 - AQ - South Coast AQMD Air District, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.8726	0.9531	5.3652	5.9800e-003		0.1000	0.1000		0.1000	0.1000	0.0000	1,152.5199	1,152.5199	0.0307	0.0210	1,159.5342
Unmitigated	2.8726	0.9531	5.3652	5.9800e-003		0.1000	0.1000		0.1000	0.1000	0.0000	1,152.5199	1,152.5199	0.0307	0.0210	1,159.5342

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2495					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.3662					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.1048	0.8958	0.3812	5.7200e-003		0.0724	0.0724		0.0724	0.0724	0.0000	1,143.5294	1,143.5294	0.0219	0.0210	1,150.3248
Landscaping	0.1521	0.0573	4.9840	2.6000e-004		0.0276	0.0276		0.0276	0.0276		8.9905	8.9905	8.7500e-003		9.2093
Total	2.8726	0.9531	5.3652	5.9800e-003		0.1000	0.1000		0.1000	0.1000	0.0000	1,152.5199	1,152.5199	0.0307	0.0210	1,159.5342

8555 Santa Monica Boulevard - Alternative 3 - AQ - South Coast AQMD Air District, Winter

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2495					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.3662					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.1048	0.8958	0.3812	5.7200e-003		0.0724	0.0724		0.0724	0.0724	0.0000	1,143.5294	1,143.5294	0.0219	0.0210	1,150.3248
Landscaping	0.1521	0.0573	4.9840	2.6000e-004		0.0276	0.0276		0.0276	0.0276		8.9905	8.9905	8.7500e-003		9.2093
Total	2.8726	0.9531	5.3652	5.9800e-003		0.1000	0.1000		0.1000	0.1000	0.0000	1,152.5199	1,152.5199	0.0307	0.0210	1,159.5342

7.0 Water Detail

7.1 Mitigation Measures Water

- Apply Water Conservation Strategy
- Use Water Efficient Irrigation System

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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8555 Santa Monica Boulevard - Alternative 3 - AQ - South Coast AQMD Air District, Winter

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
Emergency Generator	1	1	36	86	0.73	Diesel

Boilers

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

Equipment Type	Number
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10.1 Stationary Sources

Unmitigated/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
Equipment Type	lb/day										lb/day					
Emergency Generator - Diesel (75 - 100 HP)	0.1411	0.4602	0.5121	6.8000e-004		0.0208	0.0208		0.0208	0.0208		72.1982	72.1982	0.0101		72.4513
Total	0.1411	0.4602	0.5121	6.8000e-004		0.0208	0.0208		0.0208	0.0208		72.1982	72.1982	0.0101		72.4513

11.0 Vegetation

8555 Santa Monica Boulevard - Alternative 3 - AQ - South Coast AQMD Air District, Summer

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

8555 Santa Monica Boulevard - Alternative 3 - AQ

South Coast AQMD Air District, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	30.00	1000sqft	0.00	30,000.00	0
Enclosed Parking with Elevator	306.00	Space	0.00	122,400.00	0
High Turnover (Sit Down Restaurant)	2.82	1000sqft	0.00	2,820.00	0
Apartments Mid Rise	50.00	Dwelling Unit	1.40	57,082.00	143
Condo/Townhouse	10.00	Dwelling Unit	0.00	12,912.00	29
Strip Mall	14.50	1000sqft	0.00	14,500.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	11			Operational Year	2024
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	390.98	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Source: Section 6.0 Alternatives.

Construction Phase - Source: Client provided construction schedule. Demolition + grading 6 mo., Const. 11 mo., Paving 3 mo., AC 3 mo.

Trips and VMT - Assume 15 CY truck and 5134 loads (per VCA Engineers 7/2019, 77,000 CY) = 10,268 one-way trips, 48 loads/day; 376 loads demolition = 752 one-way trips, 16 loads/day

Demolition - Per VCA Engineers 7/2019: demolition 5,638 cy = 152,226 cf

Grading - Export material per VCA Engineers 7/2019: 77,000 CY

8555 Santa Monica Boulevard - Alternative 3 - AQ - South Coast AQMD Air District, Summer

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

Architectural Coating - SCAQMD Rule 1113

Vehicle Trips - Rates per project traffic study

Woodstoves - SCAQMD Rule 445

Area Coating - SCAQMD Rule 1113

Construction Off-road Equipment Mitigation - SCAQMD Rule 403

Mobile Land Use Mitigation - Net increase of 56 residential units on 1.4 acres, mixed use, 5 apt units of affordable housing, 0.1 mile to Santa Monica/Westborne stop for Cityline Commuter and Metro Route 4, located in a central business district

Water Mitigation - Compliance with CALGreen

Stationary Sources - Emergency Generators and Fire Pumps -

Water And Wastewater -

Solid Waste -

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	20.00	25.00
tblConstructionPhase	NumDays	4.00	105.00
tblConstructionPhase	NumDays	200.00	238.00
tblConstructionPhase	NumDays	10.00	65.00
tblConstructionPhase	NumDays	10.00	67.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	42.50	45.00
tblFireplaces	NumberGas	8.50	9.00
tblFireplaces	NumberWood	2.50	0.00
tblFireplaces	NumberWood	0.50	0.00
tblGrading	MaterialExported	0.00	77,000.00
tblLandUse	LandUseSquareFeet	50,000.00	57,082.00
tblLandUse	LandUseSquareFeet	10,000.00	12,912.00
tblLandUse	LotAcreage	0.69	0.00
tblLandUse	LotAcreage	2.75	0.00

8555 Santa Monica Boulevard - Alternative 3 - AQ - South Coast AQMD Air District, Summer

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

tblLandUse	LotAcreage	0.06	0.00
tblLandUse	LotAcreage	1.32	1.40
tblLandUse	LotAcreage	0.63	0.00
tblLandUse	LotAcreage	0.33	0.00
tblTripsAndVMT	HaulingTripNumber	692.00	752.00
tblTripsAndVMT	HaulingTripNumber	9,625.00	10,268.00
tblVehicleTrips	WD_TR	7.32	5.80
tblVehicleTrips	WD_TR	9.74	13.70
tblWoodstoves	NumberCatalytic	2.50	0.00
tblWoodstoves	NumberCatalytic	0.50	0.00
tblWoodstoves	NumberNoncatalytic	2.50	0.00
tblWoodstoves	NumberNoncatalytic	0.50	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

8555 Santa Monica Boulevard - Alternative 3 - AQ - South Coast AQMD Air District, Summer

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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	2.0895	32.2653	17.4676	0.0808	8.9878	0.8780	9.8583	3.9358	0.8212	4.7414	0.0000	8,590.127 1	8,590.127 1	0.9968	1.0330	8,922.877 4
2023	13.8540	13.1804	16.9660	0.0390	1.4473	0.5286	1.9759	0.3888	0.5101	0.8988	0.0000	3,770.491 9	3,770.491 9	0.4145	0.1214	3,816.372 6
Maximum	13.8540	32.2653	17.4676	0.0808	8.9878	0.8780	9.8583	3.9358	0.8212	4.7414	0.0000	8,590.127 1	8,590.127 1	0.9968	1.0330	8,922.877 4

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	2.0895	32.2653	17.4676	0.0808	5.0468	0.8780	5.9173	2.0453	0.8212	2.8509	0.0000	8,590.127 1	8,590.127 1	0.9968	1.0330	8,922.877 4
2023	13.8540	13.1804	16.9660	0.0390	1.4473	0.5286	1.9759	0.3888	0.5101	0.8988	0.0000	3,770.491 9	3,770.491 9	0.4145	0.1214	3,816.372 6
Maximum	13.8540	32.2653	17.4676	0.0808	5.0468	0.8780	5.9173	2.0453	0.8212	2.8509	0.0000	8,590.127 1	8,590.127 1	0.9968	1.0330	8,922.877 4

8555 Santa Monica Boulevard - Alternative 3 - AQ - South Coast AQMD Air District, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	37.77	0.00	33.30	43.72	0.00	33.52	0.00	0.00	0.00	0.00	0.00	0.00

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.8726	0.9531	5.3652	5.9800e-003		0.1000	0.1000		0.1000	0.1000	0.0000	1,152.5199	1,152.5199	0.0307	0.0210	1,159.5342
Energy	0.0474	0.4206	0.2883	2.5800e-003		0.0327	0.0327		0.0327	0.0327		516.6613	516.6613	9.9000e-003	9.4700e-003	519.7315
Mobile	4.5208	4.3266	40.3678	0.0872	9.0656	0.0631	9.1287	2.4158	0.0587	2.4745		9,036.9640	9,036.9640	0.5896	0.3898	9,167.8722
Stationary	0.1411	0.4602	0.5121	6.8000e-004		0.0208	0.0208		0.0208	0.0208		72.1982	72.1982	0.0101		72.4513
Total	7.5819	6.1604	46.5335	0.0964	9.0656	0.2166	9.2821	2.4158	0.2122	2.6280	0.0000	10,778.3434	10,778.3434	0.6403	0.4203	10,919.5891

8555 Santa Monica Boulevard - Alternative 3 - AQ - South Coast AQMD Air District, Summer

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

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.8726	0.9531	5.3652	5.9800e-003		0.1000	0.1000		0.1000	0.1000	0.0000	1,152.5199	1,152.5199	0.0307	0.0210	1,159.5342
Energy	0.0474	0.4206	0.2883	2.5800e-003		0.0327	0.0327		0.0327	0.0327		516.6613	516.6613	9.9000e-003	9.4700e-003	519.7315
Mobile	3.2897	2.2630	19.5208	0.0325	3.2068	0.0269	3.2336	0.8545	0.0249	0.8795		3,368.9884	3,368.9884	0.3304	0.2030	3,437.7496
Stationary	0.1411	0.4602	0.5121	6.8000e-004		0.0208	0.0208		0.0208	0.0208		72.1982	72.1982	0.0101		72.4513
Total	6.3508	4.0969	25.6865	0.0417	3.2068	0.1803	3.3871	0.8545	0.1784	1.0329	0.0000	5,110.3678	5,110.3678	0.3811	0.2335	5,189.4666

	ROG	NOx	CO	SO2	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	16.24	33.50	44.80	56.71	64.63	16.75	63.51	64.63	15.92	60.69	0.00	52.59	52.59	40.47	44.45	52.48

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	1/3/2022	2/4/2022	5	25	
2	Grading	Grading	2/7/2022	7/1/2022	5	105	
3	Building Construction	Building Construction	7/5/2022	6/1/2023	5	238	
4	Paving	Paving	6/2/2023	8/31/2023	5	65	

8555 Santa Monica Boulevard - Alternative 3 - AQ - South Coast AQMD Air District, Summer

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

5	Architectural Coating	Architectural Coating	9/1/2023	12/4/2023	5	67
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Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 105

Acres of Paving: 0

Residential Indoor: 141,738; Residential Outdoor: 47,246; Non-Residential Indoor: 70,980; Non-Residential Outdoor: 23,660; Striped Parking Area: 7,344 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Building Construction	Cranes	1	6.00	231	0.29
Building Construction	Forklifts	1	6.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
Paving	Cement and Mortar Mixers	1	6.00	9	0.56
Paving	Pavers	1	6.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	1	7.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

8555 Santa Monica Boulevard - Alternative 3 - AQ - South Coast AQMD Air District, Summer

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

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	752.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	10,268.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	110.00	34.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	13.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	22.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 Demolition - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					5.9938	0.0000	5.9938	0.9075	0.0000	0.9075			0.0000			0.0000
Off-Road	1.6889	16.6217	13.9605	0.0241		0.8379	0.8379		0.7829	0.7829		2,323.4168	2,323.4168	0.5921		2,338.2191
Total	1.6889	16.6217	13.9605	0.0241	5.9938	0.8379	6.8317	0.9075	0.7829	1.6904		2,323.4168	2,323.4168	0.5921		2,338.2191

8555 Santa Monica Boulevard - Alternative 3 - AQ - South Coast AQMD Air District, Summer

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

3.2 Demolition - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1271	4.6931	1.1216	0.0182	0.5262	0.0392	0.5654	0.1442	0.0375	0.1818		1,996.8329	1,996.8329	0.1073	0.3170	2,093.9780
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0448	0.0315	0.4962	1.3200e-003	0.1453	8.7000e-004	0.1462	0.0385	8.0000e-004	0.0393		133.7891	133.7891	3.4800e-003	3.1800e-003	134.8237
Total	0.1719	4.7246	1.6178	0.0195	0.6715	0.0401	0.7116	0.1828	0.0383	0.2211		2,130.6220	2,130.6220	0.1107	0.3202	2,228.8017

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.6972	0.0000	2.6972	0.4084	0.0000	0.4084			0.0000			0.0000
Off-Road	1.6889	16.6217	13.9605	0.0241		0.8379	0.8379		0.7829	0.7829	0.0000	2,323.4168	2,323.4168	0.5921		2,338.2191
Total	1.6889	16.6217	13.9605	0.0241	2.6972	0.8379	3.5351	0.4084	0.7829	1.1913	0.0000	2,323.4168	2,323.4168	0.5921		2,338.2191

8555 Santa Monica Boulevard - Alternative 3 - AQ - South Coast AQMD Air District, Summer

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

3.2 Demolition - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1271	4.6931	1.1216	0.0182	0.5262	0.0392	0.5654	0.1442	0.0375	0.1818		1,996.8329	1,996.8329	0.1073	0.3170	2,093.9780
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0448	0.0315	0.4962	1.3200e-003	0.1453	8.7000e-004	0.1462	0.0385	8.0000e-004	0.0393		133.7891	133.7891	3.4800e-003	3.1800e-003	134.8237
Total	0.1719	4.7246	1.6178	0.0195	0.6715	0.0401	0.7116	0.1828	0.0383	0.2211		2,130.6220	2,130.6220	0.1107	0.3202	2,228.8017

3.3 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.1655	0.0000	7.1655	3.4373	0.0000	3.4373			0.0000			0.0000
Off-Road	1.5403	16.9836	9.2202	0.0206		0.7423	0.7423		0.6829	0.6829		1,995.4825	1,995.4825	0.6454		2,011.6169
Total	1.5403	16.9836	9.2202	0.0206	7.1655	0.7423	7.9078	3.4373	0.6829	4.1202		1,995.4825	1,995.4825	0.6454		2,011.6169

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

3.3 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.4132	15.2574	3.6463	0.0592	1.7105	0.1276	1.8381	0.4689	0.1221	0.5909		6,491.7299	6,491.7299	0.3487	1.0306	6,807.5499
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0344	0.0242	0.3817	1.0100e-003	0.1118	6.7000e-004	0.1124	0.0296	6.1000e-004	0.0303		102.9147	102.9147	2.6700e-003	2.4500e-003	103.7106
Total	0.4476	15.2816	4.0280	0.0602	1.8223	0.1282	1.9505	0.4985	0.1227	0.6212		6,594.6447	6,594.6447	0.3514	1.0330	6,911.2605

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					3.2245	0.0000	3.2245	1.5468	0.0000	1.5468			0.0000			0.0000
Off-Road	1.5403	16.9836	9.2202	0.0206		0.7423	0.7423		0.6829	0.6829	0.0000	1,995.4825	1,995.4825	0.6454		2,011.6169
Total	1.5403	16.9836	9.2202	0.0206	3.2245	0.7423	3.9668	1.5468	0.6829	2.2297	0.0000	1,995.4825	1,995.4825	0.6454		2,011.6169

8555 Santa Monica Boulevard - Alternative 3 - AQ - South Coast AQMD Air District, Summer

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

3.3 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.4132	15.2574	3.6463	0.0592	1.7105	0.1276	1.8381	0.4689	0.1221	0.5909		6,491.7299	6,491.7299	0.3487	1.0306	6,807.5499
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0344	0.0242	0.3817	1.0100e-003	0.1118	6.7000e-004	0.1124	0.0296	6.1000e-004	0.0303		102.9147	102.9147	2.6700e-003	2.4500e-003	103.7106
Total	0.4476	15.2816	4.0280	0.0602	1.8223	0.1282	1.9505	0.4985	0.1227	0.6212		6,594.6447	6,594.6447	0.3514	1.0330	6,911.2605

3.4 Building Construction - 2022

Unmitigated Construction On-Site

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

8555 Santa Monica Boulevard - Alternative 3 - AQ - South Coast AQMD Air District, Summer

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

3.4 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0620	1.5821	0.5424	6.5000e-003	0.2177	0.0165	0.2343	0.0627	0.0158	0.0785		699.2758	699.2758	0.0234	0.1014	730.0729
Worker	0.3789	0.2665	4.1987	0.0111	1.2295	7.3500e-003	1.2369	0.3261	6.7600e-003	0.3328		1,132.0619	1,132.0619	0.0294	0.0269	1,140.8162
Total	0.4409	1.8486	4.7411	0.0176	1.4473	0.0239	1.4711	0.3888	0.0226	0.4114		1,831.3376	1,831.3376	0.0529	0.1283	1,870.8892

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6487	12.5031	12.7264	0.0221		0.5889	0.5889		0.5689	0.5689	0.0000	2,001.5429	2,001.5429	0.3486		2,010.2581
Total	1.6487	12.5031	12.7264	0.0221		0.5889	0.5889		0.5689	0.5689	0.0000	2,001.5429	2,001.5429	0.3486		2,010.2581

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

3.4 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0620	1.5821	0.5424	6.5000e-003	0.2177	0.0165	0.2343	0.0627	0.0158	0.0785		699.2758	699.2758	0.0234	0.1014	730.0729
Worker	0.3789	0.2665	4.1987	0.0111	1.2295	7.3500e-003	1.2369	0.3261	6.7600e-003	0.3328		1,132.0619	1,132.0619	0.0294	0.0269	1,140.8162
Total	0.4409	1.8486	4.7411	0.0176	1.4473	0.0239	1.4711	0.3888	0.0226	0.4114		1,831.3376	1,831.3376	0.0529	0.1283	1,870.8892

3.4 Building Construction - 2023

Unmitigated Construction On-Site

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

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

3.4 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0376	1.2342	0.4859	6.1900e-003	0.2177	7.1900e-003	0.2249	0.0627	6.8700e-003	0.0696		666.5051	666.5051	0.0224	0.0965	695.8190
Worker	0.3514	0.2358	3.8691	0.0108	1.2295	6.9200e-003	1.2365	0.3261	6.3700e-003	0.3325		1,102.1991	1,102.1991	0.0264	0.0249	1,110.2679
Total	0.3890	1.4700	4.3550	0.0170	1.4473	0.0141	1.4614	0.3888	0.0132	0.4020		1,768.7042	1,768.7042	0.0488	0.1214	1,806.0868

Mitigated Construction On-Site

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

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3.4 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0376	1.2342	0.4859	6.1900e-003	0.2177	7.1900e-003	0.2249	0.0627	6.8700e-003	0.0696		666.5051	666.5051	0.0224	0.0965	695.8190
Worker	0.3514	0.2358	3.8691	0.0108	1.2295	6.9200e-003	1.2365	0.3261	6.3700e-003	0.3325		1,102.1991	1,102.1991	0.0264	0.0249	1,110.2679
Total	0.3890	1.4700	4.3550	0.0170	1.4473	0.0141	1.4614	0.3888	0.0132	0.4020		1,768.7042	1,768.7042	0.0488	0.1214	1,806.0868

3.5 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6446	6.2357	8.8024	0.0136		0.3084	0.3084		0.2846	0.2846		1,297.6880	1,297.6880	0.4114		1,307.9725
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.6446	6.2357	8.8024	0.0136		0.3084	0.3084		0.2846	0.2846		1,297.6880	1,297.6880	0.4114		1,307.9725

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

3.5 Paving - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0415	0.0279	0.4573	1.2700e-003	0.1453	8.2000e-004	0.1461	0.0385	7.5000e-004	0.0393		130.2599	130.2599	3.1200e-003	2.9400e-003	131.2135
Total	0.0415	0.0279	0.4573	1.2700e-003	0.1453	8.2000e-004	0.1461	0.0385	7.5000e-004	0.0393		130.2599	130.2599	3.1200e-003	2.9400e-003	131.2135

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6446	6.2357	8.8024	0.0136		0.3084	0.3084		0.2846	0.2846	0.0000	1,297.6880	1,297.6880	0.4114		1,307.9725
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.6446	6.2357	8.8024	0.0136		0.3084	0.3084		0.2846	0.2846	0.0000	1,297.6880	1,297.6880	0.4114		1,307.9725

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

3.5 Paving - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0415	0.0279	0.4573	1.2700e-003	0.1453	8.2000e-004	0.1461	0.0385	7.5000e-004	0.0393		130.2599	130.2599	3.1200e-003	2.9400e-003	131.2135
Total	0.0415	0.0279	0.4573	1.2700e-003	0.1453	8.2000e-004	0.1461	0.0385	7.5000e-004	0.0393		130.2599	130.2599	3.1200e-003	2.9400e-003	131.2135

3.6 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	13.5920					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	13.7837	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690

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

3.6 Architectural Coating - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0703	0.0472	0.7738	2.1500e-003	0.2459	1.3800e-003	0.2473	0.0652	1.2700e-003	0.0665		220.4398	220.4398	5.2800e-003	4.9700e-003	222.0536
Total	0.0703	0.0472	0.7738	2.1500e-003	0.2459	1.3800e-003	0.2473	0.0652	1.2700e-003	0.0665		220.4398	220.4398	5.2800e-003	4.9700e-003	222.0536

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	13.5920					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690
Total	13.7837	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690

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

3.6 Architectural Coating - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0703	0.0472	0.7738	2.1500e-003	0.2459	1.3800e-003	0.2473	0.0652	1.2700e-003	0.0665		220.4398	220.4398	5.2800e-003	4.9700e-003	222.0536
Total	0.0703	0.0472	0.7738	2.1500e-003	0.2459	1.3800e-003	0.2473	0.0652	1.2700e-003	0.0665		220.4398	220.4398	5.2800e-003	4.9700e-003	222.0536

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Density

Increase Diversity

Improve Destination Accessibility

Increase Transit Accessibility

Integrate Below Market Rate Housing

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.2897	2.2630	19.5208	0.0325	3.2068	0.0269	3.2336	0.8545	0.0249	0.8795		3,368,988 4	3,368,988 4	0.3304	0.2030	3,437,749 6
Unmitigated	4.5208	4.3266	40.3678	0.0872	9.0656	0.0631	9.1287	2.4158	0.0587	2.4745		9,036,964 0	9,036,964 0	0.5896	0.3898	9,167,872 2

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	272.00	245.50	204.50	883,578	312,547
Condo/Townhouse	58.00	81.40	62.80	211,961	74,977
Enclosed Parking with Elevator	0.00	0.00	0.00		
General Office Building	411.00	66.30	21.00	985,905	348,743
High Turnover (Sit Down Restaurant)	316.35	345.17	402.24	453,463	160,403
Strip Mall	642.64	609.58	296.24	1,119,545	396,016
Total	1,699.99	1,347.95	986.78	3,654,452	1,292,686

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 Mid 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 with Elevator	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
High Turnover (Sit Down)	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

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

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
Condo/Townhouse	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
Enclosed Parking with Elevator	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
General Office Building	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
High Turnover (Sit Down Restaurant)	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
Strip Mall	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0474	0.4206	0.2883	2.5800e-003		0.0327	0.0327		0.0327	0.0327		516.6613	516.6613	9.9000e-003	9.4700e-003	519.7315
NaturalGas Unmitigated	0.0474	0.4206	0.2883	2.5800e-003		0.0327	0.0327		0.0327	0.0327		516.6613	516.6613	9.9000e-003	9.4700e-003	519.7315

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	1234.36	0.0133	0.1138	0.0484	7.3000e-004		9.2000e-003	9.2000e-003		9.2000e-003	9.2000e-003		145.2184	145.2184	2.7800e-003	2.6600e-003	146.0813
Condo/Townhouse	465.578	5.0200e-003	0.0429	0.0183	2.7000e-004		3.4700e-003	3.4700e-003		3.4700e-003	3.4700e-003		54.7739	54.7739	1.0500e-003	1.0000e-003	55.0994
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	847.397	9.1400e-003	0.0831	0.0698	5.0000e-004		6.3100e-003	6.3100e-003		6.3100e-003	6.3100e-003		99.6938	99.6938	1.9100e-003	1.8300e-003	100.2862
High Turnover (Sit Down Restaurant)	1779.54	0.0192	0.1745	0.1466	1.0500e-003		0.0133	0.0133		0.0133	0.0133		209.3572	209.3572	4.0100e-003	3.8400e-003	210.6013
Strip Mall	64.7534	7.0000e-004	6.3500e-003	5.3300e-003	4.0000e-005		4.8000e-004	4.8000e-004		4.8000e-004	4.8000e-004		7.6181	7.6181	1.5000e-004	1.4000e-004	7.6633
Total		0.0474	0.4206	0.2883	2.5900e-003		0.0327	0.0327		0.0327	0.0327		516.6613	516.6613	9.9000e-003	9.4700e-003	519.7315

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

5.2 Energy by Land Use - 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	lb/day										lb/day					
Apartments Mid Rise	1.23436	0.0133	0.1138	0.0484	7.3000e-004		9.2000e-003	9.2000e-003		9.2000e-003	9.2000e-003		145.2184	145.2184	2.7800e-003	2.6600e-003	146.0813
Condo/Townhouse	0.465578	5.0200e-003	0.0429	0.0183	2.7000e-004		3.4700e-003	3.4700e-003		3.4700e-003	3.4700e-003		54.7739	54.7739	1.0500e-003	1.0000e-003	55.0994
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	0.847397	9.1400e-003	0.0831	0.0698	5.0000e-004		6.3100e-003	6.3100e-003		6.3100e-003	6.3100e-003		99.6938	99.6938	1.9100e-003	1.8300e-003	100.2862
High Turnover (Sit Down Restaurant)	1.77954	0.0192	0.1745	0.1466	1.0500e-003		0.0133	0.0133		0.0133	0.0133		209.3572	209.3572	4.0100e-003	3.8400e-003	210.6013
Strip Mall	0.0647534	7.0000e-004	6.3500e-003	5.3300e-003	4.0000e-005		4.8000e-004	4.8000e-004		4.8000e-004	4.8000e-004		7.6181	7.6181	1.5000e-004	1.4000e-004	7.6633
Total		0.0474	0.4206	0.2883	2.5900e-003		0.0327	0.0327		0.0327	0.0327		516.6613	516.6613	9.9000e-003	9.4700e-003	519.7315

6.0 Area Detail

6.1 Mitigation Measures Area

8555 Santa Monica Boulevard - Alternative 3 - AQ - South Coast AQMD Air District, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.8726	0.9531	5.3652	5.9800e-003		0.1000	0.1000		0.1000	0.1000	0.0000	1,152.5199	1,152.5199	0.0307	0.0210	1,159.5342
Unmitigated	2.8726	0.9531	5.3652	5.9800e-003		0.1000	0.1000		0.1000	0.1000	0.0000	1,152.5199	1,152.5199	0.0307	0.0210	1,159.5342

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2495					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.3662					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.1048	0.8958	0.3812	5.7200e-003		0.0724	0.0724		0.0724	0.0724	0.0000	1,143.5294	1,143.5294	0.0219	0.0210	1,150.3248
Landscaping	0.1521	0.0573	4.9840	2.6000e-004		0.0276	0.0276		0.0276	0.0276		8.9905	8.9905	8.7500e-003		9.2093
Total	2.8726	0.9531	5.3652	5.9800e-003		0.1000	0.1000		0.1000	0.1000	0.0000	1,152.5199	1,152.5199	0.0307	0.0210	1,159.5342

8555 Santa Monica Boulevard - Alternative 3 - AQ - South Coast AQMD Air District, Summer

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2495					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.3662					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.1048	0.8958	0.3812	5.7200e-003		0.0724	0.0724		0.0724	0.0724	0.0000	1,143.5294	1,143.5294	0.0219	0.0210	1,150.3248
Landscaping	0.1521	0.0573	4.9840	2.6000e-004		0.0276	0.0276		0.0276	0.0276		8.9905	8.9905	8.7500e-003		9.2093
Total	2.8726	0.9531	5.3652	5.9800e-003		0.1000	0.1000		0.1000	0.1000	0.0000	1,152.5199	1,152.5199	0.0307	0.0210	1,159.5342

7.0 Water Detail

7.1 Mitigation Measures Water

- Apply Water Conservation Strategy
- Use Water Efficient Irrigation System

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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8555 Santa Monica Boulevard - Alternative 3 - AQ - South Coast AQMD Air District, Summer

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
Emergency Generator	1	1	36	86	0.73	Diesel

Boilers

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

Equipment Type	Number
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10.1 Stationary Sources

Unmitigated/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
Equipment Type	lb/day										lb/day					
Emergency Generator - Diesel (75 - 100 HP)	0.1411	0.4602	0.5121	6.8000e-004		0.0208	0.0208		0.0208	0.0208		72.1982	72.1982	0.0101		72.4513
Total	0.1411	0.4602	0.5121	6.8000e-004		0.0208	0.0208		0.0208	0.0208		72.1982	72.1982	0.0101		72.4513

11.0 Vegetation

8555 Santa Monica Boulevard - Alternative 4 - AQ - South Coast AQMD Air District, Winter

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

8555 Santa Monica Boulevard - Alternative 4 - AQ

South Coast AQMD Air District, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	284.00	Space	0.00	113,600.00	0
High Turnover (Sit Down Restaurant)	14.82	1000sqft	0.00	14,820.00	0
Hotel	78.00	Room	0.00	42,900.00	0
Apartments Mid Rise	30.00	Dwelling Unit	1.00	36,000.00	86
Strip Mall	3.68	1000sqft	0.40	3,678.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	11			Operational Year	2024
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	390.98	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Source: Section 6.0 Alternatives

Construction Phase - Source: Client provided construction schedule. Demolition + grading 6 mo., Const. 11 mo., Paving 3 mo., AC 3 mo.

Trips and VMT - Assume 15 CY truck and 5134 loads (per VCA Engineers 7/2019, 77,000 CY) = 10,268 one-way trips, 48 loads/day; 376 loads demolition = 752 one-way trips, 16 loads/day

Demolition - Per VCA Engineers 7/2019: demolition 5,638 cy = 152,226 cf

Grading - Export material per VCA Engineers 7/2019: 77,000 CY

Architectural Coating - SCAQMD Rule 1113

8555 Santa Monica Boulevard - Alternative 4 - AQ - South Coast AQMD Air District, Winter

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

Vehicle Trips - Rates per project traffic study

Woodstoves - SCAQMD Rule 445

Area Coating - SCAQMD Rule 1113

Construction Off-road Equipment Mitigation - SCAQMD Rule 403

Mobile Land Use Mitigation - Net increase of 26 residential units on 1.4 acres, mixed use, 5 apt units of affordable housing, 0.1 mile to Santa Monica/Westborne stop for Cityline Commuter and Metro Route 4, located in a central business district

Water Mitigation - Compliance with CALGreen

Stationary Sources - Emergency Generators and Fire Pumps -

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	10.00	67.00
tblConstructionPhase	NumDays	200.00	238.00
tblConstructionPhase	NumDays	20.00	25.00
tblConstructionPhase	NumDays	4.00	105.00
tblConstructionPhase	NumDays	10.00	65.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	25.50	27.00
tblFireplaces	NumberWood	1.50	0.00
tblGrading	MaterialExported	0.00	77,000.00
tblLandUse	LandUseSquareFeet	113,256.00	42,900.00
tblLandUse	LandUseSquareFeet	30,000.00	36,000.00
tblLandUse	LandUseSquareFeet	3,680.00	3,678.00
tblLandUse	LotAcreage	2.56	0.00
tblLandUse	LotAcreage	0.34	0.00
tblLandUse	LotAcreage	2.60	0.00
tblLandUse	LotAcreage	0.79	1.00
tblLandUse	LotAcreage	0.08	0.40
tblTripsAndVMT	HaulingTripNumber	692.00	752.00
tblTripsAndVMT	HaulingTripNumber	0.00	10,268.00

8555 Santa Monica Boulevard - Alternative 4 - AQ - South Coast AQMD Air District, Winter

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

tblWoodstoves	NumberCatalytic	1.50	0.00
tblWoodstoves	NumberNoncatalytic	1.50	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

8555 Santa Monica Boulevard - Alternative 4 - AQ - South Coast AQMD Air District, Winter

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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	2.0502	32.9379	16.5333	0.0808	8.9878	0.8781	9.8586	3.9358	0.8213	4.7416	0.0000	8,586.534 2	8,586.534 2	0.9962	1.0336	8,919.434 5
2023	12.5843	13.1523	16.1071	0.0367	1.2668	0.5273	1.7941	0.3406	0.5088	0.8494	0.0000	3,526.877 3	3,526.877 3	0.4145	0.1138	3,570.399 7
Maximum	12.5843	32.9379	16.5333	0.0808	8.9878	0.8781	9.8586	3.9358	0.8213	4.7416	0.0000	8,586.534 2	8,586.534 2	0.9962	1.0336	8,919.434 5

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	2.0502	32.9379	16.5333	0.0808	5.0468	0.8781	5.9175	2.0453	0.8213	2.8511	0.0000	8,586.534 2	8,586.534 2	0.9962	1.0336	8,919.434 5
2023	12.5843	13.1523	16.1071	0.0367	1.2668	0.5273	1.7941	0.3406	0.5088	0.8494	0.0000	3,526.877 3	3,526.877 3	0.4145	0.1138	3,570.399 7
Maximum	12.5843	32.9379	16.5333	0.0808	5.0468	0.8781	5.9175	2.0453	0.8213	2.8511	0.0000	8,586.534 2	8,586.534 2	0.9962	1.0336	8,919.434 5

8555 Santa Monica Boulevard - Alternative 4 - AQ - South Coast AQMD Air District, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	38.43	0.00	33.82	44.21	0.00	33.81	0.00	0.00	0.00	0.00	0.00	0.00

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.3254	0.4767	2.7034	2.9900e-003		0.0501	0.0501		0.0501	0.0501	0.0000	576.3046	576.3046	0.0155	0.0105	579.8146
Energy	0.1392	1.2607	1.0307	7.5900e-003		0.0962	0.0962		0.0962	0.0962		1,518.1214	1,518.1214	0.0291	0.0278	1,527.1429
Mobile	6.4799	6.3128	53.2275	0.1038	11.1776	0.0812	11.2588	2.9786	0.0755	3.0541		10,759.5443	10,759.5443	0.8565	0.5507	10,945.0698
Stationary	0.1411	0.4602	0.5121	6.8000e-004		0.0208	0.0208		0.0208	0.0208		72.1982	72.1982	0.0101		72.4513
Total	9.0855	8.5105	57.4737	0.1150	11.1776	0.2482	11.4258	2.9786	0.2425	3.2211	0.0000	12,926.1685	12,926.1685	0.9112	0.5890	13,124.4785

8555 Santa Monica Boulevard - Alternative 4 - AQ - South Coast AQMD Air District, Winter

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

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.3254	0.4767	2.7034	2.9900e-003		0.0501	0.0501		0.0501	0.0501	0.0000	576.3046	576.3046	0.0155	0.0105	579.8146
Energy	0.1392	1.2607	1.0307	7.5900e-003		0.0962	0.0962		0.0962	0.0962		1,518.1214	1,518.1214	0.0291	0.0278	1,527.1429
Mobile	5.1831	3.9915	33.0116	0.0493	5.0421	0.0432	5.0854	1.3436	0.0401	1.3838		5,107.4707	5,107.4707	0.5873	0.3483	5,225.9328
Stationary	0.1411	0.4602	0.5121	6.8000e-004		0.0208	0.0208		0.0208	0.0208		72.1982	72.1982	0.0101		72.4513
Total	7.7887	6.1891	37.2578	0.0605	5.0421	0.2102	5.2523	1.3436	0.2071	1.5507	0.0000	7,274.0949	7,274.0949	0.6419	0.3866	7,405.3415

	ROG	NOx	CO	SO2	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	14.27	27.28	35.17	47.39	54.89	15.31	54.03	54.89	14.59	51.86	0.00	43.73	43.73	29.55	34.37	43.58

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	1/3/2022	2/4/2022	5	25	
2	Grading	Grading	2/7/2022	7/1/2022	5	105	
3	Building Construction	Building Construction	7/5/2022	6/1/2023	5	238	
4	Paving	Paving	6/2/2023	8/31/2023	5	65	

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

5	Architectural Coating	Architectural Coating	9/1/2023	12/4/2023	5	67
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Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 105

Acres of Paving: 0

Residential Indoor: 72,900; Residential Outdoor: 24,300; Non-Residential Indoor: 92,097; Non-Residential Outdoor: 30,699; Striped Parking Area: 6,816 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Building Construction	Cranes	1	6.00	231	0.29
Building Construction	Forklifts	1	6.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
Paving	Cement and Mortar Mixers	1	6.00	9	0.56
Paving	Pavers	1	6.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	1	7.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

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

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	752.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	10,268.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	95.00	32.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	13.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	19.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 Demolition - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					5.9938	0.0000	5.9938	0.9075	0.0000	0.9075			0.0000			0.0000
Off-Road	1.6889	16.6217	13.9605	0.0241		0.8379	0.8379		0.7829	0.7829		2,323.4168	2,323.4168	0.5921		2,338.2191
Total	1.6889	16.6217	13.9605	0.0241	5.9938	0.8379	6.8317	0.9075	0.7829	1.6904		2,323.4168	2,323.4168	0.5921		2,338.2191

8555 Santa Monica Boulevard - Alternative 4 - AQ - South Coast AQMD Air District, Winter

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

3.2 Demolition - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1236	4.8993	1.1427	0.0182	0.5262	0.0393	0.5655	0.1442	0.0376	0.1818		1,997.5684	1,997.5684	0.1071	0.3171	2,094.7457
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0471	0.0345	0.4486	1.2400e-003	0.1453	8.7000e-004	0.1462	0.0385	8.0000e-004	0.0393		126.0097	126.0097	3.5200e-003	3.3700e-003	127.1033
Total	0.1707	4.9338	1.5912	0.0195	0.6715	0.0402	0.7116	0.1828	0.0384	0.2212		2,123.5781	2,123.5781	0.1106	0.3205	2,221.8490

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.6972	0.0000	2.6972	0.4084	0.0000	0.4084			0.0000			0.0000
Off-Road	1.6889	16.6217	13.9605	0.0241		0.8379	0.8379		0.7829	0.7829	0.0000	2,323.4168	2,323.4168	0.5921		2,338.2191
Total	1.6889	16.6217	13.9605	0.0241	2.6972	0.8379	3.5351	0.4084	0.7829	1.1913	0.0000	2,323.4168	2,323.4168	0.5921		2,338.2191

8555 Santa Monica Boulevard - Alternative 4 - AQ - South Coast AQMD Air District, Winter

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

3.2 Demolition - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1236	4.8993	1.1427	0.0182	0.5262	0.0393	0.5655	0.1442	0.0376	0.1818		1,997.568 4	1,997.568 4	0.1071	0.3171	2,094.745 7
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0471	0.0345	0.4486	1.2400e-003	0.1453	8.7000e-004	0.1462	0.0385	8.0000e-004	0.0393		126.0097	126.0097	3.5200e-003	3.3700e-003	127.1033
Total	0.1707	4.9338	1.5912	0.0195	0.6715	0.0402	0.7116	0.1828	0.0384	0.2212		2,123.578 1	2,123.578 1	0.1106	0.3205	2,221.849 0

3.3 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.1655	0.0000	7.1655	3.4373	0.0000	3.4373			0.0000			0.0000
Off-Road	1.5403	16.9836	9.2202	0.0206		0.7423	0.7423		0.6829	0.6829		1,995.482 5	1,995.482 5	0.6454		2,011.616 9
Total	1.5403	16.9836	9.2202	0.0206	7.1655	0.7423	7.9078	3.4373	0.6829	4.1202		1,995.482 5	1,995.482 5	0.6454		2,011.616 9

8555 Santa Monica Boulevard - Alternative 4 - AQ - South Coast AQMD Air District, Winter

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

3.3 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.4018	15.9278	3.7148	0.0592	1.7105	0.1278	1.8383	0.4689	0.1223	0.5911		6,494.121 2	6,494.121 2	0.3481	1.0310	6,810.045 8
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0362	0.0265	0.3451	9.5000e-004	0.1118	6.7000e-004	0.1124	0.0296	6.1000e-004	0.0303		96.9305	96.9305	2.7000e-003	2.6000e-003	97.7717
Total	0.4380	15.9543	4.0599	0.0602	1.8223	0.1285	1.9508	0.4985	0.1229	0.6214		6,591.051 7	6,591.051 7	0.3508	1.0336	6,907.817 6

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					3.2245	0.0000	3.2245	1.5468	0.0000	1.5468			0.0000			0.0000
Off-Road	1.5403	16.9836	9.2202	0.0206		0.7423	0.7423		0.6829	0.6829	0.0000	1,995.482 5	1,995.482 5	0.6454		2,011.616 9
Total	1.5403	16.9836	9.2202	0.0206	3.2245	0.7423	3.9668	1.5468	0.6829	2.2297	0.0000	1,995.482 5	1,995.482 5	0.6454		2,011.616 9

8555 Santa Monica Boulevard - Alternative 4 - AQ - South Coast AQMD Air District, Winter

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

3.3 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.4018	15.9278	3.7148	0.0592	1.7105	0.1278	1.8383	0.4689	0.1223	0.5911		6,494.1212	6,494.1212	0.3481	1.0310	6,810.0458
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0362	0.0265	0.3451	9.5000e-004	0.1118	6.7000e-004	0.1124	0.0296	6.1000e-004	0.0303		96.9305	96.9305	2.7000e-003	2.6000e-003	97.7717
Total	0.4380	15.9543	4.0599	0.0602	1.8223	0.1285	1.9508	0.4985	0.1229	0.6214		6,591.0517	6,591.0517	0.3508	1.0336	6,907.8176

3.4 Building Construction - 2022

Unmitigated Construction On-Site

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

8555 Santa Monica Boulevard - Alternative 4 - AQ - South Coast AQMD Air District, Winter

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

3.4 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0573	1.5540	0.5289	6.1200e-003	0.2049	0.0156	0.2205	0.0590	0.0150	0.0739		658.4714	658.4714	0.0220	0.0955	687.4920
Worker	0.3442	0.2518	3.2780	9.0500e-003	1.0619	6.3500e-003	1.0682	0.2816	5.8400e-003	0.2875		920.8401	920.8401	0.0257	0.0247	928.8315
Total	0.4015	1.8058	3.8069	0.0152	1.2668	0.0220	1.2888	0.3406	0.0208	0.3614		1,579.3115	1,579.3115	0.0477	0.1202	1,616.3235

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6487	12.5031	12.7264	0.0221		0.5889	0.5889		0.5689	0.5689	0.0000	2,001.5429	2,001.5429	0.3486		2,010.2581
Total	1.6487	12.5031	12.7264	0.0221		0.5889	0.5889		0.5689	0.5689	0.0000	2,001.5429	2,001.5429	0.3486		2,010.2581

8555 Santa Monica Boulevard - Alternative 4 - AQ - South Coast AQMD Air District, Winter

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

3.4 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0573	1.5540	0.5289	6.1200e-003	0.2049	0.0156	0.2205	0.0590	0.0150	0.0739		658.4714	658.4714	0.0220	0.0955	687.4920
Worker	0.3442	0.2518	3.2780	9.0500e-003	1.0619	6.3500e-003	1.0682	0.2816	5.8400e-003	0.2875		920.8401	920.8401	0.0257	0.0247	928.8315
Total	0.4015	1.8058	3.8069	0.0152	1.2668	0.0220	1.2888	0.3406	0.0208	0.3614		1,579.3115	1,579.3115	0.0477	0.1202	1,616.3235

3.4 Building Construction - 2023

Unmitigated Construction On-Site

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

8555 Santa Monica Boulevard - Alternative 4 - AQ - South Coast AQMD Air District, Winter

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

3.4 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0339	1.2192	0.4721	5.8300e-003	0.2049	6.8000e-003	0.2117	0.0590	6.5000e-003	0.0655		628.4331	628.4331	0.0210	0.0911	656.0927
Worker	0.3203	0.2227	3.0239	8.7600e-003	1.0619	5.9800e-003	1.0679	0.2816	5.5000e-003	0.2871		896.6565	896.6565	0.0231	0.0228	904.0213
Total	0.3542	1.4419	3.4960	0.0146	1.2668	0.0128	1.2796	0.3406	0.0120	0.3526		1,525.0897	1,525.0897	0.0441	0.1138	1,560.1139

Mitigated Construction On-Site

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

8555 Santa Monica Boulevard - Alternative 4 - AQ - South Coast AQMD Air District, Winter

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

3.4 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0339	1.2192	0.4721	5.8300e-003	0.2049	6.8000e-003	0.2117	0.0590	6.5000e-003	0.0655		628.4331	628.4331	0.0210	0.0911	656.0927
Worker	0.3203	0.2227	3.0239	8.7600e-003	1.0619	5.9800e-003	1.0679	0.2816	5.5000e-003	0.2871		896.6565	896.6565	0.0231	0.0228	904.0213
Total	0.3542	1.4419	3.4960	0.0146	1.2668	0.0128	1.2796	0.3406	0.0120	0.3526		1,525.0897	1,525.0897	0.0441	0.1138	1,560.1139

3.5 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6446	6.2357	8.8024	0.0136		0.3084	0.3084		0.2846	0.2846		1,297.6880	1,297.6880	0.4114		1,307.9725
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.6446	6.2357	8.8024	0.0136		0.3084	0.3084		0.2846	0.2846		1,297.6880	1,297.6880	0.4114		1,307.9725

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

3.5 Paving - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0438	0.0305	0.4138	1.2000e-003	0.1453	8.2000e-004	0.1461	0.0385	7.5000e-004	0.0393		122.7004	122.7004	3.1600e-003	3.1200e-003	123.7082
Total	0.0438	0.0305	0.4138	1.2000e-003	0.1453	8.2000e-004	0.1461	0.0385	7.5000e-004	0.0393		122.7004	122.7004	3.1600e-003	3.1200e-003	123.7082

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6446	6.2357	8.8024	0.0136		0.3084	0.3084		0.2846	0.2846	0.0000	1,297.6880	1,297.6880	0.4114		1,307.9725
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.6446	6.2357	8.8024	0.0136		0.3084	0.3084		0.2846	0.2846	0.0000	1,297.6880	1,297.6880	0.4114		1,307.9725

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

3.5 Paving - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0438	0.0305	0.4138	1.2000e-003	0.1453	8.2000e-004	0.1461	0.0385	7.5000e-004	0.0393		122.7004	122.7004	3.1600e-003	3.1200e-003	123.7082
Total	0.0438	0.0305	0.4138	1.2000e-003	0.1453	8.2000e-004	0.1461	0.0385	7.5000e-004	0.0393		122.7004	122.7004	3.1600e-003	3.1200e-003	123.7082

3.6 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	12.3286					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	12.5202	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690

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

3.6 Architectural Coating - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0641	0.0446	0.6048	1.7500e-003	0.2124	1.2000e-003	0.2136	0.0563	1.1000e-003	0.0574		179.3313	179.3313	4.6200e-003	4.5600e-003	180.8043
Total	0.0641	0.0446	0.6048	1.7500e-003	0.2124	1.2000e-003	0.2136	0.0563	1.1000e-003	0.0574		179.3313	179.3313	4.6200e-003	4.5600e-003	180.8043

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	12.3286					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690
Total	12.5202	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690

8555 Santa Monica Boulevard - Alternative 4 - AQ - South Coast AQMD Air District, Winter

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

3.6 Architectural Coating - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0641	0.0446	0.6048	1.7500e-003	0.2124	1.2000e-003	0.2136	0.0563	1.1000e-003	0.0574		179.3313	179.3313	4.6200e-003	4.5600e-003	180.8043
Total	0.0641	0.0446	0.6048	1.7500e-003	0.2124	1.2000e-003	0.2136	0.0563	1.1000e-003	0.0574		179.3313	179.3313	4.6200e-003	4.5600e-003	180.8043

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Density

Increase Diversity

Improve Destination Accessibility

Increase Transit Accessibility

Integrate Below Market Rate Housing

8555 Santa Monica Boulevard - Alternative 4 - AQ - South Coast AQMD Air District, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	5.1831	3.9915	33.0116	0.0493	5.0421	0.0432	5.0854	1.3436	0.0401	1.3838		5,107.4707	5,107,4707	0.5873	0.3483	5,225.9328
Unmitigated	6.4799	6.3128	53.2275	0.1038	11.1776	0.0812	11.2588	2.9786	0.0755	3.0541		10,759.5443	10,759.5443	0.8565	0.5507	10,945.0698

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	163.20	147.30	122.70	530,147	239,146
Enclosed Parking with Elevator	0.00	0.00	0.00		
High Turnover (Sit Down Restaurant)	1,662.51	1,813.97	2113.92	2,383,090	1,074,998
Hotel	652.08	638.82	464.10	1,487,375	670,947
Strip Mall	163.10	154.71	75.18	284,133	128,171
Total	2,640.89	2,754.80	2,775.91	4,684,746	2,113,262

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 Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
High Turnover (Sit Down)	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

4.4 Fleet Mix

8555 Santa Monica Boulevard - Alternative 4 - AQ - South Coast AQMD Air District, Winter

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

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
Enclosed Parking with Elevator	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
High Turnover (Sit Down Restaurant)	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
Hotel	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
Strip Mall	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.1392	1.2607	1.0307	7.5900e-003		0.0962	0.0962		0.0962	0.0962		1,518.1214	1,518.1214	0.0291	0.0278	1,527.1429
NaturalGas Unmitigated	0.1392	1.2607	1.0307	7.5900e-003		0.0962	0.0962		0.0962	0.0962		1,518.1214	1,518.1214	0.0291	0.0278	1,527.1429

8555 Santa Monica Boulevard - Alternative 4 - AQ - South Coast AQMD Air District, Winter

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

5.2 Energy by Land Use - Natural Gas

Unmitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	740.614	7.9900e-003	0.0683	0.0290	4.4000e-004		5.5200e-003	5.5200e-003		5.5200e-003	5.5200e-003		87.1310	87.1310	1.6700e-003	1.6000e-003	87.6488
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	9352.03	0.1009	0.9169	0.7702	5.5000e-003		0.0697	0.0697		0.0697	0.0697		1,100.2387	1,100.2387	0.0211	0.0202	1,106.7769
Hotel	2794.96	0.0301	0.2740	0.2302	1.6400e-003		0.0208	0.0208		0.0208	0.0208		328.8193	328.8193	6.3000e-003	6.0300e-003	330.7734
Strip Mall	16.425	1.8000e-004	1.6100e-003	1.3500e-003	1.0000e-005		1.2000e-004	1.2000e-004		1.2000e-004	1.2000e-004		1.9324	1.9324	4.0000e-005	4.0000e-005	1.9438
Total		0.1392	1.2608	1.0307	7.5900e-003		0.0962	0.0962		0.0962	0.0962		1,518.1214	1,518.1214	0.0291	0.0278	1,527.1429

8555 Santa Monica Boulevard - Alternative 4 - AQ - South Coast AQMD Air District, Winter

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

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	0.740614	7.9900e-003	0.0683	0.0290	4.4000e-004		5.5200e-003	5.5200e-003		5.5200e-003	5.5200e-003		87.1310	87.1310	1.6700e-003	1.6000e-003	87.6488
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	9.35203	0.1009	0.9169	0.7702	5.5000e-003		0.0697	0.0697		0.0697	0.0697		1,100.2387	1,100.2387	0.0211	0.0202	1,106.7769
Hotel	2.79496	0.0301	0.2740	0.2302	1.6400e-003		0.0208	0.0208		0.0208	0.0208		328.8193	328.8193	6.3000e-003	6.0300e-003	330.7734
Strip Mall	0.016425	1.8000e-004	1.6100e-003	1.3500e-003	1.0000e-005		1.2000e-004	1.2000e-004		1.2000e-004	1.2000e-004		1.9324	1.9324	4.0000e-005	4.0000e-005	1.9438
Total		0.1392	1.2608	1.0307	7.5900e-003		0.0962	0.0962		0.0962	0.0962		1,518.1214	1,518.1214	0.0291	0.0278	1,527.1429

6.0 Area Detail

6.1 Mitigation Measures Area

8555 Santa Monica Boulevard - Alternative 4 - AQ - South Coast AQMD Air District, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.3254	0.4767	2.7034	2.9900e-003		0.0501	0.0501		0.0501	0.0501	0.0000	576.3046	576.3046	0.0155	0.0105	579.8146
Unmitigated	2.3254	0.4767	2.7034	2.9900e-003		0.0501	0.0501		0.0501	0.0501	0.0000	576.3046	576.3046	0.0155	0.0105	579.8146

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2263					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.9687					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0524	0.4479	0.1906	2.8600e-003		0.0362	0.0362		0.0362	0.0362	0.0000	571.7647	571.7647	0.0110	0.0105	575.1624
Landscaping	0.0780	0.0289	2.5128	1.3000e-004		0.0139	0.0139		0.0139	0.0139		4.5398	4.5398	4.4900e-003		4.6522
Total	2.3254	0.4767	2.7034	2.9900e-003		0.0501	0.0501		0.0501	0.0501	0.0000	576.3046	576.3046	0.0155	0.0105	579.8146

8555 Santa Monica Boulevard - Alternative 4 - AQ - South Coast AQMD Air District, Winter

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2263					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.9687					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0524	0.4479	0.1906	2.8600e-003		0.0362	0.0362		0.0362	0.0362	0.0000	571.7647	571.7647	0.0110	0.0105	575.1624
Landscaping	0.0780	0.0289	2.5128	1.3000e-004		0.0139	0.0139		0.0139	0.0139		4.5398	4.5398	4.4900e-003		4.6522
Total	2.3254	0.4767	2.7034	2.9900e-003		0.0501	0.0501		0.0501	0.0501	0.0000	576.3046	576.3046	0.0155	0.0105	579.8146

7.0 Water Detail

7.1 Mitigation Measures Water

- Apply Water Conservation Strategy
- Use Water Efficient Irrigation System

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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8555 Santa Monica Boulevard - Alternative 4 - AQ - South Coast AQMD Air District, Winter

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
Emergency Generator	1	1	36	86	0.73	Diesel

Boilers

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

Equipment Type	Number
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10.1 Stationary Sources

Unmitigated/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
Equipment Type	lb/day										lb/day					
Emergency Generator - Diesel (75 - 100 HP)	0.1411	0.4602	0.5121	6.8000e-004		0.0208	0.0208		0.0208	0.0208		72.1982	72.1982	0.0101		72.4513
Total	0.1411	0.4602	0.5121	6.8000e-004		0.0208	0.0208		0.0208	0.0208		72.1982	72.1982	0.0101		72.4513

11.0 Vegetation

8555 Santa Monica Boulevard - Alternative 4 - AQ - South Coast AQMD Air District, Summer

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

8555 Santa Monica Boulevard - Alternative 4 - AQ
South Coast AQMD Air District, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	284.00	Space	0.00	113,600.00	0
High Turnover (Sit Down Restaurant)	14.82	1000sqft	0.00	14,820.00	0
Hotel	78.00	Room	0.00	42,900.00	0
Apartments Mid Rise	30.00	Dwelling Unit	1.00	36,000.00	86
Strip Mall	3.68	1000sqft	0.40	3,678.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	11			Operational Year	2024
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	390.98	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Source: Section 6.0 Alternatives

Construction Phase - Source: Client provided construction schedule. Demolition + grading 6 mo., Const. 11 mo., Paving 3 mo., AC 3 mo.

Trips and VMT - Assume 15 CY truck and 5134 loads (per VCA Engineers 7/2019, 77,000 CY) = 10,268 one-way trips, 48 loads/day; 376 loads demolition = 752 one-way trips, 16 loads/day

Demolition - Per VCA Engineers 7/2019: demolition 5,638 cy = 152,226 cf

Grading - Export material per VCA Engineers 7/2019: 77,000 CY

Architectural Coating - SCAQMD Rule 1113

8555 Santa Monica Boulevard - Alternative 4 - AQ - South Coast AQMD Air District, Summer

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

Vehicle Trips - Rates per project traffic study

Woodstoves - SCAQMD Rule 445

Area Coating - SCAQMD Rule 1113

Construction Off-road Equipment Mitigation - SCAQMD Rule 403

Mobile Land Use Mitigation - Net increase of 26 residential units on 1.4 acres, mixed use, 5 apt units of affordable housing, 0.1 mile to Santa Monica/Westborne stop for Cityline Commuter and Metro Route 4, located in a central business district

Water Mitigation - Compliance with CALGreen

Stationary Sources - Emergency Generators and Fire Pumps -

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	10.00	67.00
tblConstructionPhase	NumDays	200.00	238.00
tblConstructionPhase	NumDays	20.00	25.00
tblConstructionPhase	NumDays	4.00	105.00
tblConstructionPhase	NumDays	10.00	65.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	25.50	27.00
tblFireplaces	NumberWood	1.50	0.00
tblGrading	MaterialExported	0.00	77,000.00
tblLandUse	LandUseSquareFeet	113,256.00	42,900.00
tblLandUse	LandUseSquareFeet	30,000.00	36,000.00
tblLandUse	LandUseSquareFeet	3,680.00	3,678.00
tblLandUse	LotAcreage	2.56	0.00
tblLandUse	LotAcreage	0.34	0.00
tblLandUse	LotAcreage	2.60	0.00
tblLandUse	LotAcreage	0.79	1.00
tblLandUse	LotAcreage	0.08	0.40
tblTripsAndVMT	HaulingTripNumber	692.00	752.00
tblTripsAndVMT	HaulingTripNumber	0.00	10,268.00

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

tblWoodstoves	NumberCatalytic	1.50	0.00
tblWoodstoves	NumberNoncatalytic	1.50	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

8555 Santa Monica Boulevard - Alternative 4 - AQ - South Coast AQMD Air District, Summer

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

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	2.0342	32.2653	16.8631	0.0808	8.9878	0.8780	9.8583	3.9358	0.8212	4.7414	0.0000	8,590.127 1	8,590.127 1	0.9968	1.0330	8,922.877 4
2023	12.5809	13.0756	16.4098	0.0372	1.2668	0.5272	1.7940	0.3406	0.5088	0.8494	0.0000	3,580.985 8	3,580.985 8	0.4145	0.1123	3,624.041 9
Maximum	12.5809	32.2653	16.8631	0.0808	8.9878	0.8780	9.8583	3.9358	0.8212	4.7414	0.0000	8,590.127 1	8,590.127 1	0.9968	1.0330	8,922.877 4

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	2.0342	32.2653	16.8631	0.0808	5.0468	0.8780	5.9173	2.0453	0.8212	2.8509	0.0000	8,590.127 1	8,590.127 1	0.9968	1.0330	8,922.877 4
2023	12.5809	13.0756	16.4098	0.0372	1.2668	0.5272	1.7940	0.3406	0.5088	0.8494	0.0000	3,580.985 8	3,580.985 8	0.4145	0.1123	3,624.041 9
Maximum	12.5809	32.2653	16.8631	0.0808	5.0468	0.8780	5.9173	2.0453	0.8212	2.8509	0.0000	8,590.127 1	8,590.127 1	0.9968	1.0330	8,922.877 4

8555 Santa Monica Boulevard - Alternative 4 - AQ - South Coast AQMD Air District, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	38.43	0.00	33.82	44.21	0.00	33.81	0.00	0.00	0.00	0.00	0.00	0.00

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.3254	0.4767	2.7034	2.9900e-003		0.0501	0.0501		0.0501	0.0501	0.0000	576.3046	576.3046	0.0155	0.0105	579.8146
Energy	0.1392	1.2607	1.0307	7.5900e-003		0.0962	0.0962		0.0962	0.0962		1,518.1214	1,518.1214	0.0291	0.0278	1,527.1429
Mobile	6.8196	5.8743	53.6343	0.1087	11.1776	0.0812	11.2587	2.9786	0.0754	3.0540		11,269.3095	11,269.3095	0.8167	0.5286	11,447.2601
Stationary	0.1411	0.4602	0.5121	6.8000e-004		0.0208	0.0208		0.0208	0.0208		72.1982	72.1982	0.0101		72.4513
Total	9.4253	8.0720	57.8805	0.1200	11.1776	0.2481	11.4257	2.9786	0.2424	3.2210	0.0000	13,435.9337	13,435.9337	0.8714	0.5669	13,626.6688

8555 Santa Monica Boulevard - Alternative 4 - AQ - South Coast AQMD Air District, Summer

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

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.3254	0.4767	2.7034	2.9900e-003		0.0501	0.0501		0.0501	0.0501	0.0000	576.3046	576.3046	0.0155	0.0105	579.8146
Energy	0.1392	1.2607	1.0307	7.5900e-003		0.0962	0.0962		0.0962	0.0962		1,518.1214	1,518.1214	0.0291	0.0278	1,527.1429
Mobile	5.5304	3.7133	31.8030	0.0515	5.0421	0.0432	5.0853	1.3436	0.0401	1.3837		5,333.7139	5,333.7139	0.5454	0.3330	5,446.5832
Stationary	0.1411	0.4602	0.5121	6.8000e-004		0.0208	0.0208		0.0208	0.0208		72.1982	72.1982	0.0101		72.4513
Total	8.1361	5.9110	36.0492	0.0627	5.0421	0.2101	5.2523	1.3436	0.2070	1.5507	0.0000	7,500.3381	7,500.3381	0.6000	0.3713	7,625.9919

	ROG	NOx	CO	SO2	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	13.68	26.77	37.72	47.73	54.89	15.31	54.03	54.89	14.59	51.86	0.00	44.18	44.18	31.14	34.51	44.04

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	1/3/2022	2/4/2022	5	25	
2	Grading	Grading	2/7/2022	7/1/2022	5	105	
3	Building Construction	Building Construction	7/5/2022	6/1/2023	5	238	
4	Paving	Paving	6/2/2023	8/31/2023	5	65	

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

5	Architectural Coating	Architectural Coating	9/1/2023	12/4/2023	5	67
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Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 105

Acres of Paving: 0

Residential Indoor: 72,900; Residential Outdoor: 24,300; Non-Residential Indoor: 92,097; Non-Residential Outdoor: 30,699; Striped Parking Area: 6,816 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	7.00	97	0.37
Building Construction	Cranes	1	6.00	231	0.29
Building Construction	Forklifts	1	6.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
Paving	Cement and Mortar Mixers	1	6.00	9	0.56
Paving	Pavers	1	6.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	1	7.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

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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	752.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	10,268.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	95.00	32.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	13.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	19.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 Demolition - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					5.9938	0.0000	5.9938	0.9075	0.0000	0.9075			0.0000			0.0000
Off-Road	1.6889	16.6217	13.9605	0.0241		0.8379	0.8379		0.7829	0.7829		2,323.4168	2,323.4168	0.5921		2,338.2191
Total	1.6889	16.6217	13.9605	0.0241	5.9938	0.8379	6.8317	0.9075	0.7829	1.6904		2,323.4168	2,323.4168	0.5921		2,338.2191

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

3.2 Demolition - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1271	4.6931	1.1216	0.0182	0.5262	0.0392	0.5654	0.1442	0.0375	0.1818		1,996.8329	1,996.8329	0.1073	0.3170	2,093.9780
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0448	0.0315	0.4962	1.3200e-003	0.1453	8.7000e-004	0.1462	0.0385	8.0000e-004	0.0393		133.7891	133.7891	3.4800e-003	3.1800e-003	134.8237
Total	0.1719	4.7246	1.6178	0.0195	0.6715	0.0401	0.7116	0.1828	0.0383	0.2211		2,130.6220	2,130.6220	0.1107	0.3202	2,228.8017

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.6972	0.0000	2.6972	0.4084	0.0000	0.4084			0.0000			0.0000
Off-Road	1.6889	16.6217	13.9605	0.0241		0.8379	0.8379		0.7829	0.7829	0.0000	2,323.4168	2,323.4168	0.5921		2,338.2191
Total	1.6889	16.6217	13.9605	0.0241	2.6972	0.8379	3.5351	0.4084	0.7829	1.1913	0.0000	2,323.4168	2,323.4168	0.5921		2,338.2191

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

3.2 Demolition - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.1271	4.6931	1.1216	0.0182	0.5262	0.0392	0.5654	0.1442	0.0375	0.1818		1,996.8329	1,996.8329	0.1073	0.3170	2,093.9780
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0448	0.0315	0.4962	1.3200e-003	0.1453	8.7000e-004	0.1462	0.0385	8.0000e-004	0.0393		133.7891	133.7891	3.4800e-003	3.1800e-003	134.8237
Total	0.1719	4.7246	1.6178	0.0195	0.6715	0.0401	0.7116	0.1828	0.0383	0.2211		2,130.6220	2,130.6220	0.1107	0.3202	2,228.8017

3.3 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.1655	0.0000	7.1655	3.4373	0.0000	3.4373			0.0000			0.0000
Off-Road	1.5403	16.9836	9.2202	0.0206		0.7423	0.7423		0.6829	0.6829		1,995.4825	1,995.4825	0.6454		2,011.6169
Total	1.5403	16.9836	9.2202	0.0206	7.1655	0.7423	7.9078	3.4373	0.6829	4.1202		1,995.4825	1,995.4825	0.6454		2,011.6169

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

3.3 Grading - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.4132	15.2574	3.6463	0.0592	1.7105	0.1276	1.8381	0.4689	0.1221	0.5909		6,491.7299	6,491.7299	0.3487	1.0306	6,807.5499
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0344	0.0242	0.3817	1.0100e-003	0.1118	6.7000e-004	0.1124	0.0296	6.1000e-004	0.0303		102.9147	102.9147	2.6700e-003	2.4500e-003	103.7106
Total	0.4476	15.2816	4.0280	0.0602	1.8223	0.1282	1.9505	0.4985	0.1227	0.6212		6,594.6447	6,594.6447	0.3514	1.0330	6,911.2605

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					3.2245	0.0000	3.2245	1.5468	0.0000	1.5468			0.0000			0.0000
Off-Road	1.5403	16.9836	9.2202	0.0206		0.7423	0.7423		0.6829	0.6829	0.0000	1,995.4825	1,995.4825	0.6454		2,011.6169
Total	1.5403	16.9836	9.2202	0.0206	3.2245	0.7423	3.9668	1.5468	0.6829	2.2297	0.0000	1,995.4825	1,995.4825	0.6454		2,011.6169

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

3.3 Grading - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.4132	15.2574	3.6463	0.0592	1.7105	0.1276	1.8381	0.4689	0.1221	0.5909		6,491.7299	6,491.7299	0.3487	1.0306	6,807.5499
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0344	0.0242	0.3817	1.0100e-003	0.1118	6.7000e-004	0.1124	0.0296	6.1000e-004	0.0303		102.9147	102.9147	2.6700e-003	2.4500e-003	103.7106
Total	0.4476	15.2816	4.0280	0.0602	1.8223	0.1282	1.9505	0.4985	0.1227	0.6212		6,594.6447	6,594.6447	0.3514	1.0330	6,911.2605

3.4 Building Construction - 2022

Unmitigated Construction On-Site

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

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

3.4 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0584	1.4890	0.5105	6.1200e-003	0.2049	0.0156	0.2205	0.0590	0.0149	0.0739		658.1419	658.1419	0.0221	0.0954	687.1275
Worker	0.3272	0.2302	3.6262	9.6100e-003	1.0619	6.3500e-003	1.0682	0.2816	5.8400e-003	0.2875		977.6898	977.6898	0.0254	0.0232	985.2504
Total	0.3855	1.7192	4.1367	0.0157	1.2668	0.0219	1.2887	0.3406	0.0207	0.3614		1,635.8317	1,635.8317	0.0475	0.1187	1,672.3779

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6487	12.5031	12.7264	0.0221		0.5889	0.5889		0.5689	0.5689	0.0000	2,001.5429	2,001.5429	0.3486		2,010.2581
Total	1.6487	12.5031	12.7264	0.0221		0.5889	0.5889		0.5689	0.5689	0.0000	2,001.5429	2,001.5429	0.3486		2,010.2581

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3.4 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0584	1.4890	0.5105	6.1200e-003	0.2049	0.0156	0.2205	0.0590	0.0149	0.0739		658.1419	658.1419	0.0221	0.0954	687.1275
Worker	0.3272	0.2302	3.6262	9.6100e-003	1.0619	6.3500e-003	1.0682	0.2816	5.8400e-003	0.2875		977.6898	977.6898	0.0254	0.0232	985.2504
Total	0.3855	1.7192	4.1367	0.0157	1.2668	0.0219	1.2887	0.3406	0.0207	0.3614		1,635.8317	1,635.8317	0.0475	0.1187	1,672.3779

3.4 Building Construction - 2023

Unmitigated Construction On-Site

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

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3.4 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0354	1.1616	0.4573	5.8200e-003	0.2049	6.7600e-003	0.2117	0.0590	6.4700e-003	0.0655		627.2990	627.2990	0.0211	0.0908	654.8885
Worker	0.3035	0.2037	3.3415	9.3000e-003	1.0619	5.9800e-003	1.0679	0.2816	5.5000e-003	0.2871		951.8992	951.8992	0.0228	0.0215	958.8677
Total	0.3389	1.3653	3.7988	0.0151	1.2668	0.0127	1.2795	0.3406	0.0120	0.3526		1,579.1981	1,579.1981	0.0439	0.1123	1,613.7561

Mitigated Construction On-Site

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

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

3.4 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0354	1.1616	0.4573	5.8200e-003	0.2049	6.7600e-003	0.2117	0.0590	6.4700e-003	0.0655		627.2990	627.2990	0.0211	0.0908	654.8885
Worker	0.3035	0.2037	3.3415	9.3000e-003	1.0619	5.9800e-003	1.0679	0.2816	5.5000e-003	0.2871		951.8992	951.8992	0.0228	0.0215	958.8677
Total	0.3389	1.3653	3.7988	0.0151	1.2668	0.0127	1.2795	0.3406	0.0120	0.3526		1,579.1981	1,579.1981	0.0439	0.1123	1,613.7561

3.5 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6446	6.2357	8.8024	0.0136		0.3084	0.3084		0.2846	0.2846		1,297.6880	1,297.6880	0.4114		1,307.9725
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.6446	6.2357	8.8024	0.0136		0.3084	0.3084		0.2846	0.2846		1,297.6880	1,297.6880	0.4114		1,307.9725

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

3.5 Paving - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0415	0.0279	0.4573	1.2700e-003	0.1453	8.2000e-004	0.1461	0.0385	7.5000e-004	0.0393		130.2599	130.2599	3.1200e-003	2.9400e-003	131.2135
Total	0.0415	0.0279	0.4573	1.2700e-003	0.1453	8.2000e-004	0.1461	0.0385	7.5000e-004	0.0393		130.2599	130.2599	3.1200e-003	2.9400e-003	131.2135

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6446	6.2357	8.8024	0.0136		0.3084	0.3084		0.2846	0.2846	0.0000	1,297.6880	1,297.6880	0.4114		1,307.9725
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.6446	6.2357	8.8024	0.0136		0.3084	0.3084		0.2846	0.2846	0.0000	1,297.6880	1,297.6880	0.4114		1,307.9725

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

3.5 Paving - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0415	0.0279	0.4573	1.2700e-003	0.1453	8.2000e-004	0.1461	0.0385	7.5000e-004	0.0393		130.2599	130.2599	3.1200e-003	2.9400e-003	131.2135
Total	0.0415	0.0279	0.4573	1.2700e-003	0.1453	8.2000e-004	0.1461	0.0385	7.5000e-004	0.0393		130.2599	130.2599	3.1200e-003	2.9400e-003	131.2135

3.6 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	12.3286					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	12.5202	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690

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

3.6 Architectural Coating - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0607	0.0407	0.6683	1.8600e-003	0.2124	1.2000e-003	0.2136	0.0563	1.1000e-003	0.0574		190.3798	190.3798	4.5600e-003	4.2900e-003	191.7735
Total	0.0607	0.0407	0.6683	1.8600e-003	0.2124	1.2000e-003	0.2136	0.0563	1.1000e-003	0.0574		190.3798	190.3798	4.5600e-003	4.2900e-003	191.7735

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	12.3286					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690
Total	12.5202	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690

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

3.6 Architectural Coating - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0607	0.0407	0.6683	1.8600e-003	0.2124	1.2000e-003	0.2136	0.0563	1.1000e-003	0.0574		190.3798	190.3798	4.5600e-003	4.2900e-003	191.7735
Total	0.0607	0.0407	0.6683	1.8600e-003	0.2124	1.2000e-003	0.2136	0.0563	1.1000e-003	0.0574		190.3798	190.3798	4.5600e-003	4.2900e-003	191.7735

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Density

Increase Diversity

Improve Destination Accessibility

Increase Transit Accessibility

Integrate Below Market Rate Housing

8555 Santa Monica Boulevard - Alternative 4 - AQ - South Coast AQMD Air District, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	5.5304	3.7133	31.8030	0.0515	5.0421	0.0432	5.0853	1.3436	0.0401	1.3837		5,333.7139	5,333.7139	0.5454	0.3330	5,446.5832
Unmitigated	6.8196	5.8743	53.6343	0.1087	11.1776	0.0812	11.2587	2.9786	0.0754	3.0540		11,269.3095	11,269.3095	0.8167	0.5286	11,447.2601

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	163.20	147.30	122.70	530,147	239,146
Enclosed Parking with Elevator	0.00	0.00	0.00		
High Turnover (Sit Down Restaurant)	1,662.51	1,813.97	2113.92	2,383,090	1,074,998
Hotel	652.08	638.82	464.10	1,487,375	670,947
Strip Mall	163.10	154.71	75.18	284,133	128,171
Total	2,640.89	2,754.80	2,775.91	4,684,746	2,113,262

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 Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
High Turnover (Sit Down)	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

4.4 Fleet Mix

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

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
Enclosed Parking with Elevator	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
High Turnover (Sit Down Restaurant)	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
Hotel	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
Strip Mall	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.1392	1.2607	1.0307	7.5900e-003		0.0962	0.0962		0.0962	0.0962		1,518.1214	1,518.1214	0.0291	0.0278	1,527.1429
NaturalGas Unmitigated	0.1392	1.2607	1.0307	7.5900e-003		0.0962	0.0962		0.0962	0.0962		1,518.1214	1,518.1214	0.0291	0.0278	1,527.1429

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

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	740.614	7.9900e-003	0.0683	0.0290	4.4000e-004		5.5200e-003	5.5200e-003		5.5200e-003	5.5200e-003		87.1310	87.1310	1.6700e-003	1.6000e-003	87.6488
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	9352.03	0.1009	0.9169	0.7702	5.5000e-003		0.0697	0.0697		0.0697	0.0697		1,100.2387	1,100.2387	0.0211	0.0202	1,106.7769
Hotel	2794.96	0.0301	0.2740	0.2302	1.6400e-003		0.0208	0.0208		0.0208	0.0208		328.8193	328.8193	6.3000e-003	6.0300e-003	330.7734
Strip Mall	16.425	1.8000e-004	1.6100e-003	1.3500e-003	1.0000e-005		1.2000e-004	1.2000e-004		1.2000e-004	1.2000e-004		1.9324	1.9324	4.0000e-005	4.0000e-005	1.9438
Total		0.1392	1.2608	1.0307	7.5900e-003		0.0962	0.0962		0.0962	0.0962		1,518.1214	1,518.1214	0.0291	0.0278	1,527.1429

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

5.2 Energy by Land Use - 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	lb/day										lb/day					
Apartments Mid Rise	0.740614	7.9900e-003	0.0683	0.0290	4.4000e-004		5.5200e-003	5.5200e-003		5.5200e-003	5.5200e-003		87.1310	87.1310	1.6700e-003	1.6000e-003	87.6488
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	9.35203	0.1009	0.9169	0.7702	5.5000e-003		0.0697	0.0697		0.0697	0.0697		1,100.2387	1,100.2387	0.0211	0.0202	1,106.7769
Hotel	2.79496	0.0301	0.2740	0.2302	1.6400e-003		0.0208	0.0208		0.0208	0.0208		328.8193	328.8193	6.3000e-003	6.0300e-003	330.7734
Strip Mall	0.016425	1.8000e-004	1.6100e-003	1.3500e-003	1.0000e-005		1.2000e-004	1.2000e-004		1.2000e-004	1.2000e-004		1.9324	1.9324	4.0000e-005	4.0000e-005	1.9438
Total		0.1392	1.2608	1.0307	7.5900e-003		0.0962	0.0962		0.0962	0.0962		1,518.1214	1,518.1214	0.0291	0.0278	1,527.1429

6.0 Area Detail

6.1 Mitigation Measures Area

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.3254	0.4767	2.7034	2.9900e-003		0.0501	0.0501		0.0501	0.0501	0.0000	576.3046	576.3046	0.0155	0.0105	579.8146
Unmitigated	2.3254	0.4767	2.7034	2.9900e-003		0.0501	0.0501		0.0501	0.0501	0.0000	576.3046	576.3046	0.0155	0.0105	579.8146

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2263					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.9687					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0524	0.4479	0.1906	2.8600e-003		0.0362	0.0362		0.0362	0.0362	0.0000	571.7647	571.7647	0.0110	0.0105	575.1624
Landscaping	0.0780	0.0289	2.5128	1.3000e-004		0.0139	0.0139		0.0139	0.0139		4.5398	4.5398	4.4900e-003		4.6522
Total	2.3254	0.4767	2.7034	2.9900e-003		0.0501	0.0501		0.0501	0.0501	0.0000	576.3046	576.3046	0.0155	0.0105	579.8146

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

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.2263					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.9687					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0524	0.4479	0.1906	2.8600e-003		0.0362	0.0362		0.0362	0.0362	0.0000	571.7647	571.7647	0.0110	0.0105	575.1624
Landscaping	0.0780	0.0289	2.5128	1.3000e-004		0.0139	0.0139		0.0139	0.0139		4.5398	4.5398	4.4900e-003		4.6522
Total	2.3254	0.4767	2.7034	2.9900e-003		0.0501	0.0501		0.0501	0.0501	0.0000	576.3046	576.3046	0.0155	0.0105	579.8146

7.0 Water Detail

7.1 Mitigation Measures Water

- Apply Water Conservation Strategy
- Use Water Efficient Irrigation System

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
Emergency Generator	1	1	36	86	0.73	Diesel

Boilers

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

Equipment Type	Number
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10.1 Stationary Sources

Unmitigated/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
Equipment Type	lb/day										lb/day					
Emergency Generator - Diesel (75 - 100 HP)	0.1411	0.4602	0.5121	6.8000e-004		0.0208	0.0208		0.0208	0.0208		72.1982	72.1982	0.0101		72.4513
Total	0.1411	0.4602	0.5121	6.8000e-004		0.0208	0.0208		0.0208	0.0208		72.1982	72.1982	0.0101		72.4513

11.0 Vegetation