

8555 Santa Monica Boulevard - Existing Uses - GHG - South Coast AQMD Air District, Annual

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

8555 Santa Monica Boulevard - Existing Uses - GHG

South Coast AQMD Air District, Annual

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	2030
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	240.97	CH4 Intensity (lb/MW hr)	0.02	N2O Intensity (lb/MW hr)	0.002

1.3 User Entered Comments & Non-Default Data

Project Characteristics - This analysis only looks at existing operational emissions on the project site. Utility carbon intensity factors adjusted for RPS for 2030.

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

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

Vehicle Trips - Trip generation rates per 2019 project traffic study

Woodstoves - No woodstoves - residences may have fireplaces

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 - GHG - South Coast AQMD Air District, Annual

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

Fleet Mix -

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Table Name	Column Name	Default Value	New Value
tblLandUse	LandUseSquareFeet	4,210.00	4,211.00
tblLandUse	LandUseSquareFeet	4,060.00	4,058.00
tblLandUse	LandUseSquareFeet	2,480.00	2,475.00
tblLandUse	LandUseSquareFeet	16,640.00	16,644.00
tblLandUse	LotAcreage	0.10	0.00
tblLandUse	LotAcreage	0.09	0.00
tblLandUse	LotAcreage	0.06	0.00
tblLandUse	LotAcreage	0.38	0.10
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.02
tblProjectCharacteristics	CO2IntensityFactor	390.98	240.97
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.002
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 - GHG - South Coast AQMD Air District, Annual

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

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	1-1-2018	3-31-2018	0.7356	0.7356
2	4-1-2018	6-30-2018	0.6666	0.6666
3	7-1-2018	9-30-2018	0.6739	0.6739
		Highest	0.7356	0.7356

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.1530	1.3100e-003	0.0547	3.0000e-005		2.0500e-003	2.0500e-003		2.0500e-003	2.0500e-003	0.1572	0.8845	1.0417	8.0000e-005	3.0000e-005	1.0523
Energy	4.7500e-003	0.0428	0.0333	2.6000e-004		3.2800e-003	3.2800e-003		3.2800e-003	3.2800e-003	0.0000	104.8208	104.8208	5.7000e-003	1.3400e-003	105.3631
Mobile	0.3774	0.3656	3.3244	6.7600e-003	0.8338	4.6400e-003	0.8384	0.2225	4.3200e-003	0.2269	0.0000	661.3659	661.3659	0.0467	0.0312	671.8150
Waste						0.0000	0.0000		0.0000	0.0000	15.9449	0.0000	15.9449	0.9423	0.0000	39.5029
Water						0.0000	0.0000		0.0000	0.0000	1.0261	6.5140	7.5401	0.1059	2.5400e-003	10.9461
Total	0.5351	0.4097	3.4124	7.0500e-003	0.8338	9.9700e-003	0.8438	0.2225	9.6500e-003	0.2322	17.1282	773.5853	790.7135	1.1007	0.0351	828.6795

8555 Santa Monica Boulevard - Existing Uses - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Area	0.1530	1.3100e-003	0.0547	3.0000e-005		2.0500e-003	2.0500e-003		2.0500e-003	2.0500e-003	0.1572	0.8845	1.0417	8.0000e-005	3.0000e-005	1.0523
Energy	4.7500e-003	0.0428	0.0333	2.6000e-004		3.2800e-003	3.2800e-003		3.2800e-003	3.2800e-003	0.0000	104.8208	104.8208	5.7000e-003	1.3400e-003	105.3631
Mobile	0.2862	0.2293	2.0252	3.2400e-003	0.3826	2.4700e-003	0.3851	0.1021	2.3000e-003	0.1044	0.0000	317.1633	317.1633	0.0299	0.0191	323.6135
Waste						0.0000	0.0000		0.0000	0.0000	15.9449	0.0000	15.9449	0.9423	0.0000	39.5029
Water						0.0000	0.0000		0.0000	0.0000	1.0261	6.5140	7.5401	0.1059	2.5400e-003	10.9461
Total	0.4439	0.2734	2.1132	3.5300e-003	0.3826	7.8000e-003	0.3904	0.1021	7.6300e-003	0.1098	17.1282	429.3827	446.5109	1.0839	0.0231	480.4780

	ROG	NOx	CO	SO2	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	17.05	33.27	38.07	49.93	54.11	21.77	53.73	54.11	20.93	52.73	0.00	44.49	43.53	1.53	34.26	42.02

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	

8555 Santa Monica Boulevard - Existing Uses - GHG - South Coast AQMD Air District, Annual

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

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
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
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Rubber Tired Dozers	1	7.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	1	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

8555 Santa Monica Boulevard - Existing Uses - GHG - South Coast AQMD Air District, Annual

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

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

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

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	tons/yr										MT/yr					
Off-Road	0.0248	0.2436	0.1511	2.4000e-004		0.0144	0.0144		0.0134	0.0134	0.0000	21.6923	21.6923	5.5000e-003	0.0000	21.8297
Total	0.0248	0.2436	0.1511	2.4000e-004		0.0144	0.0144		0.0134	0.0134	0.0000	21.6923	21.6923	5.5000e-003	0.0000	21.8297

8555 Santa Monica Boulevard - Existing Uses - GHG - South Coast AQMD Air District, Annual

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

3.2 Demolition - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.3000e-004	6.2000e-004	6.9200e-003	1.0000e-005	1.4300e-003	1.0000e-005	1.4400e-003	3.8000e-004	1.0000e-005	3.9000e-004	0.0000	1.2994	1.2994	5.0000e-005	5.0000e-005	1.3142
Total	6.3000e-004	6.2000e-004	6.9200e-003	1.0000e-005	1.4300e-003	1.0000e-005	1.4400e-003	3.8000e-004	1.0000e-005	3.9000e-004	0.0000	1.2994	1.2994	5.0000e-005	5.0000e-005	1.3142

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0248	0.2436	0.1511	2.4000e-004		0.0144	0.0144		0.0134	0.0134	0.0000	21.6923	21.6923	5.5000e-003	0.0000	21.8297
Total	0.0248	0.2436	0.1511	2.4000e-004		0.0144	0.0144		0.0134	0.0134	0.0000	21.6923	21.6923	5.5000e-003	0.0000	21.8297

8555 Santa Monica Boulevard - Existing Uses - GHG - South Coast AQMD Air District, Annual

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

3.2 Demolition - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	6.3000e-004	6.2000e-004	6.9200e-003	1.0000e-005	1.4300e-003	1.0000e-005	1.4400e-003	3.8000e-004	1.0000e-005	3.9000e-004	0.0000	1.2994	1.2994	5.0000e-005	5.0000e-005	1.3142
Total	6.3000e-004	6.2000e-004	6.9200e-003	1.0000e-005	1.4300e-003	1.0000e-005	1.4400e-003	3.8000e-004	1.0000e-005	3.9000e-004	0.0000	1.2994	1.2994	5.0000e-005	5.0000e-005	1.3142

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	tons/yr										MT/yr					
Fugitive Dust					6.2700e-003	0.0000	6.2700e-003	3.0000e-003	0.0000	3.0000e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.8100e-003	0.0208	8.0800e-003	2.0000e-005		9.5000e-004	9.5000e-004		8.8000e-004	8.8000e-004	0.0000	1.5743	1.5743	4.9000e-004	0.0000	1.5866
Total	1.8100e-003	0.0208	8.0800e-003	2.0000e-005	6.2700e-003	9.5000e-004	7.2200e-003	3.0000e-003	8.8000e-004	3.8800e-003	0.0000	1.5743	1.5743	4.9000e-004	0.0000	1.5866

8555 Santa Monica Boulevard - Existing Uses - GHG - South Coast AQMD Air District, Annual

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 Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.0000e-005	4.0000e-005	4.3000e-004	0.0000	9.0000e-005	0.0000	9.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0800	0.0800	0.0000	0.0000	0.0809
Total	4.0000e-005	4.0000e-005	4.3000e-004	0.0000	9.0000e-005	0.0000	9.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0800	0.0800	0.0000	0.0000	0.0809

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					6.2700e-003	0.0000	6.2700e-003	3.0000e-003	0.0000	3.0000e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.8100e-003	0.0208	8.0800e-003	2.0000e-005		9.5000e-004	9.5000e-004		8.8000e-004	8.8000e-004	0.0000	1.5743	1.5743	4.9000e-004	0.0000	1.5866
Total	1.8100e-003	0.0208	8.0800e-003	2.0000e-005	6.2700e-003	9.5000e-004	7.2200e-003	3.0000e-003	8.8000e-004	3.8800e-003	0.0000	1.5743	1.5743	4.9000e-004	0.0000	1.5866

8555 Santa Monica Boulevard - Existing Uses - GHG - South Coast AQMD Air District, Annual

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 Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.0000e-005	4.0000e-005	4.3000e-004	0.0000	9.0000e-005	0.0000	9.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0800	0.0800	0.0000	0.0000	0.0809
Total	4.0000e-005	4.0000e-005	4.3000e-004	0.0000	9.0000e-005	0.0000	9.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0800	0.0800	0.0000	0.0000	0.0809

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	tons/yr										MT/yr					
Fugitive Dust					0.0142	0.0000	0.0142	6.8500e-003	0.0000	6.8500e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.3000e-003	0.0486	0.0208	4.0000e-005		2.3400e-003	2.3400e-003		2.1500e-003	2.1500e-003	0.0000	3.7693	3.7693	1.1700e-003	0.0000	3.7986
Total	4.3000e-003	0.0486	0.0208	4.0000e-005	0.0142	2.3400e-003	0.0165	6.8500e-003	2.1500e-003	9.0000e-003	0.0000	3.7693	3.7693	1.1700e-003	0.0000	3.7986

8555 Santa Monica Boulevard - Existing Uses - GHG - South Coast AQMD Air District, Annual

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

3.4 Grading - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-004	9.0000e-005	1.0600e-003	0.0000	2.2000e-004	0.0000	2.2000e-004	6.0000e-005	0.0000	6.0000e-005	0.0000	0.1999	0.1999	1.0000e-005	1.0000e-005	0.2022
Total	1.0000e-004	9.0000e-005	1.0600e-003	0.0000	2.2000e-004	0.0000	2.2000e-004	6.0000e-005	0.0000	6.0000e-005	0.0000	0.1999	0.1999	1.0000e-005	1.0000e-005	0.2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0142	0.0000	0.0142	6.8500e-003	0.0000	6.8500e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.3000e-003	0.0486	0.0208	4.0000e-005		2.3400e-003	2.3400e-003		2.1500e-003	2.1500e-003	0.0000	3.7693	3.7693	1.1700e-003	0.0000	3.7986
Total	4.3000e-003	0.0486	0.0208	4.0000e-005	0.0142	2.3400e-003	0.0165	6.8500e-003	2.1500e-003	9.0000e-003	0.0000	3.7693	3.7693	1.1700e-003	0.0000	3.7986

8555 Santa Monica Boulevard - Existing Uses - GHG - South Coast AQMD Air District, Annual

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

3.4 Grading - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-004	9.0000e-005	1.0600e-003	0.0000	2.2000e-004	0.0000	2.2000e-004	6.0000e-005	0.0000	6.0000e-005	0.0000	0.1999	0.1999	1.0000e-005	1.0000e-005	0.2022
Total	1.0000e-004	9.0000e-005	1.0600e-003	0.0000	2.2000e-004	0.0000	2.2000e-004	6.0000e-005	0.0000	6.0000e-005	0.0000	0.1999	0.1999	1.0000e-005	1.0000e-005	0.2022

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	tons/yr										MT/yr					
Off-Road	0.2592	1.7428	1.3877	2.2000e-003		0.1058	0.1058		0.1022	0.1022	0.0000	184.2346	184.2346	0.0371	0.0000	185.1618
Total	0.2592	1.7428	1.3877	2.2000e-003		0.1058	0.1058		0.1022	0.1022	0.0000	184.2346	184.2346	0.0371	0.0000	185.1618

8555 Santa Monica Boulevard - Existing Uses - GHG - South Coast AQMD Air District, Annual

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 Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.0100e-003	0.0388	0.0119	1.0000e-004	3.1500e-003	7.8000e-004	3.9300e-003	9.1000e-004	7.5000e-004	1.6600e-003	0.0000	10.1042	10.1042	3.5000e-004	1.4600e-003	10.5482
Worker	5.3100e-003	5.2200e-003	0.0586	1.2000e-004	0.0121	9.0000e-005	0.0122	3.2100e-003	8.0000e-005	3.2900e-003	0.0000	10.9951	10.9951	4.4000e-004	3.8000e-004	11.1205
Total	7.3200e-003	0.0440	0.0704	2.2000e-004	0.0152	8.7000e-004	0.0161	4.1200e-003	8.3000e-004	4.9500e-003	0.0000	21.0993	21.0993	7.9000e-004	1.8400e-003	21.6687

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2592	1.7428	1.3877	2.2000e-003		0.1058	0.1058		0.1022	0.1022	0.0000	184.2344	184.2344	0.0371	0.0000	185.1616
Total	0.2592	1.7428	1.3877	2.2000e-003		0.1058	0.1058		0.1022	0.1022	0.0000	184.2344	184.2344	0.0371	0.0000	185.1616

8555 Santa Monica Boulevard - Existing Uses - GHG - South Coast AQMD Air District, Annual

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 Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.0100e-003	0.0388	0.0119	1.0000e-004	3.1500e-003	7.8000e-004	3.9300e-003	9.1000e-004	7.5000e-004	1.6600e-003	0.0000	10.1042	10.1042	3.5000e-004	1.4600e-003	10.5482
Worker	5.3100e-003	5.2200e-003	0.0586	1.2000e-004	0.0121	9.0000e-005	0.0122	3.2100e-003	8.0000e-005	3.2900e-003	0.0000	10.9951	10.9951	4.4000e-004	3.8000e-004	11.1205
Total	7.3200e-003	0.0440	0.0704	2.2000e-004	0.0152	8.7000e-004	0.0161	4.1200e-003	8.3000e-004	4.9500e-003	0.0000	21.0993	21.0993	7.9000e-004	1.8400e-003	21.6687

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	tons/yr										MT/yr					
Off-Road	5.0900e-003	0.0523	0.0450	7.0000e-005		3.0500e-003	3.0500e-003		2.8100e-003	2.8100e-003	0.0000	6.1073	6.1073	1.8700e-003	0.0000	6.1540
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	5.0900e-003	0.0523	0.0450	7.0000e-005		3.0500e-003	3.0500e-003		2.8100e-003	2.8100e-003	0.0000	6.1073	6.1073	1.8700e-003	0.0000	6.1540

8555 Santa Monica Boulevard - Existing Uses - GHG - South Coast AQMD Air District, Annual

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

3.6 Paving - 2018

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.1000e-004	3.1000e-004	3.4600e-003	1.0000e-005	7.1000e-004	1.0000e-005	7.2000e-004	1.9000e-004	0.0000	1.9000e-004	0.0000	0.6497	0.6497	3.0000e-005	2.0000e-005	0.6571
Total	3.1000e-004	3.1000e-004	3.4600e-003	1.0000e-005	7.1000e-004	1.0000e-005	7.2000e-004	1.9000e-004	0.0000	1.9000e-004	0.0000	0.6497	0.6497	3.0000e-005	2.0000e-005	0.6571

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	5.0900e-003	0.0523	0.0450	7.0000e-005		3.0500e-003	3.0500e-003		2.8100e-003	2.8100e-003	0.0000	6.1073	6.1073	1.8700e-003	0.0000	6.1540
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	5.0900e-003	0.0523	0.0450	7.0000e-005		3.0500e-003	3.0500e-003		2.8100e-003	2.8100e-003	0.0000	6.1073	6.1073	1.8700e-003	0.0000	6.1540

8555 Santa Monica Boulevard - Existing Uses - GHG - South Coast AQMD Air District, Annual

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

3.6 Paving - 2018

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.1000e-004	3.1000e-004	3.4600e-003	1.0000e-005	7.1000e-004	1.0000e-005	7.2000e-004	1.9000e-004	0.0000	1.9000e-004	0.0000	0.6497	0.6497	3.0000e-005	2.0000e-005	0.6571
Total	3.1000e-004	3.1000e-004	3.4600e-003	1.0000e-005	7.1000e-004	1.0000e-005	7.2000e-004	1.9000e-004	0.0000	1.9000e-004	0.0000	0.6497	0.6497	3.0000e-005	2.0000e-005	0.6571

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	tons/yr										MT/yr					
Archit. Coating	0.1495					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.4900e-003	0.0100	9.2700e-003	1.0000e-005		7.5000e-004	7.5000e-004		7.5000e-004	7.5000e-004	0.0000	1.2766	1.2766	1.2000e-004	0.0000	1.2797
Total	0.1510	0.0100	9.2700e-003	1.0000e-005		7.5000e-004	7.5000e-004		7.5000e-004	7.5000e-004	0.0000	1.2766	1.2766	1.2000e-004	0.0000	1.2797

8555 Santa Monica Boulevard - Existing Uses - GHG - South Coast AQMD Air District, Annual

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 Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.0000e-005	5.0000e-005	5.3000e-004	0.0000	1.1000e-004	0.0000	1.1000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.1000	0.1000	0.0000	0.0000	0.1011
Total	5.0000e-005	5.0000e-005	5.3000e-004	0.0000	1.1000e-004	0.0000	1.1000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.1000	0.1000	0.0000	0.0000	0.1011

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.1495					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.4900e-003	0.0100	9.2700e-003	1.0000e-005		7.5000e-004	7.5000e-004		7.5000e-004	7.5000e-004	0.0000	1.2766	1.2766	1.2000e-004	0.0000	1.2797
Total	0.1510	0.0100	9.2700e-003	1.0000e-005		7.5000e-004	7.5000e-004		7.5000e-004	7.5000e-004	0.0000	1.2766	1.2766	1.2000e-004	0.0000	1.2797

8555 Santa Monica Boulevard - Existing Uses - GHG - South Coast AQMD Air District, Annual

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 Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.0000e-005	5.0000e-005	5.3000e-004	0.0000	1.1000e-004	0.0000	1.1000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.1000	0.1000	0.0000	0.0000	0.1011
Total	5.0000e-005	5.0000e-005	5.3000e-004	0.0000	1.1000e-004	0.0000	1.1000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.1000	0.1000	0.0000	0.0000	0.1011

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Diversity

Improve Destination Accessibility

Increase Transit Accessibility

8555 Santa Monica Boulevard - Existing Uses - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Mitigated	0.2862	0.2293	2.0252	3.2400e-003	0.3826	2.4700e-003	0.3851	0.1021	2.3000e-003	0.1044	0.0000	317.1633	317.1633	0.0299	0.0191	323.6135
Unmitigated	0.3774	0.3656	3.3244	6.7600e-003	0.8338	4.6400e-003	0.8384	0.2225	4.3200e-003	0.2269	0.0000	661.3659	661.3659	0.0467	0.0312	671.8150

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Office Building	58.10	9.30	2.95	139,324	63,934
Health Club	133.70	84.73	108.52	263,293	120,821
High Turnover (Sit Down Restaurant)	278.21	303.55	353.75	398,790	182,999
Single Family Housing	38.08	38.16	34.20	128,270	58,861
Strip Mall	737.48	699.55	339.96	1,284,775	589,564
Total	1,245.57	1,135.29	839.37	2,214,452	1,016,179

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
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

8555 Santa Monica Boulevard - Existing Uses - GHG - South Coast AQMD Air District, Annual

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
General Office Building	0.537356	0.064746	0.188411	0.126034	0.023886	0.006883	0.012812	0.008954	0.000819	0.000470	0.025457	0.000765	0.003406
Health Club	0.537356	0.064746	0.188411	0.126034	0.023886	0.006883	0.012812	0.008954	0.000819	0.000470	0.025457	0.000765	0.003406
High Turnover (Sit Down Restaurant)	0.537356	0.064746	0.188411	0.126034	0.023886	0.006883	0.012812	0.008954	0.000819	0.000470	0.025457	0.000765	0.003406
Single Family Housing	0.537356	0.064746	0.188411	0.126034	0.023886	0.006883	0.012812	0.008954	0.000819	0.000470	0.025457	0.000765	0.003406
Strip Mall	0.537356	0.064746	0.188411	0.126034	0.023886	0.006883	0.012812	0.008954	0.000819	0.000470	0.025457	0.000765	0.003406

5.0 Energy Detail

Historical Energy Use: Y

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	57.8163	57.8163	4.8000e-003	4.8000e-004	58.0792
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	57.8163	57.8163	4.8000e-003	4.8000e-004	58.0792
NaturalGas Mitigated	4.7500e-003	0.0428	0.0333	2.6000e-004		3.2800e-003	3.2800e-003		3.2800e-003	3.2800e-003	0.0000	47.0046	47.0046	9.0000e-004	8.6000e-004	47.2839
NaturalGas Unmitigated	4.7500e-003	0.0428	0.0333	2.6000e-004		3.2800e-003	3.2800e-003		3.2800e-003	3.2800e-003	0.0000	47.0046	47.0046	9.0000e-004	8.6000e-004	47.2839

8555 Santa Monica Boulevard - Existing Uses - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
General Office Building	52384.8	2.8000e-004	2.5700e-003	2.1600e-003	2.0000e-005		2.0000e-004	2.0000e-004		2.0000e-004	2.0000e-004	0.0000	2.7955	2.7955	5.0000e-005	5.0000e-005	2.8121
Health Club	80348.4	4.3000e-004	3.9400e-003	3.3100e-003	2.0000e-005		3.0000e-004	3.0000e-004		3.0000e-004	3.0000e-004	0.0000	4.2877	4.2877	8.0000e-005	8.0000e-005	4.3132
High Turnover (Sit Down Restaurant)	580016	3.1300e-003	0.0284	0.0239	1.7000e-004		2.1600e-003	2.1600e-003		2.1600e-003	2.1600e-003	0.0000	30.9519	30.9519	5.9000e-004	5.7000e-004	31.1358
Single Family Housing	137791	7.4000e-004	6.3500e-003	2.7000e-003	4.0000e-005		5.1000e-004	5.1000e-004		5.1000e-004	5.1000e-004	0.0000	7.3531	7.3531	1.4000e-004	1.3000e-004	7.3968
Strip Mall	30292.1	1.6000e-004	1.4800e-003	1.2500e-003	1.0000e-005		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004	0.0000	1.6165	1.6165	3.0000e-005	3.0000e-005	1.6261
Total		4.7400e-003	0.0428	0.0333	2.6000e-004		3.2800e-003	3.2800e-003		3.2800e-003	3.2800e-003	0.0000	47.0046	47.0046	8.9000e-004	8.6000e-004	47.2839

8555 Santa Monica Boulevard - Existing Uses - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
General Office Building	52384.8	2.8000e-004	2.5700e-003	2.1600e-003	2.0000e-005		2.0000e-004	2.0000e-004		2.0000e-004	2.0000e-004	0.0000	2.7955	2.7955	5.0000e-005	5.0000e-005	2.8121
Health Club	80348.4	4.3000e-004	3.9400e-003	3.3100e-003	2.0000e-005		3.0000e-004	3.0000e-004		3.0000e-004	3.0000e-004	0.0000	4.2877	4.2877	8.0000e-005	8.0000e-005	4.3132
High Turnover (Sit Down Restaurant)	580016	3.1300e-003	0.0284	0.0239	1.7000e-004		2.1600e-003	2.1600e-003		2.1600e-003	2.1600e-003	0.0000	30.9519	30.9519	5.9000e-004	5.7000e-004	31.1358
Single Family Housing	137791	7.4000e-004	6.3500e-003	2.7000e-003	4.0000e-005		5.1000e-004	5.1000e-004		5.1000e-004	5.1000e-004	0.0000	7.3531	7.3531	1.4000e-004	1.3000e-004	7.3968
Strip Mall	30292.1	1.6000e-004	1.4800e-003	1.2500e-003	1.0000e-005		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004	0.0000	1.6165	1.6165	3.0000e-005	3.0000e-005	1.6261
Total		4.7400e-003	0.0428	0.0333	2.6000e-004		3.2800e-003	3.2800e-003		3.2800e-003	3.2800e-003	0.0000	47.0046	47.0046	8.9000e-004	8.6000e-004	47.2839

8555 Santa Monica Boulevard - Existing Uses - GHG - South Coast AQMD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**5.3 Energy by Land Use - Electricity****Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Office Building	64175.6	7.0145	5.8000e-004	6.0000e-005	7.0464
Health Club	50887.3	5.5621	4.6000e-004	5.0000e-005	5.5874
High Turnover (Sit Down Restaurant)	119592	13.0717	1.0800e-003	1.1000e-004	13.1311
Single Family Housing	28664.8	3.1331	2.6000e-004	3.0000e-005	3.1474
Strip Mall	265638	29.0348	2.4100e-003	2.4000e-004	29.1669
Total		57.8162	4.7900e-003	4.9000e-004	58.0792

8555 Santa Monica Boulevard - Existing Uses - GHG - South Coast AQMD Air District, Annual

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

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Office Building	64175.6	7.0145	5.8000e-004	6.0000e-005	7.0464
Health Club	50887.3	5.5621	4.6000e-004	5.0000e-005	5.5874
High Turnover (Sit Down Restaurant)	119592	13.0717	1.0800e-003	1.1000e-004	13.1311
Single Family Housing	28664.8	3.1331	2.6000e-004	3.0000e-005	3.1474
Strip Mall	265638	29.0348	2.4100e-003	2.4000e-004	29.1669
Total		57.8162	4.7900e-003	4.9000e-004	58.0792

6.0 Area Detail

6.1 Mitigation Measures Area

8555 Santa Monica Boulevard - Existing Uses - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Mitigated	0.1530	1.3100e-003	0.0547	3.0000e-005		2.0500e-003	2.0500e-003		2.0500e-003	2.0500e-003	0.1572	0.8845	1.0417	8.0000e-005	3.0000e-005	1.0523
Unmitigated	0.1530	1.3100e-003	0.0547	3.0000e-005		2.0500e-003	2.0500e-003		2.0500e-003	2.0500e-003	0.1572	0.8845	1.0417	8.0000e-005	3.0000e-005	1.0523

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0150					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1250					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0118	8.4000e-004	0.0132	2.0000e-005		1.8200e-003	1.8200e-003		1.8200e-003	1.8200e-003	0.1572	0.8165	0.9737	2.0000e-005	3.0000e-005	0.9826
Landscaping	1.2600e-003	4.8000e-004	0.0415	0.0000		2.3000e-004	2.3000e-004		2.3000e-004	2.3000e-004	0.0000	0.0681	0.0681	7.0000e-005	0.0000	0.0697
Total	0.1529	1.3200e-003	0.0547	2.0000e-005		2.0500e-003	2.0500e-003		2.0500e-003	2.0500e-003	0.1572	0.8845	1.0417	9.0000e-005	3.0000e-005	1.0523

8555 Santa Monica Boulevard - Existing Uses - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Architectural Coating	0.0150					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1250					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0118	8.4000e-004	0.0132	2.0000e-005		1.8200e-003	1.8200e-003		1.8200e-003	1.8200e-003	0.1572	0.8165	0.9737	2.0000e-005	3.0000e-005	0.9826
Landscaping	1.2600e-003	4.8000e-004	0.0415	0.0000		2.3000e-004	2.3000e-004		2.3000e-004	2.3000e-004	0.0000	0.0681	0.0681	7.0000e-005	0.0000	0.0697
Total	0.1529	1.3200e-003	0.0547	2.0000e-005		2.0500e-003	2.0500e-003		2.0500e-003	2.0500e-003	0.1572	0.8845	1.0417	9.0000e-005	3.0000e-005	1.0523

7.0 Water Detail

7.1 Mitigation Measures Water

8555 Santa Monica Boulevard - Existing Uses - GHG - South Coast AQMD Air District, Annual

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

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	7.5401	0.1059	2.5400e-003	10.9461
Unmitigated	7.5401	0.1059	2.5400e-003	10.9461

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Office Building	0.748259 / 0.45861	1.8592	0.0245	5.9000e-004	2.6477
Health Club	0.240121 / 0.147171	0.5966	7.8700e-003	1.9000e-004	0.8497
High Turnover (Sit Down Restaurant)	0.752764 / 0.0480487	1.3685	0.0246	5.9000e-004	2.1595
Single Family Housing	0.260616 / 0.164301	0.6531	8.5400e-003	2.1000e-004	0.9278
Strip Mall	1.23257 / 0.755444	3.0626	0.0404	9.7000e-004	4.3615
Total		7.5402	0.1059	2.5500e-003	10.9461

8555 Santa Monica Boulevard - Existing Uses - GHG - South Coast AQMD Air District, Annual

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

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Office Building	0.748259 / 0.458861	1.8592	0.0245	5.9000e-004	2.6477
Health Club	0.240121 / 0.147171	0.5966	7.8700e-003	1.9000e-004	0.8497
High Turnover (Sit Down Restaurant)	0.752764 / 0.0480487	1.3685	0.0246	5.9000e-004	2.1595
Single Family Housing	0.260616 / 0.164301	0.6531	8.5400e-003	2.1000e-004	0.9278
Strip Mall	1.23257 / 0.755444	3.0626	0.0404	9.7000e-004	4.3615
Total		7.5402	0.1059	2.5500e-003	10.9461

8.0 Waste Detail

8.1 Mitigation Measures Waste

8555 Santa Monica Boulevard - Existing Uses - GHG - South Coast AQMD Air District, Annual

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

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	15.9449	0.9423	0.0000	39.5029
Unmitigated	15.9449	0.9423	0.0000	39.5029

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Office Building	3.92	0.7957	0.0470	0.0000	1.9714
Health Club	23.14	4.6972	0.2776	0.0000	11.6371
High Turnover (Sit Down Restaurant)	29.51	5.9903	0.3540	0.0000	14.8406
Single Family Housing	4.51	0.9155	0.0541	0.0000	2.2681
Strip Mall	17.47	3.5463	0.2096	0.0000	8.7857
Total		15.9449	0.9423	0.0000	39.5029

8555 Santa Monica Boulevard - Existing Uses - GHG - South Coast AQMD Air District, Annual

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

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Office Building	3.92	0.7957	0.0470	0.0000	1.9714
Health Club	23.14	4.6972	0.2776	0.0000	11.6371
High Turnover (Sit Down Restaurant)	29.51	5.9903	0.3540	0.0000	14.8406
Single Family Housing	4.51	0.9155	0.0541	0.0000	2.2681
Strip Mall	17.47	3.5463	0.2096	0.0000	8.7857
Total		15.9449	0.9423	0.0000	39.5029

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
----------------	--------	----------------	-----------------	---------------	-----------

8555 Santa Monica Boulevard - Existing Uses - GHG - South Coast AQMD Air District, Annual

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

User Defined Equipment

Equipment Type	Number
----------------	--------

11.0 Vegetation

8555 Santa Monica Boulevard - Proposed Project - GHG - South Coast AQMD Air District, Annual

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

8555 Santa Monica Boulevard - Proposed Project - GHG

South Coast AQMD Air District, Annual

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		2030	
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	240.97	CH4 Intensity (lb/MWhr)	0.02	N2O Intensity (lb/MWhr)	0.002

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Adjusted utility carbon intensity factors for RPS for year 2030.

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 - GHG - South Coast AQMD Air District, Annual

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 -

Fleet Mix -

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

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

8555 Santa Monica Boulevard - Proposed Project - GHG - South Coast AQMD Air District, Annual

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

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
tblLandUse	LotAcreage	0.09	0.00
tblLandUse	LotAcreage	2.92	1.00
tblLandUse	LotAcreage	0.75	0.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.02
tblProjectCharacteristics	CO2IntensityFactor	390.98	240.97
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.002
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 - GHG - South Coast AQMD Air District, Annual

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

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.2722	2.9698	2.1107	7.6900e-003	0.6806	0.0966	0.7772	0.2540	0.0911	0.3451	0.0000	715.7080	715.7080	0.0800	0.0624	736.3077
2023	0.6909	0.9935	1.3924	3.0800e-003	0.1234	0.0415	0.1649	0.0331	0.0397	0.0728	0.0000	272.1663	272.1663	0.0330	7.9600e-003	275.3638
Maximum	0.6909	2.9698	2.1107	7.6900e-003	0.6806	0.0966	0.7772	0.2540	0.0911	0.3451	0.0000	715.7080	715.7080	0.0800	0.0624	736.3077

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.2722	2.9698	2.1107	7.6900e-003	0.4325	0.0966	0.5291	0.1485	0.0911	0.2396	0.0000	715.7077	715.7077	0.0800	0.0624	736.3074
2023	0.6909	0.9935	1.3924	3.0800e-003	0.1234	0.0415	0.1649	0.0331	0.0397	0.0728	0.0000	272.1662	272.1662	0.0330	7.9600e-003	275.3636
Maximum	0.6909	2.9698	2.1107	7.6900e-003	0.4325	0.0966	0.5291	0.1485	0.0911	0.2396	0.0000	715.7077	715.7077	0.0800	0.0624	736.3074

8555 Santa Monica Boulevard - Proposed Project - GHG - South Coast AQMD Air District, Annual

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	30.86	0.00	26.34	36.75	0.00	25.24	0.00	0.00	0.00	0.00	0.00	0.00

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	1-3-2022	4-2-2022	0.9613	0.9613
2	4-3-2022	7-2-2022	1.1010	1.1010
3	7-3-2022	10-2-2022	0.5481	0.5481
4	10-3-2022	1-2-2023	0.5639	0.5639
5	1-3-2023	4-2-2023	0.5055	0.5055
6	4-3-2023	7-2-2023	0.4112	0.4112
7	7-3-2023	9-30-2023	0.3417	0.3417
		Highest	1.1010	1.1010

8555 Santa Monica Boulevard - Proposed Project - GHG - South Coast AQMD Air District, Annual

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.6641	0.0376	1.2796	2.1000e-004		8.9100e-003	8.9100e-003		8.9100e-003	8.9100e-003	0.0000	28.6645	28.6645	2.5100e-003	4.9000e-004	28.8724
Energy	0.0119	0.1048	0.0650	6.5000e-004		8.2300e-003	8.2300e-003		8.2300e-003	8.2300e-003	0.0000	306.7325	306.7325	0.0179	3.7300e-003	308.2921
Mobile	0.6821	0.6946	6.3575	0.0136	1.6830	9.1300e-003	1.6921	0.4492	8.5000e-003	0.4577	0.0000	1,325.2894	1,325.2894	0.0883	0.0595	1,345.2120
Stationary	2.5400e-003	8.2800e-003	9.2200e-003	1.0000e-005		3.7000e-004	3.7000e-004		3.7000e-004	3.7000e-004	0.0000	1.1790	1.1790	1.7000e-004	0.0000	1.1831
Waste						0.0000	0.0000		0.0000	0.0000	26.1351	0.0000	26.1351	1.5445	0.0000	64.7486
Water						0.0000	0.0000		0.0000	0.0000	3.7263	24.8314	28.5576	0.3848	9.2400e-003	40.9317
Total	1.3607	0.8452	7.7113	0.0144	1.6830	0.0266	1.7096	0.4492	0.0260	0.4752	29.8614	1,686.6967	1,716.5581	2.0382	0.0729	1,789.2398

8555 Santa Monica Boulevard - Proposed Project - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Area	0.6641	0.0376	1.2796	2.1000e-004		8.9100e-003	8.9100e-003		8.9100e-003	8.9100e-003	0.0000	28.6645	28.6645	2.5100e-003	4.9000e-004	28.8724
Energy	0.0119	0.1048	0.0650	6.5000e-004		8.2300e-003	8.2300e-003		8.2300e-003	8.2300e-003	0.0000	306.7325	306.7325	0.0179	3.7300e-003	308.2921
Mobile	0.4663	0.3722	3.2851	5.2300e-003	0.6160	4.0000e-003	0.6200	0.1644	3.7100e-003	0.1681	0.0000	511.3328	511.3328	0.0485	0.0311	521.7989
Stationary	2.5400e-003	8.2800e-003	9.2200e-003	1.0000e-005		3.7000e-004	3.7000e-004		3.7000e-004	3.7000e-004	0.0000	1.1790	1.1790	1.7000e-004	0.0000	1.1831
Waste						0.0000	0.0000		0.0000	0.0000	26.1351	0.0000	26.1351	1.5445	0.0000	64.7486
Water						0.0000	0.0000		0.0000	0.0000	2.9810	21.4881	24.4691	0.3080	7.4100e-003	34.3757
Total	1.1449	0.5229	4.6390	6.1000e-003	0.6160	0.0215	0.6376	0.1644	0.0212	0.1857	29.1161	869.3969	898.5130	1.9216	0.0427	959.2707

	ROG	NOx	CO	SO2	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	15.86	38.14	39.84	57.70	63.40	19.26	62.71	63.40	18.42	60.93	2.50	48.46	47.66	5.72	41.46	46.39

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	

8555 Santa Monica Boulevard - Proposed Project - GHG - South Coast AQMD Air District, Annual

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

3	Building Construction	Building Construction	7/5/2022	6/1/2023	5	238
4	Paving	Paving	6/2/2023	8/31/2023	5	65
5	Architectural Coating	Architectural Coating	9/1/2023	12/4/2023	5	67

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

8555 Santa Monica Boulevard - Proposed Project - GHG - South Coast AQMD Air District, Annual

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

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
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	tons/yr										MT/yr					
Fugitive Dust					0.0749	0.0000	0.0749	0.0113	0.0000	0.0113	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0211	0.2078	0.1745	3.0000e-004		0.0105	0.0105		9.7900e-003	9.7900e-003	0.0000	26.3471	26.3471	6.7100e-003	0.0000	26.5150
Total	0.0211	0.2078	0.1745	3.0000e-004	0.0749	0.0105	0.0854	0.0113	9.7900e-003	0.0211	0.0000	26.3471	26.3471	6.7100e-003	0.0000	26.5150

8555 Santa Monica Boulevard - Proposed Project - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Hauling	1.5700e-003	0.0618	0.0141	2.3000e-004	6.4700e-003	4.9000e-004	6.9600e-003	1.7800e-003	4.7000e-004	2.2500e-003	0.0000	22.6472	22.6472	1.2200e-003	3.6000e-003	23.7490
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.5000e-004	4.4000e-004	5.7700e-003	2.0000e-005	1.7800e-003	1.0000e-005	1.7900e-003	4.7000e-004	1.0000e-005	4.8000e-004	0.0000	1.4509	1.4509	4.0000e-005	4.0000e-005	1.4634
Total	2.1200e-003	0.0622	0.0199	2.5000e-004	8.2500e-003	5.0000e-004	8.7500e-003	2.2500e-003	4.8000e-004	2.7300e-003	0.0000	24.0981	24.0981	1.2600e-003	3.6400e-003	25.2124

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0337	0.0000	0.0337	5.1000e-003	0.0000	5.1000e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0211	0.2078	0.1745	3.0000e-004		0.0105	0.0105		9.7900e-003	9.7900e-003	0.0000	26.3471	26.3471	6.7100e-003	0.0000	26.5149
Total	0.0211	0.2078	0.1745	3.0000e-004	0.0337	0.0105	0.0442	5.1000e-003	9.7900e-003	0.0149	0.0000	26.3471	26.3471	6.7100e-003	0.0000	26.5149

8555 Santa Monica Boulevard - Proposed Project - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Hauling	1.5700e-003	0.0618	0.0141	2.3000e-004	6.4700e-003	4.9000e-004	6.9600e-003	1.7800e-003	4.7000e-004	2.2500e-003	0.0000	22.6472	22.6472	1.2200e-003	3.6000e-003	23.7490
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.5000e-004	4.4000e-004	5.7700e-003	2.0000e-005	1.7800e-003	1.0000e-005	1.7900e-003	4.7000e-004	1.0000e-005	4.8000e-004	0.0000	1.4509	1.4509	4.0000e-005	4.0000e-005	1.4634
Total	2.1200e-003	0.0622	0.0199	2.5000e-004	8.2500e-003	5.0000e-004	8.7500e-003	2.2500e-003	4.8000e-004	2.7300e-003	0.0000	24.0981	24.0981	1.2600e-003	3.6400e-003	25.2124

3.3 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.3762	0.0000	0.3762	0.1805	0.0000	0.1805	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0809	0.8916	0.4841	1.0800e-003		0.0390	0.0390		0.0359	0.0359	0.0000	95.0392	95.0392	0.0307	0.0000	95.8077
Total	0.0809	0.8916	0.4841	1.0800e-003	0.3762	0.0390	0.4152	0.1805	0.0359	0.2163	0.0000	95.0392	95.0392	0.0307	0.0000	95.8077

8555 Santa Monica Boulevard - Proposed Project - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Hauling	0.0214	0.8438	0.1929	3.1100e-003	0.0884	6.7000e-003	0.0951	0.0243	6.4100e-003	0.0307	0.0000	309.2307	309.2307	0.0166	0.0491	324.2747
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.7600e-003	1.4200e-003	0.0186	5.0000e-005	5.7600e-003	4.0000e-005	5.8000e-003	1.5300e-003	3.0000e-005	1.5600e-003	0.0000	4.6874	4.6874	1.3000e-004	1.3000e-004	4.7280
Total	0.0232	0.8452	0.2115	3.1600e-003	0.0941	6.7400e-003	0.1009	0.0258	6.4400e-003	0.0322	0.0000	313.9181	313.9181	0.0167	0.0492	329.0027

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1693	0.0000	0.1693	0.0812	0.0000	0.0812	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0809	0.8916	0.4841	1.0800e-003		0.0390	0.0390		0.0359	0.0359	0.0000	95.0391	95.0391	0.0307	0.0000	95.8076
Total	0.0809	0.8916	0.4841	1.0800e-003	0.1693	0.0390	0.2083	0.0812	0.0359	0.1171	0.0000	95.0391	95.0391	0.0307	0.0000	95.8076

8555 Santa Monica Boulevard - Proposed Project - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Hauling	0.0214	0.8438	0.1929	3.1100e-003	0.0884	6.7000e-003	0.0951	0.0243	6.4100e-003	0.0307	0.0000	309.2307	309.2307	0.0166	0.0491	324.2747
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.7600e-003	1.4200e-003	0.0186	5.0000e-005	5.7600e-003	4.0000e-005	5.8000e-003	1.5300e-003	3.0000e-005	1.5600e-003	0.0000	4.6874	4.6874	1.3000e-004	1.3000e-004	4.7280
Total	0.0232	0.8452	0.2115	3.1600e-003	0.0941	6.7400e-003	0.1009	0.0258	6.4400e-003	0.0322	0.0000	313.9181	313.9181	0.0167	0.0492	329.0027

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	tons/yr										MT/yr					
Off-Road	0.1063	0.8065	0.8209	1.4200e-003		0.0380	0.0380		0.0367	0.0367	0.0000	117.1171	117.1171	0.0204	0.0000	117.6271
Total	0.1063	0.8065	0.8209	1.4200e-003		0.0380	0.0380		0.0367	0.0367	0.0000	117.1171	117.1171	0.0204	0.0000	117.6271

8555 Santa Monica Boulevard - Proposed Project - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.7700e-003	0.1291	0.0429	5.1000e-004	0.0167	1.2900e-003	0.0180	4.8100e-003	1.2300e-003	6.0500e-003	0.0000	49.3516	49.3516	1.6500e-003	7.1600e-003	51.5268
Worker	0.0338	0.0273	0.3570	9.7000e-004	0.1104	6.7000e-004	0.1111	0.0293	6.2000e-004	0.0299	0.0000	89.8369	89.8369	2.4700e-003	2.4100e-003	90.6160
Total	0.0386	0.1564	0.3998	1.4800e-003	0.1271	1.9600e-003	0.1290	0.0341	1.8500e-003	0.0360	0.0000	139.1884	139.1884	4.1200e-003	9.5700e-003	142.1428

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1063	0.8065	0.8209	1.4200e-003		0.0380	0.0380		0.0367	0.0367	0.0000	117.1170	117.1170	0.0204	0.0000	117.6269
Total	0.1063	0.8065	0.8209	1.4200e-003		0.0380	0.0380		0.0367	0.0367	0.0000	117.1170	117.1170	0.0204	0.0000	117.6269

8555 Santa Monica Boulevard - Proposed Project - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.7700e-003	0.1291	0.0429	5.1000e-004	0.0167	1.2900e-003	0.0180	4.8100e-003	1.2300e-003	6.0500e-003	0.0000	49.3516	49.3516	1.6500e-003	7.1600e-003	51.5268
Worker	0.0338	0.0273	0.3570	9.7000e-004	0.1104	6.7000e-004	0.1111	0.0293	6.2000e-004	0.0299	0.0000	89.8369	89.8369	2.4700e-003	2.4100e-003	90.6160
Total	0.0386	0.1564	0.3998	1.4800e-003	0.1271	1.9600e-003	0.1290	0.0341	1.8500e-003	0.0360	0.0000	139.1884	139.1884	4.1200e-003	9.5700e-003	142.1428

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	tons/yr										MT/yr					
Off-Road	0.0830	0.6382	0.6873	1.2000e-003		0.0280	0.0280		0.0271	0.0271	0.0000	98.9715	98.9715	0.0168	0.0000	99.3917
Total	0.0830	0.6382	0.6873	1.2000e-003		0.0280	0.0280		0.0271	0.0271	0.0000	98.9715	98.9715	0.0168	0.0000	99.3917

8555 Santa Monica Boulevard - Proposed Project - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.4200e-003	0.0851	0.0324	4.1000e-004	0.0141	4.7000e-004	0.0146	4.0700e-003	4.5000e-004	4.5200e-003	0.0000	39.7678	39.7678	1.3300e-003	5.7600e-003	41.5182
Worker	0.0265	0.0204	0.2782	8.0000e-004	0.0933	5.4000e-004	0.0938	0.0248	4.9000e-004	0.0253	0.0000	73.9121	73.9121	1.8800e-003	1.8800e-003	74.5187
Total	0.0289	0.1055	0.3106	1.2100e-003	0.1074	1.0100e-003	0.1084	0.0288	9.4000e-004	0.0298	0.0000	113.6798	113.6798	3.2100e-003	7.6400e-003	116.0369

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0830	0.6382	0.6873	1.2000e-003		0.0280	0.0280		0.0271	0.0271	0.0000	98.9714	98.9714	0.0168	0.0000	99.3916
Total	0.0830	0.6382	0.6873	1.2000e-003		0.0280	0.0280		0.0271	0.0271	0.0000	98.9714	98.9714	0.0168	0.0000	99.3916

8555 Santa Monica Boulevard - Proposed Project - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.4200e-003	0.0851	0.0324	4.1000e-004	0.0141	4.7000e-004	0.0146	4.0700e-003	4.5000e-004	4.5200e-003	0.0000	39.7678	39.7678	1.3300e-003	5.7600e-003	41.5182
Worker	0.0265	0.0204	0.2782	8.0000e-004	0.0933	5.4000e-004	0.0938	0.0248	4.9000e-004	0.0253	0.0000	73.9121	73.9121	1.8800e-003	1.8800e-003	74.5187
Total	0.0289	0.1055	0.3106	1.2100e-003	0.1074	1.0100e-003	0.1084	0.0288	9.4000e-004	0.0298	0.0000	113.6798	113.6798	3.2100e-003	7.6400e-003	116.0369

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	tons/yr										MT/yr					
Off-Road	0.0210	0.2027	0.2861	4.4000e-004		0.0100	0.0100		9.2500e-003	9.2500e-003	0.0000	38.2604	38.2604	0.0121	0.0000	38.5636
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0210	0.2027	0.2861	4.4000e-004		0.0100	0.0100		9.2500e-003	9.2500e-003	0.0000	38.2604	38.2604	0.0121	0.0000	38.5636

8555 Santa Monica Boulevard - Proposed Project - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.3200e-003	1.0100e-003	0.0138	4.0000e-005	4.6400e-003	3.0000e-005	4.6600e-003	1.2300e-003	2.0000e-005	1.2600e-003	0.0000	3.6730	3.6730	9.0000e-005	9.0000e-005	3.7032
Total	1.3200e-003	1.0100e-003	0.0138	4.0000e-005	4.6400e-003	3.0000e-005	4.6600e-003	1.2300e-003	2.0000e-005	1.2600e-003	0.0000	3.6730	3.6730	9.0000e-005	9.0000e-005	3.7032

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0210	0.2027	0.2861	4.4000e-004		0.0100	0.0100		9.2500e-003	9.2500e-003	0.0000	38.2603	38.2603	0.0121	0.0000	38.5636
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0210	0.2027	0.2861	4.4000e-004		0.0100	0.0100		9.2500e-003	9.2500e-003	0.0000	38.2603	38.2603	0.0121	0.0000	38.5636

8555 Santa Monica Boulevard - Proposed Project - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.3200e-003	1.0100e-003	0.0138	4.0000e-005	4.6400e-003	3.0000e-005	4.6600e-003	1.2300e-003	2.0000e-005	1.2600e-003	0.0000	3.6730	3.6730	9.0000e-005	9.0000e-005	3.7032
Total	1.3200e-003	1.0100e-003	0.0138	4.0000e-005	4.6400e-003	3.0000e-005	4.6600e-003	1.2300e-003	2.0000e-005	1.2600e-003	0.0000	3.6730	3.6730	9.0000e-005	9.0000e-005	3.7032

3.6 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.5470					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	6.4200e-003	0.0437	0.0607	1.0000e-004		2.3700e-003	2.3700e-003		2.3700e-003	2.3700e-003	0.0000	8.5534	8.5534	5.1000e-004	0.0000	8.5662
Total	0.5535	0.0437	0.0607	1.0000e-004		2.3700e-003	2.3700e-003		2.3700e-003	2.3700e-003	0.0000	8.5534	8.5534	5.1000e-004	0.0000	8.5662

8555 Santa Monica Boulevard - Proposed Project - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.2400e-003	2.4900e-003	0.0340	1.0000e-004	0.0114	7.0000e-005	0.0115	3.0300e-003	6.0000e-005	3.0900e-003	0.0000	9.0282	9.0282	2.3000e-004	2.3000e-004	9.1023
Total	3.2400e-003	2.4900e-003	0.0340	1.0000e-004	0.0114	7.0000e-005	0.0115	3.0300e-003	6.0000e-005	3.0900e-003	0.0000	9.0282	9.0282	2.3000e-004	2.3000e-004	9.1023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.5470					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	6.4200e-003	0.0437	0.0607	1.0000e-004		2.3700e-003	2.3700e-003		2.3700e-003	2.3700e-003	0.0000	8.5534	8.5534	5.1000e-004	0.0000	8.5662
Total	0.5535	0.0437	0.0607	1.0000e-004		2.3700e-003	2.3700e-003		2.3700e-003	2.3700e-003	0.0000	8.5534	8.5534	5.1000e-004	0.0000	8.5662

8555 Santa Monica Boulevard - Proposed Project - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.2400e-003	2.4900e-003	0.0340	1.0000e-004	0.0114	7.0000e-005	0.0115	3.0300e-003	6.0000e-005	3.0900e-003	0.0000	9.0282	9.0282	2.3000e-004	2.3000e-004	9.1023
Total	3.2400e-003	2.4900e-003	0.0340	1.0000e-004	0.0114	7.0000e-005	0.0115	3.0300e-003	6.0000e-005	3.0900e-003	0.0000	9.0282	9.0282	2.3000e-004	2.3000e-004	9.1023

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 - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Mitigated	0.4663	0.3722	3.2851	5.2300e-003	0.6160	4.0000e-003	0.6200	0.1644	3.7100e-003	0.1681	0.0000	511.3328	511.3328	0.0485	0.0311	521.7989
Unmitigated	0.6821	0.6946	6.3575	0.0136	1.6830	9.1300e-003	1.6921	0.4492	8.5000e-003	0.4577	0.0000	1,325,289 4	1,325,289 4	0.0883	0.0595	1,345,212 0

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 - GHG - South Coast AQMD Air District, Annual

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	0.537356	0.064746	0.188411	0.126034	0.023886	0.006883	0.012812	0.008954	0.000819	0.000470	0.025457	0.000765	0.003406
Condo/Townhouse	0.537356	0.064746	0.188411	0.126034	0.023886	0.006883	0.012812	0.008954	0.000819	0.000470	0.025457	0.000765	0.003406
Enclosed Parking with Elevator	0.537356	0.064746	0.188411	0.126034	0.023886	0.006883	0.012812	0.008954	0.000819	0.000470	0.025457	0.000765	0.003406
General Office Building	0.537356	0.064746	0.188411	0.126034	0.023886	0.006883	0.012812	0.008954	0.000819	0.000470	0.025457	0.000765	0.003406
High Turnover (Sit Down Restaurant)	0.537356	0.064746	0.188411	0.126034	0.023886	0.006883	0.012812	0.008954	0.000819	0.000470	0.025457	0.000765	0.003406
Strip Mall	0.537356	0.064746	0.188411	0.126034	0.023886	0.006883	0.012812	0.008954	0.000819	0.000470	0.025457	0.000765	0.003406

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	188.8041	188.8041	0.0157	1.5700e-003	189.6629
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	188.8041	188.8041	0.0157	1.5700e-003	189.6629
NaturalGas Mitigated	0.0119	0.1048	0.0650	6.5000e-004		8.2300e-003	8.2300e-003		8.2300e-003	8.2300e-003	0.0000	117.9284	117.9284	2.2600e-003	2.1600e-003	118.6292
NaturalGas Unmitigated	0.0119	0.1048	0.0650	6.5000e-004		8.2300e-003	8.2300e-003		8.2300e-003	8.2300e-003	0.0000	117.9284	117.9284	2.2600e-003	2.1600e-003	118.6292

8555 Santa Monica Boulevard - Proposed Project - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Apartments Mid Rise	1.0002e+006	5.3900e-003	0.0461	0.0196	2.9000e-004		3.7300e-003	3.7300e-003		3.7300e-003	3.7300e-003	0.0000	53.3744	53.3744	1.0200e-003	9.8000e-004	53.6916
Condo/Townhouse	203923	1.1000e-003	9.4000e-003	4.0000e-003	6.0000e-005		7.6000e-004	7.6000e-004		7.6000e-004	7.6000e-004	0.0000	10.8821	10.8821	2.1000e-004	2.0000e-004	10.9468
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	69180.1	3.7000e-004	3.3900e-003	2.8500e-003	2.0000e-005		2.6000e-004	2.6000e-004		2.6000e-004	2.6000e-004	0.0000	3.6917	3.6917	7.0000e-005	7.0000e-005	3.7137
High Turnover (Sit Down Restaurant)	907040	4.8900e-003	0.0445	0.0374	2.7000e-004		3.3800e-003	3.3800e-003		3.3800e-003	3.3800e-003	0.0000	48.4031	48.4031	9.3000e-004	8.9000e-004	48.6907
Strip Mall	29553.5	1.6000e-004	1.4500e-003	1.2200e-003	1.0000e-005		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004	0.0000	1.5771	1.5771	3.0000e-005	3.0000e-005	1.5865
Total		0.0119	0.1048	0.0650	6.5000e-004		8.2400e-003	8.2400e-003		8.2400e-003	8.2400e-003	0.0000	117.9284	117.9284	2.2600e-003	2.1700e-003	118.6292

8555 Santa Monica Boulevard - Proposed Project - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Apartments Mid Rise	1.0002e+006	5.3900e-003	0.0461	0.0196	2.9000e-004		3.7300e-003	3.7300e-003		3.7300e-003	3.7300e-003	0.0000	53.3744	53.3744	1.0200e-003	9.8000e-004	53.6916
Condo/Townhouse	203923	1.1000e-003	9.4000e-003	4.0000e-003	6.0000e-005		7.6000e-004	7.6000e-004		7.6000e-004	7.6000e-004	0.0000	10.8821	10.8821	2.1000e-004	2.0000e-004	10.9468
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	69180.1	3.7000e-004	3.3900e-003	2.8500e-003	2.0000e-005		2.6000e-004	2.6000e-004		2.6000e-004	2.6000e-004	0.0000	3.6917	3.6917	7.0000e-005	7.0000e-005	3.7137
High Turnover (Sit Down Restaurant)	907040	4.8900e-003	0.0445	0.0374	2.7000e-004		3.3800e-003	3.3800e-003		3.3800e-003	3.3800e-003	0.0000	48.4031	48.4031	9.3000e-004	8.9000e-004	48.6907
Strip Mall	29553.5	1.6000e-004	1.4500e-003	1.2200e-003	1.0000e-005		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004	0.0000	1.5771	1.5771	3.0000e-005	3.0000e-005	1.5865
Total		0.0119	0.1048	0.0650	6.5000e-004		8.2400e-003	8.2400e-003		8.2400e-003	8.2400e-003	0.0000	117.9284	117.9284	2.2600e-003	2.1700e-003	118.6292

8555 Santa Monica Boulevard - Proposed Project - GHG - South Coast AQMD Air District, Annual

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

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	425195	46.4748	3.8600e-003	3.9000e-004	46.6862
Condo/Townhouse	58023.6	6.3421	5.3000e-004	5.0000e-005	6.3710
Enclosed Parking with Elevator	752896	82.2932	6.8300e-003	6.8000e-004	82.6675
General Office Building	83875	9.1677	7.6000e-004	8.0000e-005	9.2094
High Turnover (Sit Down Restaurant)	170397	18.6248	1.5500e-003	1.5000e-004	18.7095
Strip Mall	236972	25.9016	2.1500e-003	2.1000e-004	26.0194
Total		188.8041	0.0157	1.5600e-003	189.6629

8555 Santa Monica Boulevard - Proposed Project - GHG - South Coast AQMD Air District, Annual

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

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	425195	46.4748	3.8600e-003	3.9000e-004	46.6862
Condo/Townhouse	58023.6	6.3421	5.3000e-004	5.0000e-005	6.3710
Enclosed Parking with Elevator	752896	82.2932	6.8300e-003	6.8000e-004	82.6675
General Office Building	83875	9.1677	7.6000e-004	8.0000e-005	9.2094
High Turnover (Sit Down Restaurant)	170397	18.6248	1.5500e-003	1.5000e-004	18.7095
Strip Mall	236972	25.9016	2.1500e-003	2.1000e-004	26.0194
Total		188.8041	0.0157	1.5600e-003	189.6629

6.0 Area Detail

6.1 Mitigation Measures Area

8555 Santa Monica Boulevard - Proposed Project - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Mitigated	0.6641	0.0376	1.2796	2.1000e-004		8.9100e-003	8.9100e-003		8.9100e-003	8.9100e-003	0.0000	28.6645	28.6645	2.5100e-003	4.9000e-004	28.8724
Unmitigated	0.6641	0.0376	1.2796	2.1000e-004		8.9100e-003	8.9100e-003		8.9100e-003	8.9100e-003	0.0000	28.6645	28.6645	2.5100e-003	4.9000e-004	28.8724

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0547					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.5685					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	2.6900e-003	0.0230	9.7700e-003	1.5000e-004		1.8600e-003	1.8600e-003		1.8600e-003	1.8600e-003	0.0000	26.5832	26.5832	5.1000e-004	4.9000e-004	26.7412
Landscaping	0.0383	0.0146	1.2699	7.0000e-005		7.0500e-003	7.0500e-003		7.0500e-003	7.0500e-003	0.0000	2.0813	2.0813	2.0000e-003	0.0000	2.1313
Total	0.6641	0.0376	1.2796	2.2000e-004		8.9100e-003	8.9100e-003		8.9100e-003	8.9100e-003	0.0000	28.6645	28.6645	2.5100e-003	4.9000e-004	28.8724

8555 Santa Monica Boulevard - Proposed Project - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Architectural Coating	0.0547					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.5685					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	2.6900e-003	0.0230	9.7700e-003	1.5000e-004		1.8600e-003	1.8600e-003		1.8600e-003	1.8600e-003	0.0000	26.5832	26.5832	5.1000e-004	4.9000e-004	26.7412
Landscaping	0.0383	0.0146	1.2699	7.0000e-005		7.0500e-003	7.0500e-003		7.0500e-003	7.0500e-003	0.0000	2.0813	2.0813	2.0000e-003	0.0000	2.1313
Total	0.6641	0.0376	1.2796	2.2000e-004		8.9100e-003	8.9100e-003		8.9100e-003	8.9100e-003	0.0000	28.6645	28.6645	2.5100e-003	4.9000e-004	28.8724

7.0 Water Detail

7.1 Mitigation Measures Water

- Apply Water Conservation Strategy
- Use Water Efficient Irrigation System

8555 Santa Monica Boulevard - Proposed Project - GHG - South Coast AQMD Air District, Annual

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

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	24.4691	0.3080	7.4100e-003	34.3757
Unmitigated	28.5576	0.3848	9.2400e-003	40.9317

8555 Santa Monica Boulevard - Proposed Project - GHG - South Coast AQMD Air District, Annual

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

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	7.2321 / 4.55937	18.1240	0.2370	5.7000e-003	25.7456
Condo/Townhouse	0.781848 / 0.492904	1.9594	0.0256	6.2000e-004	2.7833
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
General Office Building	1.19259 / 0.730944	2.9633	0.0391	9.4000e-004	4.2200
High Turnover (Sit Down Restaurant)	1.19592 / 0.0763355	2.1742	0.0391	9.4000e-004	3.4308
Strip Mall	1.34293 / 0.823089	3.3369	0.0440	1.0600e-003	4.7520
Total		28.5576	0.3848	9.2600e-003	40.9317

8555 Santa Monica Boulevard - Proposed Project - GHG - South Coast AQMD Air District, Annual

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

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	5.78568 / 4.55937	15.6065	0.1897	4.5700e-003	21.7088
Condo/Townhouse	0.625479 / 0.492904	1.6872	0.0205	4.9000e-004	2.3469
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
General Office Building	0.954075 / 0.730944	2.5482	0.0313	7.5000e-004	3.5543
High Turnover (Sit Down Restaurant)	0.956738 / 0.0763355	1.7579	0.0313	7.5000e-004	2.7632
Strip Mall	1.07435 / 0.823089	2.8694	0.0352	8.5000e-004	4.0024
Total		24.4691	0.3080	7.4100e-003	34.3757

8.0 Waste Detail

8.1 Mitigation Measures Waste

8555 Santa Monica Boulevard - Proposed Project - GHG - South Coast AQMD Air District, Annual

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

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	26.1351	1.5445	0.0000	64.7486
Unmitigated	26.1351	1.5445	0.0000	64.7486

8555 Santa Monica Boulevard - Proposed Project - GHG - South Coast AQMD Air District, Annual

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

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	51.06	10.3647	0.6125	0.0000	25.6782
Condo/Townhouse	5.52	1.1205	0.0662	0.0000	2.7760
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
General Office Building	6.24	1.2667	0.0749	0.0000	3.1381
High Turnover (Sit Down Restaurant)	46.89	9.5183	0.5625	0.0000	23.5811
Strip Mall	19.04	3.8650	0.2284	0.0000	9.5752
Total		26.1351	1.5445	0.0000	64.7486

8555 Santa Monica Boulevard - Proposed Project - GHG - South Coast AQMD Air District, Annual

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

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	51.06	10.3647	0.6125	0.0000	25.6782
Condo/Townhouse	5.52	1.1205	0.0662	0.0000	2.7760
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
General Office Building	6.24	1.2667	0.0749	0.0000	3.1381
High Turnover (Sit Down Restaurant)	46.89	9.5183	0.5625	0.0000	23.5811
Strip Mall	19.04	3.8650	0.2284	0.0000	9.5752
Total		26.1351	1.5445	0.0000	64.7486

9.0 Operational Offroad

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

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

8555 Santa Monica Boulevard - Proposed Project - GHG - South Coast AQMD Air District, Annual

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

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
----------------	--------	----------------	-----------------	---------------	-----------

User Defined Equipment

Equipment Type	Number
----------------	--------

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	tons/yr										MT/yr					
Emergency Generator - Diesel (75 - 100 HP)	2.5400e-003	8.2800e-003	9.2200e-003	1.0000e-005		3.7000e-004	3.7000e-004		3.7000e-004	3.7000e-004	0.0000	1.1790	1.1790	1.7000e-004	0.0000	1.1831
Total	2.5400e-003	8.2800e-003	9.2200e-003	1.0000e-005		3.7000e-004	3.7000e-004		3.7000e-004	3.7000e-004	0.0000	1.1790	1.1790	1.7000e-004	0.0000	1.1831

11.0 Vegetation

8555 Santa Monica Boulevard - Proposed Project - Alternative 2 - GHG - South Coast AQMD Air District, Annual

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 - GHG

South Coast AQMD Air District, Annual

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	2030
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	240.97	CH4 Intensity (lb/MW hr)	0.02	N2O Intensity (lb/MW hr)	0.002

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Adjusted utility carbon intensity factors for RPS for year 2030.

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 - GHG - South Coast AQMD Air District, Annual

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

Water And Wastewater -

Solid Waste -

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 -

Fleet Mix -

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

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

8555 Santa Monica Boulevard - Proposed Project - Alternative 2 - GHG - South Coast AQMD Air District, Annual

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

tblLandUse	LotAcreage	1.06	0.00
tblLandUse	LotAcreage	2.63	0.00
tblLandUse	LotAcreage	0.02	0.00
tblLandUse	LotAcreage	0.79	1.00
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.02
tblProjectCharacteristics	CO2IntensityFactor	390.98	240.97
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.002
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 - GHG - South Coast AQMD Air District, Annual

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

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.2572	2.9332	1.9536	7.1800e-003	0.6313	0.0961	0.7274	0.2408	0.0906	0.3314	0.0000	668.6464	668.6464	0.0786	0.0600	688.4970
2023	0.5588	0.9674	1.2560	2.6300e-003	0.0770	0.0412	0.1182	0.0207	0.0394	0.0601	0.0000	229.8241	229.8241	0.0318	5.9600e-003	232.3961
Maximum	0.5588	2.9332	1.9536	7.1800e-003	0.6313	0.0961	0.7274	0.2408	0.0906	0.3314	0.0000	668.6464	668.6464	0.0786	0.0600	688.4970

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.2572	2.9332	1.9536	7.1800e-003	0.3832	0.0961	0.4793	0.1353	0.0906	0.2259	0.0000	668.6461	668.6461	0.0786	0.0600	688.4967
2023	0.5588	0.9674	1.2560	2.6300e-003	0.0770	0.0412	0.1182	0.0207	0.0394	0.0601	0.0000	229.8239	229.8239	0.0318	5.9600e-003	232.3960
Maximum	0.5588	2.9332	1.9536	7.1800e-003	0.3832	0.0961	0.4793	0.1353	0.0906	0.2259	0.0000	668.6461	668.6461	0.0786	0.0600	688.4967

8555 Santa Monica Boulevard - Proposed Project - Alternative 2 - GHG - South Coast AQMD Air District, Annual

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	35.03	0.00	29.34	40.34	0.00	26.94	0.00	0.00	0.00	0.00	0.00	0.00

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	1-3-2022	4-2-2022	0.9613	0.9613
2	4-3-2022	7-2-2022	1.1010	1.1010
3	7-3-2022	10-2-2022	0.5234	0.5234
4	10-3-2022	1-2-2023	0.5374	0.5374
5	1-3-2023	4-2-2023	0.4836	0.4836
6	4-3-2023	7-2-2023	0.3974	0.3974
7	7-3-2023	9-30-2023	0.3028	0.3028
		Highest	1.1010	1.1010

8555 Santa Monica Boulevard - Proposed Project - Alternative 2 - GHG - South Coast AQMD Air District, Annual

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.4238	9.2000e-003	0.3155	5.0000e-005		2.1800e-003	2.1800e-003		2.1800e-003	2.1800e-003	0.0000	6.9979	6.9979	6.3000e-004	1.2000e-004	7.0491
Energy	5.4800e-003	0.0490	0.0360	3.0000e-004		3.7800e-003	3.7800e-003		3.7800e-003	3.7800e-003	0.0000	228.9743	228.9743	0.0155	2.4400e-003	230.0913
Mobile	0.5303	0.5460	5.0044	0.0108	1.3394	7.2300e-003	1.3466	0.3575	6.7300e-003	0.3642	0.0000	1,053.2132	1,053.2132	0.0694	0.0468	1,068.8856
Stationary	2.5400e-003	8.2800e-003	9.2200e-003	1.0000e-005		3.7000e-004	3.7000e-004		3.7000e-004	3.7000e-004	0.0000	1.1790	1.1790	1.7000e-004	0.0000	1.1831
Waste						0.0000	0.0000		0.0000	0.0000	17.7394	0.0000	17.7394	1.0484	0.0000	43.9486
Water						0.0000	0.0000		0.0000	0.0000	3.7249	25.2775	29.0024	0.3847	9.2400e-003	41.3738
Total	0.9622	0.6125	5.3650	0.0111	1.3394	0.0136	1.3529	0.3575	0.0131	0.3705	21.4642	1,315.6418	1,337.1061	1.5187	0.0586	1,392.5314

8555 Santa Monica Boulevard - Proposed Project - Alternative 2 - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Area	0.4238	9.2000e-003	0.3155	5.0000e-005		2.1800e-003	2.1800e-003		2.1800e-003	2.1800e-003	0.0000	6.9979	6.9979	6.3000e-004	1.2000e-004	7.0491
Energy	5.4800e-003	0.0490	0.0360	3.0000e-004		3.7800e-003	3.7800e-003		3.7800e-003	3.7800e-003	0.0000	228.9743	228.9743	0.0155	2.4400e-003	230.0913
Mobile	0.3839	0.3272	2.9191	5.1200e-003	0.6153	3.7400e-003	0.6190	0.1642	3.4800e-003	0.1677	0.0000	500.7731	500.7731	0.0423	0.0275	510.0273
Stationary	2.5400e-003	8.2800e-003	9.2200e-003	1.0000e-005		3.7000e-004	3.7000e-004		3.7000e-004	3.7000e-004	0.0000	1.1790	1.1790	1.7000e-004	0.0000	1.1831
Waste						0.0000	0.0000		0.0000	0.0000	17.7394	0.0000	17.7394	1.0484	0.0000	43.9486
Water						0.0000	0.0000		0.0000	0.0000	2.9799	21.9356	24.9154	0.3079	7.4100e-003	34.8203
Total	0.8157	0.3937	3.2798	5.4800e-003	0.6153	0.0101	0.6253	0.1642	9.8100e-003	0.1740	20.7193	759.8598	780.5791	1.4149	0.0375	827.1196

	ROG	NOx	CO	SO2	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	15.22	35.72	38.87	50.76	54.06	25.74	53.78	54.06	24.89	53.03	3.47	42.24	41.62	6.84	36.03	40.60

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	

8555 Santa Monica Boulevard - Proposed Project - Alternative 2 - GHG - South Coast AQMD Air District, Annual

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

3	Building Construction	Building Construction	7/5/2022	6/1/2023	5	238
4	Paving	Paving	6/2/2023	8/31/2023	5	65
5	Architectural Coating	Architectural Coating	9/1/2023	12/4/2023	5	67

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

8555 Santa Monica Boulevard - Proposed Project - Alternative 2 - GHG - South Coast AQMD Air District, Annual

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

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
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	tons/yr										MT/yr					
Fugitive Dust					0.0749	0.0000	0.0749	0.0113	0.0000	0.0113	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0211	0.2078	0.1745	3.0000e-004		0.0105	0.0105		9.7900e-003	9.7900e-003	0.0000	26.3471	26.3471	6.7100e-003	0.0000	26.5150
Total	0.0211	0.2078	0.1745	3.0000e-004	0.0749	0.0105	0.0854	0.0113	9.7900e-003	0.0211	0.0000	26.3471	26.3471	6.7100e-003	0.0000	26.5150

8555 Santa Monica Boulevard - Proposed Project - Alternative 2 - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Hauling	1.5700e-003	0.0618	0.0141	2.3000e-004	6.4700e-003	4.9000e-004	6.9600e-003	1.7800e-003	4.7000e-004	2.2500e-003	0.0000	22.6472	22.6472	1.2200e-003	3.6000e-003	23.7490
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.5000e-004	4.4000e-004	5.7700e-003	2.0000e-005	1.7800e-003	1.0000e-005	1.7900e-003	4.7000e-004	1.0000e-005	4.8000e-004	0.0000	1.4509	1.4509	4.0000e-005	4.0000e-005	1.4634
Total	2.1200e-003	0.0622	0.0199	2.5000e-004	8.2500e-003	5.0000e-004	8.7500e-003	2.2500e-003	4.8000e-004	2.7300e-003	0.0000	24.0981	24.0981	1.2600e-003	3.6400e-003	25.2124

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0337	0.0000	0.0337	5.1000e-003	0.0000	5.1000e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0211	0.2078	0.1745	3.0000e-004		0.0105	0.0105		9.7900e-003	9.7900e-003	0.0000	26.3471	26.3471	6.7100e-003	0.0000	26.5149
Total	0.0211	0.2078	0.1745	3.0000e-004	0.0337	0.0105	0.0442	5.1000e-003	9.7900e-003	0.0149	0.0000	26.3471	26.3471	6.7100e-003	0.0000	26.5149

8555 Santa Monica Boulevard - Proposed Project - Alternative 2 - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Hauling	1.5700e-003	0.0618	0.0141	2.3000e-004	6.4700e-003	4.9000e-004	6.9600e-003	1.7800e-003	4.7000e-004	2.2500e-003	0.0000	22.6472	22.6472	1.2200e-003	3.6000e-003	23.7490
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.5000e-004	4.4000e-004	5.7700e-003	2.0000e-005	1.7800e-003	1.0000e-005	1.7900e-003	4.7000e-004	1.0000e-005	4.8000e-004	0.0000	1.4509	1.4509	4.0000e-005	4.0000e-005	1.4634
Total	2.1200e-003	0.0622	0.0199	2.5000e-004	8.2500e-003	5.0000e-004	8.7500e-003	2.2500e-003	4.8000e-004	2.7300e-003	0.0000	24.0981	24.0981	1.2600e-003	3.6400e-003	25.2124

3.3 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.3762	0.0000	0.3762	0.1805	0.0000	0.1805	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0809	0.8916	0.4841	1.0800e-003		0.0390	0.0390		0.0359	0.0359	0.0000	95.0392	95.0392	0.0307	0.0000	95.8077
Total	0.0809	0.8916	0.4841	1.0800e-003	0.3762	0.0390	0.4152	0.1805	0.0359	0.2163	0.0000	95.0392	95.0392	0.0307	0.0000	95.8077

8555 Santa Monica Boulevard - Proposed Project - Alternative 2 - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Hauling	0.0214	0.8438	0.1929	3.1100e-003	0.0884	6.7000e-003	0.0951	0.0243	6.4100e-003	0.0307	0.0000	309.2307	309.2307	0.0166	0.0491	324.2747
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.7600e-003	1.4200e-003	0.0186	5.0000e-005	5.7600e-003	4.0000e-005	5.8000e-003	1.5300e-003	3.0000e-005	1.5600e-003	0.0000	4.6874	4.6874	1.3000e-004	1.3000e-004	4.7280
Total	0.0232	0.8452	0.2115	3.1600e-003	0.0941	6.7400e-003	0.1009	0.0258	6.4400e-003	0.0322	0.0000	313.9181	313.9181	0.0167	0.0492	329.0027

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1693	0.0000	0.1693	0.0812	0.0000	0.0812	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0809	0.8916	0.4841	1.0800e-003		0.0390	0.0390		0.0359	0.0359	0.0000	95.0391	95.0391	0.0307	0.0000	95.8076
Total	0.0809	0.8916	0.4841	1.0800e-003	0.1693	0.0390	0.2083	0.0812	0.0359	0.1171	0.0000	95.0391	95.0391	0.0307	0.0000	95.8076

8555 Santa Monica Boulevard - Proposed Project - Alternative 2 - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Hauling	0.0214	0.8438	0.1929	3.1100e-003	0.0884	6.7000e-003	0.0951	0.0243	6.4100e-003	0.0307	0.0000	309.2307	309.2307	0.0166	0.0491	324.2747
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.7600e-003	1.4200e-003	0.0186	5.0000e-005	5.7600e-003	4.0000e-005	5.8000e-003	1.5300e-003	3.0000e-005	1.5600e-003	0.0000	4.6874	4.6874	1.3000e-004	1.3000e-004	4.7280
Total	0.0232	0.8452	0.2115	3.1600e-003	0.0941	6.7400e-003	0.1009	0.0258	6.4400e-003	0.0322	0.0000	313.9181	313.9181	0.0167	0.0492	329.0027

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	tons/yr										MT/yr					
Off-Road	0.1063	0.8065	0.8209	1.4200e-003		0.0380	0.0380		0.0367	0.0367	0.0000	117.1171	117.1171	0.0204	0.0000	117.6271
Total	0.1063	0.8065	0.8209	1.4200e-003		0.0380	0.0380		0.0367	0.0367	0.0000	117.1171	117.1171	0.0204	0.0000	117.6271

8555 Santa Monica Boulevard - Proposed Project - Alternative 2 - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.8400e-003	0.1039	0.0345	4.1000e-004	0.0134	1.0400e-003	0.0145	3.8700e-003	9.9000e-004	4.8700e-003	0.0000	39.7220	39.7220	1.3300e-003	5.7600e-003	41.4728
Worker	0.0197	0.0159	0.2082	5.7000e-004	0.0644	3.9000e-004	0.0648	0.0171	3.6000e-004	0.0175	0.0000	52.4048	52.4048	1.4400e-003	1.4000e-003	52.8593
Total	0.0236	0.1199	0.2427	9.8000e-004	0.0778	1.4300e-003	0.0793	0.0210	1.3500e-003	0.0223	0.0000	92.1268	92.1268	2.7700e-003	7.1600e-003	94.3321

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1063	0.8065	0.8209	1.4200e-003		0.0380	0.0380		0.0367	0.0367	0.0000	117.1170	117.1170	0.0204	0.0000	117.6269
Total	0.1063	0.8065	0.8209	1.4200e-003		0.0380	0.0380		0.0367	0.0367	0.0000	117.1170	117.1170	0.0204	0.0000	117.6269

8555 Santa Monica Boulevard - Proposed Project - Alternative 2 - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.8400e-003	0.1039	0.0345	4.1000e-004	0.0134	1.0400e-003	0.0145	3.8700e-003	9.9000e-004	4.8700e-003	0.0000	39.7220	39.7220	1.3300e-003	5.7600e-003	41.4728
Worker	0.0197	0.0159	0.2082	5.7000e-004	0.0644	3.9000e-004	0.0648	0.0171	3.6000e-004	0.0175	0.0000	52.4048	52.4048	1.4400e-003	1.4000e-003	52.8593
Total	0.0236	0.1199	0.2427	9.8000e-004	0.0778	1.4300e-003	0.0793	0.0210	1.3500e-003	0.0223	0.0000	92.1268	92.1268	2.7700e-003	7.1600e-003	94.3321

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	tons/yr										MT/yr					
Off-Road	0.0830	0.6382	0.6873	1.2000e-003		0.0280	0.0280		0.0271	0.0271	0.0000	98.9715	98.9715	0.0168	0.0000	99.3917
Total	0.0830	0.6382	0.6873	1.2000e-003		0.0280	0.0280		0.0271	0.0271	0.0000	98.9715	98.9715	0.0168	0.0000	99.3917

8555 Santa Monica Boulevard - Proposed Project - Alternative 2 - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.9400e-003	0.0685	0.0261	3.3000e-004	0.0113	3.8000e-004	0.0117	3.2700e-003	3.6000e-004	3.6400e-003	0.0000	32.0082	32.0082	1.0700e-003	4.6400e-003	33.4171
Worker	0.0155	0.0119	0.1623	4.6000e-004	0.0544	3.1000e-004	0.0547	0.0145	2.9000e-004	0.0147	0.0000	43.1154	43.1154	1.0900e-003	1.1000e-003	43.4692
Total	0.0174	0.0804	0.1884	7.9000e-004	0.0658	6.9000e-004	0.0664	0.0177	6.5000e-004	0.0184	0.0000	75.1236	75.1236	2.1600e-003	5.7400e-003	76.8863

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0830	0.6382	0.6873	1.2000e-003		0.0280	0.0280		0.0271	0.0271	0.0000	98.9714	98.9714	0.0168	0.0000	99.3916
Total	0.0830	0.6382	0.6873	1.2000e-003		0.0280	0.0280		0.0271	0.0271	0.0000	98.9714	98.9714	0.0168	0.0000	99.3916

8555 Santa Monica Boulevard - Proposed Project - Alternative 2 - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.9400e-003	0.0685	0.0261	3.3000e-004	0.0113	3.8000e-004	0.0117	3.2700e-003	3.6000e-004	3.6400e-003	0.0000	32.0082	32.0082	1.0700e-003	4.6400e-003	33.4171
Worker	0.0155	0.0119	0.1623	4.6000e-004	0.0544	3.1000e-004	0.0547	0.0145	2.9000e-004	0.0147	0.0000	43.1154	43.1154	1.0900e-003	1.1000e-003	43.4692
Total	0.0174	0.0804	0.1884	7.9000e-004	0.0658	6.9000e-004	0.0664	0.0177	6.5000e-004	0.0184	0.0000	75.1236	75.1236	2.1600e-003	5.7400e-003	76.8863

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	tons/yr										MT/yr					
Off-Road	0.0210	0.2027	0.2861	4.4000e-004		0.0100	0.0100		9.2500e-003	9.2500e-003	0.0000	38.2604	38.2604	0.0121	0.0000	38.5636
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0210	0.2027	0.2861	4.4000e-004		0.0100	0.0100		9.2500e-003	9.2500e-003	0.0000	38.2604	38.2604	0.0121	0.0000	38.5636

8555 Santa Monica Boulevard - Proposed Project - Alternative 2 - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.3200e-003	1.0100e-003	0.0138	4.0000e-005	4.6400e-003	3.0000e-005	4.6600e-003	1.2300e-003	2.0000e-005	1.2600e-003	0.0000	3.6730	3.6730	9.0000e-005	9.0000e-005	3.7032
Total	1.3200e-003	1.0100e-003	0.0138	4.0000e-005	4.6400e-003	3.0000e-005	4.6600e-003	1.2300e-003	2.0000e-005	1.2600e-003	0.0000	3.6730	3.6730	9.0000e-005	9.0000e-005	3.7032

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0210	0.2027	0.2861	4.4000e-004		0.0100	0.0100		9.2500e-003	9.2500e-003	0.0000	38.2603	38.2603	0.0121	0.0000	38.5636
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0210	0.2027	0.2861	4.4000e-004		0.0100	0.0100		9.2500e-003	9.2500e-003	0.0000	38.2603	38.2603	0.0121	0.0000	38.5636

8555 Santa Monica Boulevard - Proposed Project - Alternative 2 - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.3200e-003	1.0100e-003	0.0138	4.0000e-005	4.6400e-003	3.0000e-005	4.6600e-003	1.2300e-003	2.0000e-005	1.2600e-003	0.0000	3.6730	3.6730	9.0000e-005	9.0000e-005	3.7032
Total	1.3200e-003	1.0100e-003	0.0138	4.0000e-005	4.6400e-003	3.0000e-005	4.6600e-003	1.2300e-003	2.0000e-005	1.2600e-003	0.0000	3.6730	3.6730	9.0000e-005	9.0000e-005	3.7032

3.6 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.4278					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	6.4200e-003	0.0437	0.0607	1.0000e-004		2.3700e-003	2.3700e-003		2.3700e-003	2.3700e-003	0.0000	8.5534	8.5534	5.1000e-004	0.0000	8.5662
Total	0.4343	0.0437	0.0607	1.0000e-004		2.3700e-003	2.3700e-003		2.3700e-003	2.3700e-003	0.0000	8.5534	8.5534	5.1000e-004	0.0000	8.5662

8555 Santa Monica Boulevard - Proposed Project - Alternative 2 - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.8800e-003	1.4500e-003	0.0197	6.0000e-005	6.6200e-003	4.0000e-005	6.6500e-003	1.7600e-003	3.0000e-005	1.7900e-003	0.0000	5.2422	5.2422	1.3000e-004	1.3000e-004	5.2852
Total	1.8800e-003	1.4500e-003	0.0197	6.0000e-005	6.6200e-003	4.0000e-005	6.6500e-003	1.7600e-003	3.0000e-005	1.7900e-003	0.0000	5.2422	5.2422	1.3000e-004	1.3000e-004	5.2852

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.4278					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	6.4200e-003	0.0437	0.0607	1.0000e-004		2.3700e-003	2.3700e-003		2.3700e-003	2.3700e-003	0.0000	8.5534	8.5534	5.1000e-004	0.0000	8.5662
Total	0.4343	0.0437	0.0607	1.0000e-004		2.3700e-003	2.3700e-003		2.3700e-003	2.3700e-003	0.0000	8.5534	8.5534	5.1000e-004	0.0000	8.5662

8555 Santa Monica Boulevard - Proposed Project - Alternative 2 - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.8800e-003	1.4500e-003	0.0197	6.0000e-005	6.6200e-003	4.0000e-005	6.6500e-003	1.7600e-003	3.0000e-005	1.7900e-003	0.0000	5.2422	5.2422	1.3000e-004	1.3000e-004	5.2852
Total	1.8800e-003	1.4500e-003	0.0197	6.0000e-005	6.6200e-003	4.0000e-005	6.6500e-003	1.7600e-003	3.0000e-005	1.7900e-003	0.0000	5.2422	5.2422	1.3000e-004	1.3000e-004	5.2852

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 - Alternative 2 - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Mitigated	0.3839	0.3272	2.9191	5.1200e-003	0.6153	3.7400e-003	0.6190	0.1642	3.4800e-003	0.1677	0.0000	500.7731	500.7731	0.0423	0.0275	510.0273
Unmitigated	0.5303	0.5460	5.0044	0.0108	1.3394	7.2300e-003	1.3466	0.3575	6.7300e-003	0.3642	0.0000	1,053.2132	1,053.2132	0.0694	0.0468	1,068.8856

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 - GHG - South Coast AQMD Air District, Annual

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	0.537356	0.064746	0.188411	0.126034	0.023886	0.006883	0.012812	0.008954	0.000819	0.000470	0.025457	0.000765	0.003406
Enclosed Parking with Elevator	0.537356	0.064746	0.188411	0.126034	0.023886	0.006883	0.012812	0.008954	0.000819	0.000470	0.025457	0.000765	0.003406
General Office Building	0.537356	0.064746	0.188411	0.126034	0.023886	0.006883	0.012812	0.008954	0.000819	0.000470	0.025457	0.000765	0.003406
High Turnover (Sit Down Restaurant)	0.537356	0.064746	0.188411	0.126034	0.023886	0.006883	0.012812	0.008954	0.000819	0.000470	0.025457	0.000765	0.003406
Strip Mall	0.537356	0.064746	0.188411	0.126034	0.023886	0.006883	0.012812	0.008954	0.000819	0.000470	0.025457	0.000765	0.003406

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	174.7670	174.7670	0.0145	1.4500e-003	175.5619
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	174.7670	174.7670	0.0145	1.4500e-003	175.5619
NaturalGas Mitigated	5.4800e-003	0.0490	0.0360	3.0000e-004		3.7800e-003	3.7800e-003		3.7800e-003	3.7800e-003	0.0000	54.2073	54.2073	1.0400e-003	9.9000e-004	54.5294
NaturalGas Unmitigated	5.4800e-003	0.0490	0.0360	3.0000e-004		3.7800e-003	3.7800e-003		3.7800e-003	3.7800e-003	0.0000	54.2073	54.2073	1.0400e-003	9.9000e-004	54.5294

8555 Santa Monica Boulevard - Proposed Project - Alternative 2 - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Apartments Mid Rise	270324	1.4600e-003	0.0125	5.3000e-003	8.0000e-005		1.0100e-003	1.0100e-003		1.0100e-003	1.0100e-003	0.0000	14.4255	14.4255	2.8000e-004	2.6000e-004	14.5112
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	474281	2.5600e-003	0.0233	0.0195	1.4000e-004		1.7700e-003	1.7700e-003		1.7700e-003	1.7700e-003	0.0000	25.3094	25.3094	4.9000e-004	4.6000e-004	25.4598
High Turnover (Sit Down Restaurant)	242768	1.3100e-003	0.0119	0.0100	7.0000e-005		9.0000e-004	9.0000e-004		9.0000e-004	9.0000e-004	0.0000	12.9550	12.9550	2.5000e-004	2.4000e-004	13.0320
Strip Mall	28433.7	1.5000e-004	1.3900e-003	1.1700e-003	1.0000e-005		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004	0.0000	1.5173	1.5173	3.0000e-005	3.0000e-005	1.5264
Total		5.4800e-003	0.0490	0.0360	3.0000e-004		3.7900e-003	3.7900e-003		3.7900e-003	3.7900e-003	0.0000	54.2073	54.2073	1.0500e-003	9.9000e-004	54.5294

8555 Santa Monica Boulevard - Proposed Project - Alternative 2 - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Apartments Mid Rise	270324	1.4600e-003	0.0125	5.3000e-003	8.0000e-005		1.0100e-003	1.0100e-003		1.0100e-003	1.0100e-003	0.0000	14.4255	14.4255	2.8000e-004	2.6000e-004	14.5112
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	474281	2.5600e-003	0.0233	0.0195	1.4000e-004		1.7700e-003	1.7700e-003		1.7700e-003	1.7700e-003	0.0000	25.3094	25.3094	4.9000e-004	4.6000e-004	25.4598
High Turnover (Sit Down Restaurant)	242768	1.3100e-003	0.0119	0.0100	7.0000e-005		9.0000e-004	9.0000e-004		9.0000e-004	9.0000e-004	0.0000	12.9550	12.9550	2.5000e-004	2.4000e-004	13.0320
Strip Mall	28433.7	1.5000e-004	1.3900e-003	1.1700e-003	1.0000e-005		1.1000e-004	1.1000e-004		1.1000e-004	1.1000e-004	0.0000	1.5173	1.5173	3.0000e-005	3.0000e-005	1.5264
Total		5.4800e-003	0.0490	0.0360	3.0000e-004		3.7900e-003	3.7900e-003		3.7900e-003	3.7900e-003	0.0000	54.2073	54.2073	1.0500e-003	9.9000e-004	54.5294

8555 Santa Monica Boulevard - Proposed Project - Alternative 2 - GHG - South Coast AQMD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**5.3 Energy by Land Use - Electricity****Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	114918	12.5608	1.0400e-003	1.0000e-004	12.6179
Enclosed Parking with Elevator	635392	69.4497	5.7600e-003	5.8000e-004	69.7656
General Office Building	575025	62.8515	5.2200e-003	5.2000e-004	63.1373
High Turnover (Sit Down Restaurant)	45606.6	4.9849	4.1000e-004	4.0000e-005	5.0076
Strip Mall	227993	24.9201	2.0700e-003	2.1000e-004	25.0335
Total		174.7670	0.0145	1.4500e-003	175.5619

8555 Santa Monica Boulevard - Proposed Project - Alternative 2 - GHG - South Coast AQMD Air District, Annual

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

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	114918	12.5608	1.0400e-003	1.0000e-004	12.6179
Enclosed Parking with Elevator	635392	69.4497	5.7600e-003	5.8000e-004	69.7656
General Office Building	575025	62.8515	5.2200e-003	5.2000e-004	63.1373
High Turnover (Sit Down Restaurant)	45606.6	4.9849	4.1000e-004	4.0000e-005	5.0076
Strip Mall	227993	24.9201	2.0700e-003	2.1000e-004	25.0335
Total		174.7670	0.0145	1.4500e-003	175.5619

6.0 Area Detail

6.1 Mitigation Measures Area

8555 Santa Monica Boulevard - Proposed Project - Alternative 2 - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Mitigated	0.4238	9.2000e-003	0.3155	5.0000e-005		2.1800e-003	2.1800e-003		2.1800e-003	2.1800e-003	0.0000	6.9979	6.9979	6.3000e-004	1.2000e-004	7.0491
Unmitigated	0.4238	9.2000e-003	0.3155	5.0000e-005		2.1800e-003	2.1800e-003		2.1800e-003	2.1800e-003	0.0000	6.9979	6.9979	6.3000e-004	1.2000e-004	7.0491

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0428					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.3707					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	6.6000e-004	5.6000e-003	2.3800e-003	4.0000e-005		4.5000e-004	4.5000e-004		4.5000e-004	4.5000e-004	0.0000	6.4837	6.4837	1.2000e-004	1.2000e-004	6.5222
Landscaping	9.6400e-003	3.6000e-003	0.3131	2.0000e-005		1.7300e-003	1.7300e-003		1.7300e-003	1.7300e-003	0.0000	0.5142	0.5142	5.0000e-004	0.0000	0.5268
Total	0.4238	9.2000e-003	0.3155	6.0000e-005		2.1800e-003	2.1800e-003		2.1800e-003	2.1800e-003	0.0000	6.9979	6.9979	6.2000e-004	1.2000e-004	7.0491

8555 Santa Monica Boulevard - Proposed Project - Alternative 2 - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Architectural Coating	0.0428					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.3707					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	6.6000e-004	5.6000e-003	2.3800e-003	4.0000e-005		4.5000e-004	4.5000e-004		4.5000e-004	4.5000e-004	0.0000	6.4837	6.4837	1.2000e-004	1.2000e-004	6.5222
Landscaping	9.6400e-003	3.6000e-003	0.3131	2.0000e-005		1.7300e-003	1.7300e-003		1.7300e-003	1.7300e-003	0.0000	0.5142	0.5142	5.0000e-004	0.0000	0.5268
Total	0.4238	9.2000e-003	0.3155	6.0000e-005		2.1800e-003	2.1800e-003		2.1800e-003	2.1800e-003	0.0000	6.9979	6.9979	6.2000e-004	1.2000e-004	7.0491

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

Use Water Efficient Irrigation System

8555 Santa Monica Boulevard - Proposed Project - Alternative 2 - GHG - South Coast AQMD Air District, Annual

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

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	24.9154	0.3079	7.4100e-003	34.8203
Unmitigated	29.0024	0.3847	9.2400e-003	41.3738

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	1.95462 / 1.23226	4.8984	0.0641	1.5400e-003	6.9583
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
General Office Building	8.17575 / 5.01095	20.3147	0.2679	6.4400e-003	28.9301
High Turnover (Sit Down Restaurant)	0.31871 / 0.0203432	0.5794	0.0104	2.5000e-004	0.9143
Strip Mall	1.29182 / 0.791764	3.2099	0.0423	1.0200e-003	4.5712
Total		29.0024	0.3847	9.2500e-003	41.3738

8555 Santa Monica Boulevard - Proposed Project - Alternative 2 - GHG - South Coast AQMD Air District, Annual

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

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	1.5637 / 1.23226	4.2180	0.0513	1.2300e-003	5.8673
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
General Office Building	6.5406 / 5.01095	17.4688	0.2144	5.1600e-003	24.3666
High Turnover (Sit Down Restaurant)	0.254968 / 0.0203432	0.4685	8.3400e-003	2.0000e-004	0.7364
Strip Mall	1.03346 / 0.791764	2.7602	0.0339	8.2000e-004	3.8501
Total		24.9154	0.3079	7.4100e-003	34.8203

8.0 Waste Detail

8.1 Mitigation Measures Waste

8555 Santa Monica Boulevard - Proposed Project - Alternative 2 - GHG - South Coast AQMD Air District, Annual

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

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	17.7394	1.0484	0.0000	43.9486
Unmitigated	17.7394	1.0484	0.0000	43.9486

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	13.8	2.8013	0.1656	0.0000	6.9400
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
General Office Building	42.78	8.6840	0.5132	0.0000	21.5141
High Turnover (Sit Down Restaurant)	12.5	2.5374	0.1500	0.0000	6.2863
Strip Mall	18.31	3.7168	0.2197	0.0000	9.2081
Total		17.7394	1.0484	0.0000	43.9486

8555 Santa Monica Boulevard - Proposed Project - Alternative 2 - GHG - South Coast AQMD Air District, Annual

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

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	13.8	2.8013	0.1656	0.0000	6.9400
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
General Office Building	42.78	8.6840	0.5132	0.0000	21.5141
High Turnover (Sit Down Restaurant)	12.5	2.5374	0.1500	0.0000	6.2863
Strip Mall	18.31	3.7168	0.2197	0.0000	9.2081
Total		17.7394	1.0484	0.0000	43.9486

9.0 Operational Offroad

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

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

8555 Santa Monica Boulevard - Proposed Project - Alternative 2 - GHG - South Coast AQMD Air District, Annual

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

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
----------------	--------	----------------	-----------------	---------------	-----------

User Defined Equipment

Equipment Type	Number
----------------	--------

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	tons/yr										MT/yr					
Emergency Generator - Diesel (75 - 100 HP)	2.5400e-003	8.2800e-003	9.2200e-003	1.0000e-005		3.7000e-004	3.7000e-004		3.7000e-004	3.7000e-004	0.0000	1.1790	1.1790	1.7000e-004	0.0000	1.1831
Total	2.5400e-003	8.2800e-003	9.2200e-003	1.0000e-005		3.7000e-004	3.7000e-004		3.7000e-004	3.7000e-004	0.0000	1.1790	1.1790	1.7000e-004	0.0000	1.1831

11.0 Vegetation

8555 Santa Monica Boulevard - Alternative 3 - GHG - South Coast AQMD Air District, Annual

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

8555 Santa Monica Boulevard - Alternative 3 - GHG

South Coast AQMD Air District, Annual

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	2030
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	240.97	CH4 Intensity (lb/MWhr)	0.02	N2O Intensity (lb/MWhr)	0.002

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Adjusted utility carbon intensity factors for RPS for year 2030.

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 - GHG - South Coast AQMD Air District, Annual

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

Water And Wastewater -

Solid Waste -

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 -

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	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 - GHG - South Coast AQMD Air District, Annual

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
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.02
tblProjectCharacteristics	CO2IntensityFactor	390.98	240.97
tblProjectCharacteristics	N2OIntensityFactor	0.004	0.002
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 - GHG - South Coast AQMD Air District, Annual

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

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.2614	2.9397	1.9981	7.3100e-003	0.6452	0.0962	0.7414	0.2445	0.0907	0.3352	0.0000	680.7917	680.7917	0.0789	0.0605	700.7903
2023	0.5900	0.9723	1.2950	2.7500e-003	0.0902	0.0413	0.1315	0.0242	0.0395	0.0637	0.0000	240.9611	240.9611	0.0321	6.3600e-003	243.6593
Maximum	0.5900	2.9397	1.9981	7.3100e-003	0.6452	0.0962	0.7414	0.2445	0.0907	0.3352	0.0000	680.7917	680.7917	0.0789	0.0605	700.7903

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.2614	2.9397	1.9981	7.3100e-003	0.3971	0.0962	0.4933	0.1390	0.0907	0.2297	0.0000	680.7915	680.7915	0.0789	0.0605	700.7900
2023	0.5900	0.9723	1.2950	2.7500e-003	0.0902	0.0413	0.1315	0.0242	0.0395	0.0637	0.0000	240.9609	240.9609	0.0321	6.3600e-003	243.6591
Maximum	0.5900	2.9397	1.9981	7.3100e-003	0.3971	0.0962	0.4933	0.1390	0.0907	0.2297	0.0000	680.7915	680.7915	0.0789	0.0605	700.7900

8555 Santa Monica Boulevard - Alternative 3 - GHG - South Coast AQMD Air District, Annual

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	33.74	0.00	28.43	39.26	0.00	26.44	0.00	0.00	0.00	0.00	0.00	0.00

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	1-3-2022	4-2-2022	0.9613	0.9613
2	4-3-2022	7-2-2022	1.1010	1.1010
3	7-3-2022	10-2-2022	0.5285	0.5285
4	10-3-2022	1-2-2023	0.5429	0.5429
5	1-3-2023	4-2-2023	0.4883	0.4883
6	4-3-2023	7-2-2023	0.4004	0.4004
7	7-3-2023	9-30-2023	0.3118	0.3118
		Highest	1.1010	1.1010

8555 Santa Monica Boulevard - Alternative 3 - GHG - South Coast AQMD Air District, Annual

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.4975	0.0184	0.6264	1.0000e-004		4.3500e-003	4.3500e-003		4.3500e-003	4.3500e-003	0.0000	13.9869	13.9869	1.2300e-003	2.4000e-004	14.0886
Energy	8.6400e-003	0.0768	0.0526	4.7000e-004		5.9700e-003	5.9700e-003		5.9700e-003	5.9700e-003	0.0000	259.5781	259.5781	0.0161	3.0100e-003	260.8780
Mobile	0.5541	0.5659	5.1821	0.0111	1.3760	7.4500e-003	1.3834	0.3672	6.9400e-003	0.3742	0.0000	1,083.1123	1,083.1123	0.0719	0.0485	1,099.3486
Stationary	2.5400e-003	8.2800e-003	9.2200e-003	1.0000e-005		3.7000e-004	3.7000e-004		3.7000e-004	3.7000e-004	0.0000	1.1790	1.1790	1.7000e-004	0.0000	1.1831
Waste						0.0000	0.0000		0.0000	0.0000	21.1699	0.0000	21.1699	1.2511	0.0000	52.4476
Water						0.0000	0.0000		0.0000	0.0000	3.5441	23.7262	27.2704	0.3660	8.7900e-003	39.0401
Total	1.0628	0.6693	5.8703	0.0117	1.3760	0.0181	1.3941	0.3672	0.0176	0.3849	24.7141	1,381.5825	1,406.2965	1.7065	0.0605	1,466.9860

8555 Santa Monica Boulevard - Alternative 3 - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Area	0.4975	0.0184	0.6264	1.0000e-004		4.3500e-003	4.3500e-003		4.3500e-003	4.3500e-003	0.0000	13.9869	13.9869	1.2300e-003	2.4000e-004	14.0886
Energy	8.6400e-003	0.0768	0.0526	4.7000e-004		5.9700e-003	5.9700e-003		5.9700e-003	5.9700e-003	0.0000	259.5781	259.5781	0.0161	3.0100e-003	260.8780
Mobile	0.3743	0.2973	2.6214	4.1400e-003	0.4867	3.1700e-003	0.4899	0.1299	2.9500e-003	0.1329	0.0000	404.6978	404.6978	0.0387	0.0248	413.0524
Stationary	2.5400e-003	8.2800e-003	9.2200e-003	1.0000e-005		3.7000e-004	3.7000e-004		3.7000e-004	3.7000e-004	0.0000	1.1790	1.1790	1.7000e-004	0.0000	1.1831
Waste						0.0000	0.0000		0.0000	0.0000	21.1699	0.0000	21.1699	1.2511	0.0000	52.4476
Water						0.0000	0.0000		0.0000	0.0000	2.8353	20.5464	23.3817	0.2929	7.0500e-003	32.8046
Total	0.8830	0.4006	3.3096	4.7200e-003	0.4867	0.0139	0.5006	0.1299	0.0136	0.1436	24.0052	699.9882	723.9934	1.6003	0.0351	774.4543

	ROG	NOx	CO	SO2	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	16.92	40.14	43.62	59.52	64.63	23.59	64.09	64.63	22.63	62.70	2.87	49.33	48.52	6.23	41.99	47.21

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	

8555 Santa Monica Boulevard - Alternative 3 - GHG - South Coast AQMD Air District, Annual

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

3	Building Construction	Building Construction	7/5/2022	6/1/2023	5	238
4	Paving	Paving	6/2/2023	8/31/2023	5	65
5	Architectural Coating	Architectural Coating	9/1/2023	12/4/2023	5	67

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

8555 Santa Monica Boulevard - Alternative 3 - GHG - South Coast AQMD Air District, Annual

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

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
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	tons/yr										MT/yr					
Fugitive Dust					0.0749	0.0000	0.0749	0.0113	0.0000	0.0113	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0211	0.2078	0.1745	3.0000e-004		0.0105	0.0105		9.7900e-003	9.7900e-003	0.0000	26.3471	26.3471	6.7100e-003	0.0000	26.5150
Total	0.0211	0.2078	0.1745	3.0000e-004	0.0749	0.0105	0.0854	0.0113	9.7900e-003	0.0211	0.0000	26.3471	26.3471	6.7100e-003	0.0000	26.5150

8555 Santa Monica Boulevard - Alternative 3 - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Hauling	1.5700e-003	0.0618	0.0141	2.3000e-004	6.4700e-003	4.9000e-004	6.9600e-003	1.7800e-003	4.7000e-004	2.2500e-003	0.0000	22.6472	22.6472	1.2200e-003	3.6000e-003	23.7490
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.5000e-004	4.4000e-004	5.7700e-003	2.0000e-005	1.7800e-003	1.0000e-005	1.7900e-003	4.7000e-004	1.0000e-005	4.8000e-004	0.0000	1.4509	1.4509	4.0000e-005	4.0000e-005	1.4634
Total	2.1200e-003	0.0622	0.0199	2.5000e-004	8.2500e-003	5.0000e-004	8.7500e-003	2.2500e-003	4.8000e-004	2.7300e-003	0.0000	24.0981	24.0981	1.2600e-003	3.6400e-003	25.2124

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0337	0.0000	0.0337	5.1000e-003	0.0000	5.1000e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0211	0.2078	0.1745	3.0000e-004		0.0105	0.0105		9.7900e-003	9.7900e-003	0.0000	26.3471	26.3471	6.7100e-003	0.0000	26.5149
Total	0.0211	0.2078	0.1745	3.0000e-004	0.0337	0.0105	0.0442	5.1000e-003	9.7900e-003	0.0149	0.0000	26.3471	26.3471	6.7100e-003	0.0000	26.5149

8555 Santa Monica Boulevard - Alternative 3 - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Hauling	1.5700e-003	0.0618	0.0141	2.3000e-004	6.4700e-003	4.9000e-004	6.9600e-003	1.7800e-003	4.7000e-004	2.2500e-003	0.0000	22.6472	22.6472	1.2200e-003	3.6000e-003	23.7490
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.5000e-004	4.4000e-004	5.7700e-003	2.0000e-005	1.7800e-003	1.0000e-005	1.7900e-003	4.7000e-004	1.0000e-005	4.8000e-004	0.0000	1.4509	1.4509	4.0000e-005	4.0000e-005	1.4634
Total	2.1200e-003	0.0622	0.0199	2.5000e-004	8.2500e-003	5.0000e-004	8.7500e-003	2.2500e-003	4.8000e-004	2.7300e-003	0.0000	24.0981	24.0981	1.2600e-003	3.6400e-003	25.2124

3.3 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.3762	0.0000	0.3762	0.1805	0.0000	0.1805	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0809	0.8916	0.4841	1.0800e-003		0.0390	0.0390		0.0359	0.0359	0.0000	95.0392	95.0392	0.0307	0.0000	95.8077
Total	0.0809	0.8916	0.4841	1.0800e-003	0.3762	0.0390	0.4152	0.1805	0.0359	0.2163	0.0000	95.0392	95.0392	0.0307	0.0000	95.8077

8555 Santa Monica Boulevard - Alternative 3 - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Hauling	0.0214	0.8438	0.1929	3.1100e-003	0.0884	6.7000e-003	0.0951	0.0243	6.4100e-003	0.0307	0.0000	309.2307	309.2307	0.0166	0.0491	324.2747
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.7600e-003	1.4200e-003	0.0186	5.0000e-005	5.7600e-003	4.0000e-005	5.8000e-003	1.5300e-003	3.0000e-005	1.5600e-003	0.0000	4.6874	4.6874	1.3000e-004	1.3000e-004	4.7280
Total	0.0232	0.8452	0.2115	3.1600e-003	0.0941	6.7400e-003	0.1009	0.0258	6.4400e-003	0.0322	0.0000	313.9181	313.9181	0.0167	0.0492	329.0027

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1693	0.0000	0.1693	0.0812	0.0000	0.0812	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0809	0.8916	0.4841	1.0800e-003		0.0390	0.0390		0.0359	0.0359	0.0000	95.0391	95.0391	0.0307	0.0000	95.8076
Total	0.0809	0.8916	0.4841	1.0800e-003	0.1693	0.0390	0.2083	0.0812	0.0359	0.1171	0.0000	95.0391	95.0391	0.0307	0.0000	95.8076

8555 Santa Monica Boulevard - Alternative 3 - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Hauling	0.0214	0.8438	0.1929	3.1100e-003	0.0884	6.7000e-003	0.0951	0.0243	6.4100e-003	0.0307	0.0000	309.2307	309.2307	0.0166	0.0491	324.2747
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.7600e-003	1.4200e-003	0.0186	5.0000e-005	5.7600e-003	4.0000e-005	5.8000e-003	1.5300e-003	3.0000e-005	1.5600e-003	0.0000	4.6874	4.6874	1.3000e-004	1.3000e-004	4.7280
Total	0.0232	0.8452	0.2115	3.1600e-003	0.0941	6.7400e-003	0.1009	0.0258	6.4400e-003	0.0322	0.0000	313.9181	313.9181	0.0167	0.0492	329.0027

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	tons/yr										MT/yr					
Off-Road	0.1063	0.8065	0.8209	1.4200e-003		0.0380	0.0380		0.0367	0.0367	0.0000	117.1171	117.1171	0.0204	0.0000	117.6271
Total	0.1063	0.8065	0.8209	1.4200e-003		0.0380	0.0380		0.0367	0.0367	0.0000	117.1171	117.1171	0.0204	0.0000	117.6271

8555 Santa Monica Boulevard - Alternative 3 - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.9600e-003	0.1071	0.0356	4.2000e-004	0.0138	1.0700e-003	0.0149	3.9900e-003	1.0200e-003	5.0100e-003	0.0000	40.9257	40.9257	1.3700e-003	5.9400e-003	42.7296
Worker	0.0238	0.0192	0.2517	6.9000e-004	0.0778	4.7000e-004	0.0783	0.0207	4.4000e-004	0.0211	0.0000	63.3465	63.3465	1.7400e-003	1.7000e-003	63.8959
Total	0.0278	0.1263	0.2873	1.1100e-003	0.0917	1.5400e-003	0.0932	0.0247	1.4600e-003	0.0261	0.0000	104.2722	104.2722	3.1100e-003	7.6400e-003	106.6255

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1063	0.8065	0.8209	1.4200e-003		0.0380	0.0380		0.0367	0.0367	0.0000	117.1170	117.1170	0.0204	0.0000	117.6269
Total	0.1063	0.8065	0.8209	1.4200e-003		0.0380	0.0380		0.0367	0.0367	0.0000	117.1170	117.1170	0.0204	0.0000	117.6269

8555 Santa Monica Boulevard - Alternative 3 - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.9600e-003	0.1071	0.0356	4.2000e-004	0.0138	1.0700e-003	0.0149	3.9900e-003	1.0200e-003	5.0100e-003	0.0000	40.9257	40.9257	1.3700e-003	5.9400e-003	42.7296
Worker	0.0238	0.0192	0.2517	6.9000e-004	0.0778	4.7000e-004	0.0783	0.0207	4.4000e-004	0.0211	0.0000	63.3465	63.3465	1.7400e-003	1.7000e-003	63.8959
Total	0.0278	0.1263	0.2873	1.1100e-003	0.0917	1.5400e-003	0.0932	0.0247	1.4600e-003	0.0261	0.0000	104.2722	104.2722	3.1100e-003	7.6400e-003	106.6255

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	tons/yr										MT/yr					
Off-Road	0.0830	0.6382	0.6873	1.2000e-003		0.0280	0.0280		0.0271	0.0271	0.0000	98.9715	98.9715	0.0168	0.0000	99.3917
Total	0.0830	0.6382	0.6873	1.2000e-003		0.0280	0.0280		0.0271	0.0271	0.0000	98.9715	98.9715	0.0168	0.0000	99.3917

8555 Santa Monica Boulevard - Alternative 3 - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.0000e-003	0.0706	0.0269	3.4000e-004	0.0117	3.9000e-004	0.0121	3.3700e-003	3.8000e-004	3.7500e-003	0.0000	32.9781	32.9781	1.1100e-003	4.7800e-003	34.4297
Worker	0.0187	0.0144	0.1962	5.6000e-004	0.0658	3.8000e-004	0.0662	0.0175	3.5000e-004	0.0178	0.0000	52.1175	52.1175	1.3200e-003	1.3200e-003	52.5452
Total	0.0207	0.0850	0.2230	9.0000e-004	0.0775	7.7000e-004	0.0782	0.0208	7.3000e-004	0.0216	0.0000	85.0956	85.0956	2.4300e-003	6.1000e-003	86.9749

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0830	0.6382	0.6873	1.2000e-003		0.0280	0.0280		0.0271	0.0271	0.0000	98.9714	98.9714	0.0168	0.0000	99.3916
Total	0.0830	0.6382	0.6873	1.2000e-003		0.0280	0.0280		0.0271	0.0271	0.0000	98.9714	98.9714	0.0168	0.0000	99.3916

8555 Santa Monica Boulevard - Alternative 3 - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.0000e-003	0.0706	0.0269	3.4000e-004	0.0117	3.9000e-004	0.0121	3.3700e-003	3.8000e-004	3.7500e-003	0.0000	32.9781	32.9781	1.1100e-003	4.7800e-003	34.4297
Worker	0.0187	0.0144	0.1962	5.6000e-004	0.0658	3.8000e-004	0.0662	0.0175	3.5000e-004	0.0178	0.0000	52.1175	52.1175	1.3200e-003	1.3200e-003	52.5452
Total	0.0207	0.0850	0.2230	9.0000e-004	0.0775	7.7000e-004	0.0782	0.0208	7.3000e-004	0.0216	0.0000	85.0956	85.0956	2.4300e-003	6.1000e-003	86.9749

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	tons/yr										MT/yr					
Off-Road	0.0210	0.2027	0.2861	4.4000e-004		0.0100	0.0100		9.2500e-003	9.2500e-003	0.0000	38.2604	38.2604	0.0121	0.0000	38.5636
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0210	0.2027	0.2861	4.4000e-004		0.0100	0.0100		9.2500e-003	9.2500e-003	0.0000	38.2604	38.2604	0.0121	0.0000	38.5636

8555 Santa Monica Boulevard - Alternative 3 - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.3200e-003	1.0100e-003	0.0138	4.0000e-005	4.6400e-003	3.0000e-005	4.6600e-003	1.2300e-003	2.0000e-005	1.2600e-003	0.0000	3.6730	3.6730	9.0000e-005	9.0000e-005	3.7032
Total	1.3200e-003	1.0100e-003	0.0138	4.0000e-005	4.6400e-003	3.0000e-005	4.6600e-003	1.2300e-003	2.0000e-005	1.2600e-003	0.0000	3.6730	3.6730	9.0000e-005	9.0000e-005	3.7032

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0210	0.2027	0.2861	4.4000e-004		0.0100	0.0100		9.2500e-003	9.2500e-003	0.0000	38.2603	38.2603	0.0121	0.0000	38.5636
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0210	0.2027	0.2861	4.4000e-004		0.0100	0.0100		9.2500e-003	9.2500e-003	0.0000	38.2603	38.2603	0.0121	0.0000	38.5636

8555 Santa Monica Boulevard - Alternative 3 - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.3200e-003	1.0100e-003	0.0138	4.0000e-005	4.6400e-003	3.0000e-005	4.6600e-003	1.2300e-003	2.0000e-005	1.2600e-003	0.0000	3.6730	3.6730	9.0000e-005	9.0000e-005	3.7032
Total	1.3200e-003	1.0100e-003	0.0138	4.0000e-005	4.6400e-003	3.0000e-005	4.6600e-003	1.2300e-003	2.0000e-005	1.2600e-003	0.0000	3.6730	3.6730	9.0000e-005	9.0000e-005	3.7032

3.6 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.4553					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	6.4200e-003	0.0437	0.0607	1.0000e-004		2.3700e-003	2.3700e-003		2.3700e-003	2.3700e-003	0.0000	8.5534	8.5534	5.1000e-004	0.0000	8.5662
Total	0.4618	0.0437	0.0607	1.0000e-004		2.3700e-003	2.3700e-003		2.3700e-003	2.3700e-003	0.0000	8.5534	8.5534	5.1000e-004	0.0000	8.5662

8555 Santa Monica Boulevard - Alternative 3 - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.3000e-003	1.7700e-003	0.0241	7.0000e-005	8.0900e-003	5.0000e-005	8.1300e-003	2.1500e-003	4.0000e-005	2.1900e-003	0.0000	6.4071	6.4071	1.6000e-004	1.6000e-004	6.4597
Total	2.3000e-003	1.7700e-003	0.0241	7.0000e-005	8.0900e-003	5.0000e-005	8.1300e-003	2.1500e-003	4.0000e-005	2.1900e-003	0.0000	6.4071	6.4071	1.6000e-004	1.6000e-004	6.4597

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.4553					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	6.4200e-003	0.0437	0.0607	1.0000e-004		2.3700e-003	2.3700e-003		2.3700e-003	2.3700e-003	0.0000	8.5534	8.5534	5.1000e-004	0.0000	8.5662
Total	0.4618	0.0437	0.0607	1.0000e-004		2.3700e-003	2.3700e-003		2.3700e-003	2.3700e-003	0.0000	8.5534	8.5534	5.1000e-004	0.0000	8.5662

8555 Santa Monica Boulevard - Alternative 3 - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.3000e-003	1.7700e-003	0.0241	7.0000e-005	8.0900e-003	5.0000e-005	8.1300e-003	2.1500e-003	4.0000e-005	2.1900e-003	0.0000	6.4071	6.4071	1.6000e-004	1.6000e-004	6.4597
Total	2.3000e-003	1.7700e-003	0.0241	7.0000e-005	8.0900e-003	5.0000e-005	8.1300e-003	2.1500e-003	4.0000e-005	2.1900e-003	0.0000	6.4071	6.4071	1.6000e-004	1.6000e-004	6.4597

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 - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Mitigated	0.3743	0.2973	2.6214	4.1400e-003	0.4867	3.1700e-003	0.4899	0.1299	2.9500e-003	0.1329	0.0000	404.6978	404.6978	0.0387	0.0248	413.0524
Unmitigated	0.5541	0.5659	5.1821	0.0111	1.3760	7.4500e-003	1.3834	0.3672	6.9400e-003	0.3742	0.0000	1,083.1123	1,083.1123	0.0719	0.0485	1,099.3486

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

8555 Santa Monica Boulevard - Alternative 3 - GHG - South Coast AQMD Air District, Annual

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	0.537356	0.064746	0.188411	0.126034	0.023886	0.006883	0.012812	0.008954	0.000819	0.000470	0.025457	0.000765	0.003406
Condo/Townhouse	0.537356	0.064746	0.188411	0.126034	0.023886	0.006883	0.012812	0.008954	0.000819	0.000470	0.025457	0.000765	0.003406
Enclosed Parking with Elevator	0.537356	0.064746	0.188411	0.126034	0.023886	0.006883	0.012812	0.008954	0.000819	0.000470	0.025457	0.000765	0.003406
General Office Building	0.537356	0.064746	0.188411	0.126034	0.023886	0.006883	0.012812	0.008954	0.000819	0.000470	0.025457	0.000765	0.003406
High Turnover (Sit Down Restaurant)	0.537356	0.064746	0.188411	0.126034	0.023886	0.006883	0.012812	0.008954	0.000819	0.000470	0.025457	0.000765	0.003406
Strip Mall	0.537356	0.064746	0.188411	0.126034	0.023886	0.006883	0.012812	0.008954	0.000819	0.000470	0.025457	0.000765	0.003406

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	174.0391	174.0391	0.0144	1.4400e-003	174.8307
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	174.0391	174.0391	0.0144	1.4400e-003	174.8307
NaturalGas Mitigated	8.6400e-003	0.0768	0.0526	4.7000e-004		5.9700e-003	5.9700e-003		5.9700e-003	5.9700e-003	0.0000	85.5391	85.5391	1.6400e-003	1.5700e-003	86.0474
NaturalGas Unmitigated	8.6400e-003	0.0768	0.0526	4.7000e-004		5.9700e-003	5.9700e-003		5.9700e-003	5.9700e-003	0.0000	85.5391	85.5391	1.6400e-003	1.5700e-003	86.0474

8555 Santa Monica Boulevard - Alternative 3 - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Apartments Mid Rise	450540	2.4300e-003	0.0208	8.8300e-003	1.3000e-004		1.6800e-003	1.6800e-003		1.6800e-003	1.6800e-003	0.0000	24.0425	24.0425	4.6000e-004	4.4000e-004	24.1854
Condo/Townhouse	169936	9.2000e-004	7.8300e-003	3.3300e-003	5.0000e-005		6.3000e-004	6.3000e-004		6.3000e-004	6.3000e-004	0.0000	9.0684	9.0684	1.7000e-004	1.7000e-004	9.1223
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	309300	1.6700e-003	0.0152	0.0127	9.0000e-005		1.1500e-003	1.1500e-003		1.1500e-003	1.1500e-003	0.0000	16.5054	16.5054	3.2000e-004	3.0000e-004	16.6035
High Turnover (Sit Down Restaurant)	649531	3.5000e-003	0.0318	0.0268	1.9000e-004		2.4200e-003	2.4200e-003		2.4200e-003	2.4200e-003	0.0000	34.6614	34.6614	6.6000e-004	6.4000e-004	34.8674
Strip Mall	23635	1.3000e-004	1.1600e-003	9.7000e-004	1.0000e-005		9.0000e-005	9.0000e-005		9.0000e-005	9.0000e-005	0.0000	1.2613	1.2613	2.0000e-005	2.0000e-005	1.2688
Total		8.6500e-003	0.0768	0.0526	4.7000e-004		5.9700e-003	5.9700e-003		5.9700e-003	5.9700e-003	0.0000	85.5391	85.5391	1.6300e-003	1.5700e-003	86.0474

8555 Santa Monica Boulevard - Alternative 3 - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Apartments Mid Rise	450540	2.4300e-003	0.0208	8.8300e-003	1.3000e-004		1.6800e-003	1.6800e-003		1.6800e-003	1.6800e-003	0.0000	24.0425	24.0425	4.6000e-004	4.4000e-004	24.1854
Condo/Townhouse	169936	9.2000e-004	7.8300e-003	3.3300e-003	5.0000e-005		6.3000e-004	6.3000e-004		6.3000e-004	6.3000e-004	0.0000	9.0684	9.0684	1.7000e-004	1.7000e-004	9.1223
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	309300	1.6700e-003	0.0152	0.0127	9.0000e-005		1.1500e-003	1.1500e-003		1.1500e-003	1.1500e-003	0.0000	16.5054	16.5054	3.2000e-004	3.0000e-004	16.6035
High Turnover (Sit Down Restaurant)	649531	3.5000e-003	0.0318	0.0268	1.9000e-004		2.4200e-003	2.4200e-003		2.4200e-003	2.4200e-003	0.0000	34.6614	34.6614	6.6000e-004	6.4000e-004	34.8674
Strip Mall	23635	1.3000e-004	1.1600e-003	9.7000e-004	1.0000e-005		9.0000e-005	9.0000e-005		9.0000e-005	9.0000e-005	0.0000	1.2613	1.2613	2.0000e-005	2.0000e-005	1.2688
Total		8.6500e-003	0.0768	0.0526	4.7000e-004		5.9700e-003	5.9700e-003		5.9700e-003	5.9700e-003	0.0000	85.5391	85.5391	1.6300e-003	1.5700e-003	86.0474

8555 Santa Monica Boulevard - Alternative 3 - GHG - South Coast AQMD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**5.3 Energy by Land Use - Electricity****Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	191530	20.9346	1.7400e-003	1.7000e-004	21.0298
Condo/Townhouse	48353	5.2851	4.4000e-004	4.0000e-005	5.3091
Enclosed Parking with Elevator	665856	72.7795	6.0400e-003	6.0000e-004	73.1105
General Office Building	375000	40.9883	3.4000e-003	3.4000e-004	41.1747
High Turnover (Sit Down Restaurant)	122021	13.3372	1.1100e-003	1.1000e-004	13.3979
Strip Mall	189515	20.7144	1.7200e-003	1.7000e-004	20.8086
Total		174.0391	0.0145	1.4300e-003	174.8307

8555 Santa Monica Boulevard - Alternative 3 - GHG - South Coast AQMD Air District, Annual

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

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	191530	20.9346	1.7400e-003	1.7000e-004	21.0298
Condo/Townhouse	48353	5.2851	4.4000e-004	4.0000e-005	5.3091
Enclosed Parking with Elevator	665856	72.7795	6.0400e-003	6.0000e-004	73.1105
General Office Building	375000	40.9883	3.4000e-003	3.4000e-004	41.1747
High Turnover (Sit Down Restaurant)	122021	13.3372	1.1100e-003	1.1000e-004	13.3979
Strip Mall	189515	20.7144	1.7200e-003	1.7000e-004	20.8086
Total		174.0391	0.0145	1.4300e-003	174.8307

6.0 Area Detail

6.1 Mitigation Measures Area

8555 Santa Monica Boulevard - Alternative 3 - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Mitigated	0.4975	0.0184	0.6264	1.0000e-004		4.3500e-003	4.3500e-003		4.3500e-003	4.3500e-003	0.0000	13.9869	13.9869	1.2300e-003	2.4000e-004	14.0886
Unmitigated	0.4975	0.0184	0.6264	1.0000e-004		4.3500e-003	4.3500e-003		4.3500e-003	4.3500e-003	0.0000	13.9869	13.9869	1.2300e-003	2.4000e-004	14.0886

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0455					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.4318					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	1.3100e-003	0.0112	4.7600e-003	7.0000e-005		9.1000e-004	9.1000e-004		9.1000e-004	9.1000e-004	0.0000	12.9674	12.9674	2.5000e-004	2.4000e-004	13.0445
Landscaping	0.0189	7.1500e-003	0.6216	3.0000e-005		3.4500e-003	3.4500e-003		3.4500e-003	3.4500e-003	0.0000	1.0195	1.0195	9.9000e-004	0.0000	1.0441
Total	0.4975	0.0184	0.6264	1.0000e-004		4.3600e-003	4.3600e-003		4.3600e-003	4.3600e-003	0.0000	13.9869	13.9869	1.2400e-003	2.4000e-004	14.0886

8555 Santa Monica Boulevard - Alternative 3 - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Architectural Coating	0.0455					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.4318					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	1.3100e-003	0.0112	4.7600e-003	7.0000e-005		9.1000e-004	9.1000e-004		9.1000e-004	9.1000e-004	0.0000	12.9674	12.9674	2.5000e-004	2.4000e-004	13.0445
Landscaping	0.0189	7.1500e-003	0.6216	3.0000e-005		3.4500e-003	3.4500e-003		3.4500e-003	3.4500e-003	0.0000	1.0195	1.0195	9.9000e-004	0.0000	1.0441
Total	0.4975	0.0184	0.6264	1.0000e-004		4.3600e-003	4.3600e-003		4.3600e-003	4.3600e-003	0.0000	13.9869	13.9869	1.2400e-003	2.4000e-004	14.0886

7.0 Water Detail

7.1 Mitigation Measures Water

- Apply Water Conservation Strategy
- Use Water Efficient Irrigation System

8555 Santa Monica Boulevard - Alternative 3 - GHG - South Coast AQMD Air District, Annual

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

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	23.3817	0.2929	7.0500e-003	32.8046
Unmitigated	27.2704	0.3660	8.7900e-003	39.0401

8555 Santa Monica Boulevard - Alternative 3 - GHG - South Coast AQMD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**7.2 Water by Land Use****Unmitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	3.2577 / 2.05377	8.1639	0.1067	2.5700e-003	11.5971
Condo/Townhouse	0.65154 / 0.410754	1.6328	0.0214	5.1000e-004	2.3194
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
General Office Building	5.33201 / 3.26801	13.2487	0.1747	4.2000e-003	18.8674
High Turnover (Sit Down Restaurant)	0.855965 / 0.0546361	1.5561	0.0280	6.7000e-004	2.4555
Strip Mall	1.07405 / 0.65829	2.6688	0.0352	8.5000e-004	3.8006
Total		27.2704	0.3660	8.8000e-003	39.0400

8555 Santa Monica Boulevard - Alternative 3 - GHG - South Coast AQMD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**7.2 Water by Land Use****Mitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	2.60616 / 2.05377	7.0300	0.0854	2.0600e-003	9.7788
Condo/Townhouse	0.521232 / 0.410754	1.4060	0.0171	4.1000e-004	1.9558
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
General Office Building	4.26561 / 3.26801	11.3927	0.1398	3.3700e-003	15.8913
High Turnover (Sit Down Restaurant)	0.684772 / 0.0546361	1.2582	0.0224	5.4000e-004	1.9778
Strip Mall	0.859241 / 0.65829	2.2949	0.0282	6.8000e-004	3.2011
Total		23.3817	0.2929	7.0600e-003	32.8046

8.0 Waste Detail**8.1 Mitigation Measures Waste**

8555 Santa Monica Boulevard - Alternative 3 - GHG - South Coast AQMD Air District, Annual

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

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	21.1699	1.2511	0.0000	52.4476
Unmitigated	21.1699	1.2511	0.0000	52.4476

8555 Santa Monica Boulevard - Alternative 3 - GHG - South Coast AQMD Air District, Annual

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

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	23	4.6688	0.2759	0.0000	11.5667
Condo/Townhouse	4.6	0.9338	0.0552	0.0000	2.3134
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
General Office Building	27.9	5.6635	0.3347	0.0000	14.0310
High Turnover (Sit Down Restaurant)	33.56	6.8124	0.4026	0.0000	16.8774
Strip Mall	15.23	3.0916	0.1827	0.0000	7.6592
Total		21.1699	1.2511	0.0000	52.4476

8555 Santa Monica Boulevard - Alternative 3 - GHG - South Coast AQMD Air District, Annual

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

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	23	4.6688	0.2759	0.0000	11.5667
Condo/Townhouse	4.6	0.9338	0.0552	0.0000	2.3134
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
General Office Building	27.9	5.6635	0.3347	0.0000	14.0310
High Turnover (Sit Down Restaurant)	33.56	6.8124	0.4026	0.0000	16.8774
Strip Mall	15.23	3.0916	0.1827	0.0000	7.6592
Total		21.1699	1.2511	0.0000	52.4476

9.0 Operational Offroad

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

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

8555 Santa Monica Boulevard - Alternative 3 - GHG - South Coast AQMD Air District, Annual

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

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
----------------	--------	----------------	-----------------	---------------	-----------

User Defined Equipment

Equipment Type	Number
----------------	--------

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	tons/yr										MT/yr					
Emergency Generator - Diesel (75 - 100 HP)	2.5400e-003	8.2800e-003	9.2200e-003	1.0000e-005		3.7000e-004	3.7000e-004		3.7000e-004	3.7000e-004	0.0000	1.1790	1.1790	1.7000e-004	0.0000	1.1831
Total	2.5400e-003	8.2800e-003	9.2200e-003	1.0000e-005		3.7000e-004	3.7000e-004		3.7000e-004	3.7000e-004	0.0000	1.1790	1.1790	1.7000e-004	0.0000	1.1831

11.0 Vegetation

8555 Santa Monica Boulevard - Alternative 4 - GHG - South Coast AQMD Air District, Annual

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

8555 Santa Monica Boulevard - Alternative 4 - GHG

South Coast AQMD Air District, Annual

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	2030
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	270.97	CH4 Intensity (lb/MWhr)	0.02	N2O Intensity (lb/MWhr)	0.002

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Adjusted utility carbon intensity factors for RPS for year 2030

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 - GHG - South Coast AQMD Air District, Annual

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
tblProjectCharacteristics	CH4IntensityFactor	0.033	0.02
tblProjectCharacteristics	CO2IntensityFactor	390.98	270.97

8555 Santa Monica Boulevard - Alternative 4 - GHG - South Coast AQMD Air District, Annual

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

tblProjectCharacteristics	N2OIntensityFactor	0.004	0.002
tblTripsAndVMT	HaulingTripNumber	692.00	752.00
tblTripsAndVMT	HaulingTripNumber	0.00	10,268.00
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 - GHG - South Coast AQMD Air District, Annual

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

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.2579	2.9307	1.9617	7.1900e-003	0.6337	0.0961	0.7298	0.2415	0.0906	0.3321	0.0000	669.7462	669.7462	0.0786	0.0599	689.5637
2023	0.5447	0.9659	1.2634	2.6400e-003	0.0794	0.0412	0.1206	0.0214	0.0394	0.0608	0.0000	231.0405	231.0405	0.0319	5.8700e-003	233.5878
Maximum	0.5447	2.9307	1.9617	7.1900e-003	0.6337	0.0961	0.7298	0.2415	0.0906	0.3321	0.0000	669.7462	669.7462	0.0786	0.0599	689.5637

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.2579	2.9307	1.9617	7.1900e-003	0.3856	0.0961	0.4817	0.1360	0.0906	0.2266	0.0000	669.7459	669.7459	0.0786	0.0599	689.5635
2023	0.5447	0.9659	1.2634	2.6400e-003	0.0794	0.0412	0.1206	0.0214	0.0394	0.0608	0.0000	231.0404	231.0404	0.0319	5.8700e-003	233.5877
Maximum	0.5447	2.9307	1.9617	7.1900e-003	0.3856	0.0961	0.4817	0.1360	0.0906	0.2266	0.0000	669.7459	669.7459	0.0786	0.0599	689.5635

8555 Santa Monica Boulevard - Alternative 4 - GHG - South Coast AQMD Air District, Annual

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	34.79	0.00	29.17	40.14	0.00	26.86	0.00	0.00	0.00	0.00	0.00	0.00

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	1-3-2022	4-2-2022	0.9613	0.9613
2	4-3-2022	7-2-2022	1.1010	1.1010
3	7-3-2022	10-2-2022	0.5226	0.5226
4	10-3-2022	1-2-2023	0.5366	0.5366
5	1-3-2023	4-2-2023	0.4830	0.4830
6	4-3-2023	7-2-2023	0.3970	0.3970
7	7-3-2023	9-30-2023	0.2981	0.2981
		Highest	1.1010	1.1010

8555 Santa Monica Boulevard - Alternative 4 - GHG - South Coast AQMD Air District, Annual

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

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.4109	9.2000e-003	0.3158	5.0000e-005		2.1900e-003	2.1900e-003		2.1900e-003	2.1900e-003	0.0000	6.9985	6.9985	6.3000e-004	1.2000e-004	7.0497
Energy	0.0254	0.2301	0.1881	1.3900e-003		0.0176	0.0176		0.0176	0.0176	0.0000	464.6932	464.6932	0.0206	6.1800e-003	467.0498
Mobile	0.8337	0.7927	7.1886	0.0144	1.7639	9.9300e-003	1.7738	0.4708	9.2400e-003	0.4800	0.0000	1,403.3996	1,403.3996	0.1014	0.0674	1,426.0206
Stationary	2.5400e-003	8.2800e-003	9.2200e-003	1.0000e-005		3.7000e-004	3.7000e-004		3.7000e-004	3.7000e-004	0.0000	1.1790	1.1790	1.7000e-004	0.0000	1.1831
Waste						0.0000	0.0000		0.0000	0.0000	48.0520	0.0000	48.0520	2.8398	0.0000	119.0469
Water						0.0000	0.0000		0.0000	0.0000	2.7614	16.5334	19.2948	0.2849	6.8200e-003	28.4481
Total	1.2725	1.0402	7.7017	0.0158	1.7639	0.0300	1.7939	0.4708	0.0294	0.5001	50.8135	1,892.8036	1,943.6171	3.2474	0.0805	2,048.7981

8555 Santa Monica Boulevard - Alternative 4 - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Area	0.4109	9.2000e-003	0.3158	5.0000e-005		2.1900e-003	2.1900e-003		2.1900e-003	2.1900e-003	0.0000	6.9985	6.9985	6.3000e-004	1.2000e-004	7.0497
Energy	0.0254	0.2301	0.1881	1.3900e-003		0.0176	0.0176		0.0176	0.0176	0.0000	464.6932	464.6932	0.0206	6.1800e-003	467.0498
Mobile	0.6379	0.5001	4.4005	6.8000e-003	0.7957	5.2700e-003	0.8010	0.2124	4.9000e-003	0.2173	0.0000	664.7441	664.7441	0.0653	0.0416	678.7835
Stationary	2.5400e-003	8.2800e-003	9.2200e-003	1.0000e-005		3.7000e-004	3.7000e-004		3.7000e-004	3.7000e-004	0.0000	1.1790	1.1790	1.7000e-004	0.0000	1.1831
Waste						0.0000	0.0000		0.0000	0.0000	48.0520	0.0000	48.0520	2.8398	0.0000	119.0469
Water						0.0000	0.0000		0.0000	0.0000	2.2092	13.7473	15.9565	0.2279	5.4600e-003	23.2812
Total	1.0767	0.7477	4.9136	8.2500e-003	0.7957	0.0254	0.8211	0.2124	0.0250	0.2374	50.2612	1,151.3621	1,201.6233	3.1544	0.0534	1,296.3940

	ROG	NOx	CO	SO2	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	15.39	28.12	36.20	47.78	54.89	15.51	54.23	54.89	14.79	52.54	1.09	39.17	38.18	2.87	33.68	36.72

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	

8555 Santa Monica Boulevard - Alternative 4 - GHG - South Coast AQMD Air District, Annual

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

3	Building Construction	Building Construction	7/5/2022	6/1/2023	5	238
4	Paving	Paving	6/2/2023	8/31/2023	5	65
5	Architectural Coating	Architectural Coating	9/1/2023	12/4/2023	5	67

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

8555 Santa Monica Boulevard - Alternative 4 - GHG - South Coast AQMD Air District, Annual

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

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
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	tons/yr										MT/yr					
Fugitive Dust					0.0749	0.0000	0.0749	0.0113	0.0000	0.0113	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0211	0.2078	0.1745	3.0000e-004		0.0105	0.0105		9.7900e-003	9.7900e-003	0.0000	26.3471	26.3471	6.7100e-003	0.0000	26.5150
Total	0.0211	0.2078	0.1745	3.0000e-004	0.0749	0.0105	0.0854	0.0113	9.7900e-003	0.0211	0.0000	26.3471	26.3471	6.7100e-003	0.0000	26.5150

8555 Santa Monica Boulevard - Alternative 4 - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Hauling	1.5700e-003	0.0618	0.0141	2.3000e-004	6.4700e-003	4.9000e-004	6.9600e-003	1.7800e-003	4.7000e-004	2.2500e-003	0.0000	22.6472	22.6472	1.2200e-003	3.6000e-003	23.7490
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.5000e-004	4.4000e-004	5.7700e-003	2.0000e-005	1.7800e-003	1.0000e-005	1.7900e-003	4.7000e-004	1.0000e-005	4.8000e-004	0.0000	1.4509	1.4509	4.0000e-005	4.0000e-005	1.4634
Total	2.1200e-003	0.0622	0.0199	2.5000e-004	8.2500e-003	5.0000e-004	8.7500e-003	2.2500e-003	4.8000e-004	2.7300e-003	0.0000	24.0981	24.0981	1.2600e-003	3.6400e-003	25.2124

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0337	0.0000	0.0337	5.1000e-003	0.0000	5.1000e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0211	0.2078	0.1745	3.0000e-004		0.0105	0.0105		9.7900e-003	9.7900e-003	0.0000	26.3471	26.3471	6.7100e-003	0.0000	26.5149
Total	0.0211	0.2078	0.1745	3.0000e-004	0.0337	0.0105	0.0442	5.1000e-003	9.7900e-003	0.0149	0.0000	26.3471	26.3471	6.7100e-003	0.0000	26.5149

8555 Santa Monica Boulevard - Alternative 4 - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Hauling	1.5700e-003	0.0618	0.0141	2.3000e-004	6.4700e-003	4.9000e-004	6.9600e-003	1.7800e-003	4.7000e-004	2.2500e-003	0.0000	22.6472	22.6472	1.2200e-003	3.6000e-003	23.7490
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.5000e-004	4.4000e-004	5.7700e-003	2.0000e-005	1.7800e-003	1.0000e-005	1.7900e-003	4.7000e-004	1.0000e-005	4.8000e-004	0.0000	1.4509	1.4509	4.0000e-005	4.0000e-005	1.4634
Total	2.1200e-003	0.0622	0.0199	2.5000e-004	8.2500e-003	5.0000e-004	8.7500e-003	2.2500e-003	4.8000e-004	2.7300e-003	0.0000	24.0981	24.0981	1.2600e-003	3.6400e-003	25.2124

3.3 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.3762	0.0000	0.3762	0.1805	0.0000	0.1805	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0809	0.8916	0.4841	1.0800e-003		0.0390	0.0390		0.0359	0.0359	0.0000	95.0392	95.0392	0.0307	0.0000	95.8077
Total	0.0809	0.8916	0.4841	1.0800e-003	0.3762	0.0390	0.4152	0.1805	0.0359	0.2163	0.0000	95.0392	95.0392	0.0307	0.0000	95.8077

8555 Santa Monica Boulevard - Alternative 4 - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Hauling	0.0214	0.8438	0.1929	3.1100e-003	0.0884	6.7000e-003	0.0951	0.0243	6.4100e-003	0.0307	0.0000	309.2307	309.2307	0.0166	0.0491	324.2747
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.7600e-003	1.4200e-003	0.0186	5.0000e-005	5.7600e-003	4.0000e-005	5.8000e-003	1.5300e-003	3.0000e-005	1.5600e-003	0.0000	4.6874	4.6874	1.3000e-004	1.3000e-004	4.7280
Total	0.0232	0.8452	0.2115	3.1600e-003	0.0941	6.7400e-003	0.1009	0.0258	6.4400e-003	0.0322	0.0000	313.9181	313.9181	0.0167	0.0492	329.0027

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1693	0.0000	0.1693	0.0812	0.0000	0.0812	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0809	0.8916	0.4841	1.0800e-003		0.0390	0.0390		0.0359	0.0359	0.0000	95.0391	95.0391	0.0307	0.0000	95.8076
Total	0.0809	0.8916	0.4841	1.0800e-003	0.1693	0.0390	0.2083	0.0812	0.0359	0.1171	0.0000	95.0391	95.0391	0.0307	0.0000	95.8076

8555 Santa Monica Boulevard - Alternative 4 - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Hauling	0.0214	0.8438	0.1929	3.1100e-003	0.0884	6.7000e-003	0.0951	0.0243	6.4100e-003	0.0307	0.0000	309.2307	309.2307	0.0166	0.0491	324.2747
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.7600e-003	1.4200e-003	0.0186	5.0000e-005	5.7600e-003	4.0000e-005	5.8000e-003	1.5300e-003	3.0000e-005	1.5600e-003	0.0000	4.6874	4.6874	1.3000e-004	1.3000e-004	4.7280
Total	0.0232	0.8452	0.2115	3.1600e-003	0.0941	6.7400e-003	0.1009	0.0258	6.4400e-003	0.0322	0.0000	313.9181	313.9181	0.0167	0.0492	329.0027

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	tons/yr										MT/yr					
Off-Road	0.1063	0.8065	0.8209	1.4200e-003		0.0380	0.0380		0.0367	0.0367	0.0000	117.1171	117.1171	0.0204	0.0000	117.6271
Total	0.1063	0.8065	0.8209	1.4200e-003		0.0380	0.0380		0.0367	0.0367	0.0000	117.1171	117.1171	0.0204	0.0000	117.6271

8555 Santa Monica Boulevard - Alternative 4 - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.7200e-003	0.1008	0.0335	3.9000e-004	0.0130	1.0100e-003	0.0140	3.7600e-003	9.6000e-004	4.7200e-003	0.0000	38.5183	38.5183	1.2900e-003	5.5900e-003	40.2161
Worker	0.0206	0.0166	0.2174	5.9000e-004	0.0672	4.1000e-004	0.0676	0.0179	3.8000e-004	0.0182	0.0000	54.7083	54.7083	1.5000e-003	1.4700e-003	55.1828
Total	0.0243	0.1174	0.2509	9.8000e-004	0.0803	1.4200e-003	0.0817	0.0216	1.3400e-003	0.0230	0.0000	93.2266	93.2266	2.7900e-003	7.0600e-003	95.3989

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1063	0.8065	0.8209	1.4200e-003		0.0380	0.0380		0.0367	0.0367	0.0000	117.1170	117.1170	0.0204	0.0000	117.6269
Total	0.1063	0.8065	0.8209	1.4200e-003		0.0380	0.0380		0.0367	0.0367	0.0000	117.1170	117.1170	0.0204	0.0000	117.6269

8555 Santa Monica Boulevard - Alternative 4 - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.7200e-003	0.1008	0.0335	3.9000e-004	0.0130	1.0100e-003	0.0140	3.7600e-003	9.6000e-004	4.7200e-003	0.0000	38.5183	38.5183	1.2900e-003	5.5900e-003	40.2161
Worker	0.0206	0.0166	0.2174	5.9000e-004	0.0672	4.1000e-004	0.0676	0.0179	3.8000e-004	0.0182	0.0000	54.7083	54.7083	1.5000e-003	1.4700e-003	55.1828
Total	0.0243	0.1174	0.2509	9.8000e-004	0.0803	1.4200e-003	0.0817	0.0216	1.3400e-003	0.0230	0.0000	93.2266	93.2266	2.7900e-003	7.0600e-003	95.3989

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	tons/yr										MT/yr					
Off-Road	0.0830	0.6382	0.6873	1.2000e-003		0.0280	0.0280		0.0271	0.0271	0.0000	98.9715	98.9715	0.0168	0.0000	99.3917
Total	0.0830	0.6382	0.6873	1.2000e-003		0.0280	0.0280		0.0271	0.0271	0.0000	98.9715	98.9715	0.0168	0.0000	99.3917

8555 Santa Monica Boulevard - Alternative 4 - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.8800e-003	0.0664	0.0253	3.2000e-004	0.0110	3.7000e-004	0.0114	3.1700e-003	3.5000e-004	3.5300e-003	0.0000	31.0383	31.0383	1.0400e-003	4.5000e-003	32.4044
Worker	0.0162	0.0124	0.1694	4.8000e-004	0.0568	3.3000e-004	0.0571	0.0151	3.0000e-004	0.0154	0.0000	45.0106	45.0106	1.1400e-003	1.1400e-003	45.3800
Total	0.0180	0.0789	0.1947	8.0000e-004	0.0678	7.0000e-004	0.0685	0.0183	6.5000e-004	0.0189	0.0000	76.0488	76.0488	2.1800e-003	5.6400e-003	77.7844

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0830	0.6382	0.6873	1.2000e-003		0.0280	0.0280		0.0271	0.0271	0.0000	98.9714	98.9714	0.0168	0.0000	99.3916
Total	0.0830	0.6382	0.6873	1.2000e-003		0.0280	0.0280		0.0271	0.0271	0.0000	98.9714	98.9714	0.0168	0.0000	99.3916

8555 Santa Monica Boulevard - Alternative 4 - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.8800e-003	0.0664	0.0253	3.2000e-004	0.0110	3.7000e-004	0.0114	3.1700e-003	3.5000e-004	3.5300e-003	0.0000	31.0383	31.0383	1.0400e-003	4.5000e-003	32.4044
Worker	0.0162	0.0124	0.1694	4.8000e-004	0.0568	3.3000e-004	0.0571	0.0151	3.0000e-004	0.0154	0.0000	45.0106	45.0106	1.1400e-003	1.1400e-003	45.3800
Total	0.0180	0.0789	0.1947	8.0000e-004	0.0678	7.0000e-004	0.0685	0.0183	6.5000e-004	0.0189	0.0000	76.0488	76.0488	2.1800e-003	5.6400e-003	77.7844

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	tons/yr										MT/yr					
Off-Road	0.0210	0.2027	0.2861	4.4000e-004		0.0100	0.0100		9.2500e-003	9.2500e-003	0.0000	38.2604	38.2604	0.0121	0.0000	38.5636
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0210	0.2027	0.2861	4.4000e-004		0.0100	0.0100		9.2500e-003	9.2500e-003	0.0000	38.2604	38.2604	0.0121	0.0000	38.5636

8555 Santa Monica Boulevard - Alternative 4 - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.3200e-003	1.0100e-003	0.0138	4.0000e-005	4.6400e-003	3.0000e-005	4.6600e-003	1.2300e-003	2.0000e-005	1.2600e-003	0.0000	3.6730	3.6730	9.0000e-005	9.0000e-005	3.7032
Total	1.3200e-003	1.0100e-003	0.0138	4.0000e-005	4.6400e-003	3.0000e-005	4.6600e-003	1.2300e-003	2.0000e-005	1.2600e-003	0.0000	3.6730	3.6730	9.0000e-005	9.0000e-005	3.7032

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0210	0.2027	0.2861	4.4000e-004		0.0100	0.0100		9.2500e-003	9.2500e-003	0.0000	38.2603	38.2603	0.0121	0.0000	38.5636
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0210	0.2027	0.2861	4.4000e-004		0.0100	0.0100		9.2500e-003	9.2500e-003	0.0000	38.2603	38.2603	0.0121	0.0000	38.5636

8555 Santa Monica Boulevard - Alternative 4 - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.3200e-003	1.0100e-003	0.0138	4.0000e-005	4.6400e-003	3.0000e-005	4.6600e-003	1.2300e-003	2.0000e-005	1.2600e-003	0.0000	3.6730	3.6730	9.0000e-005	9.0000e-005	3.7032
Total	1.3200e-003	1.0100e-003	0.0138	4.0000e-005	4.6400e-003	3.0000e-005	4.6600e-003	1.2300e-003	2.0000e-005	1.2600e-003	0.0000	3.6730	3.6730	9.0000e-005	9.0000e-005	3.7032

3.6 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.4130					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	6.4200e-003	0.0437	0.0607	1.0000e-004		2.3700e-003	2.3700e-003		2.3700e-003	2.3700e-003	0.0000	8.5534	8.5534	5.1000e-004	0.0000	8.5662
Total	0.4194	0.0437	0.0607	1.0000e-004		2.3700e-003	2.3700e-003		2.3700e-003	2.3700e-003	0.0000	8.5534	8.5534	5.1000e-004	0.0000	8.5662

8555 Santa Monica Boulevard - Alternative 4 - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.9900e-003	1.5300e-003	0.0208	6.0000e-005	6.9800e-003	4.0000e-005	7.0200e-003	1.8500e-003	4.0000e-005	1.8900e-003	0.0000	5.5334	5.5334	1.4000e-004	1.4000e-004	5.5788
Total	1.9900e-003	1.5300e-003	0.0208	6.0000e-005	6.9800e-003	4.0000e-005	7.0200e-003	1.8500e-003	4.0000e-005	1.8900e-003	0.0000	5.5334	5.5334	1.4000e-004	1.4000e-004	5.5788

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.4130					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	6.4200e-003	0.0437	0.0607	1.0000e-004		2.3700e-003	2.3700e-003		2.3700e-003	2.3700e-003	0.0000	8.5534	8.5534	5.1000e-004	0.0000	8.5662
Total	0.4194	0.0437	0.0607	1.0000e-004		2.3700e-003	2.3700e-003		2.3700e-003	2.3700e-003	0.0000	8.5534	8.5534	5.1000e-004	0.0000	8.5662

8555 Santa Monica Boulevard - Alternative 4 - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.9900e-003	1.5300e-003	0.0208	6.0000e-005	6.9800e-003	4.0000e-005	7.0200e-003	1.8500e-003	4.0000e-005	1.8900e-003	0.0000	5.5334	5.5334	1.4000e-004	1.4000e-004	5.5788
Total	1.9900e-003	1.5300e-003	0.0208	6.0000e-005	6.9800e-003	4.0000e-005	7.0200e-003	1.8500e-003	4.0000e-005	1.8900e-003	0.0000	5.5334	5.5334	1.4000e-004	1.4000e-004	5.5788

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 - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Mitigated	0.6379	0.5001	4.4005	6.8000e-003	0.7957	5.2700e-003	0.8010	0.2124	4.9000e-003	0.2173	0.0000	664.7441	664.7441	0.0653	0.0416	678.7835
Unmitigated	0.8337	0.7927	7.1886	0.0144	1.7639	9.9300e-003	1.7738	0.4708	9.2400e-003	0.4800	0.0000	1,403.3996	1,403.3996	0.1014	0.0674	1,426.0206

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 - GHG - South Coast AQMD Air District, Annual

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	0.537356	0.064746	0.188411	0.126034	0.023886	0.006883	0.012812	0.008954	0.000819	0.000470	0.025457	0.000765	0.003406
Enclosed Parking with Elevator	0.537356	0.064746	0.188411	0.126034	0.023886	0.006883	0.012812	0.008954	0.000819	0.000470	0.025457	0.000765	0.003406
High Turnover (Sit Down Restaurant)	0.537356	0.064746	0.188411	0.126034	0.023886	0.006883	0.012812	0.008954	0.000819	0.000470	0.025457	0.000765	0.003406
Hotel	0.537356	0.064746	0.188411	0.126034	0.023886	0.006883	0.012812	0.008954	0.000819	0.000470	0.025457	0.000765	0.003406
Strip Mall	0.537356	0.064746	0.188411	0.126034	0.023886	0.006883	0.012812	0.008954	0.000819	0.000470	0.025457	0.000765	0.003406

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	213.3512	213.3512	0.0158	1.5700e-003	214.2141
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	213.3512	213.3512	0.0158	1.5700e-003	214.2141
NaturalGas Mitigated	0.0254	0.2301	0.1881	1.3900e-003		0.0176	0.0176		0.0176	0.0176	0.0000	251.3420	251.3420	4.8200e-003	4.6100e-003	252.8356
NaturalGas Unmitigated	0.0254	0.2301	0.1881	1.3900e-003		0.0176	0.0176		0.0176	0.0176	0.0000	251.3420	251.3420	4.8200e-003	4.6100e-003	252.8356

8555 Santa Monica Boulevard - Alternative 4 - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Apartments Mid Rise	270324	1.4600e-003	0.0125	5.3000e-003	8.0000e-005		1.0100e-003	1.0100e-003		1.0100e-003	1.0100e-003	0.0000	14.4255	14.4255	2.8000e-004	2.6000e-004	14.5112
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	3.41349e+006	0.0184	0.1673	0.1406	1.0000e-003		0.0127	0.0127		0.0127	0.0127	0.0000	182.1569	182.1569	3.4900e-003	3.3400e-003	183.2393
Hotel	1.02016e+006	5.5000e-003	0.0500	0.0420	3.0000e-004		3.8000e-003	3.8000e-003		3.8000e-003	3.8000e-003	0.0000	54.4397	54.4397	1.0400e-003	1.0000e-003	54.7632
Strip Mall	5995.14	3.0000e-005	2.9000e-004	2.5000e-004	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.3199	0.3199	1.0000e-005	1.0000e-005	0.3218
Total		0.0254	0.2301	0.1881	1.3800e-003		0.0176	0.0176		0.0176	0.0176	0.0000	251.3420	251.3420	4.8200e-003	4.6100e-003	252.8356

8555 Santa Monica Boulevard - Alternative 4 - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Apartments Mid Rise	270324	1.4600e-003	0.0125	5.3000e-003	8.0000e-005		1.0100e-003	1.0100e-003		1.0100e-003	1.0100e-003	0.0000	14.4255	14.4255	2.8000e-004	2.6000e-004	14.5112
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	3.41349e+006	0.0184	0.1673	0.1406	1.0000e-003		0.0127	0.0127		0.0127	0.0127	0.0000	182.1569	182.1569	3.4900e-003	3.3400e-003	183.2393
Hotel	1.02016e+006	5.5000e-003	0.0500	0.0420	3.0000e-004		3.8000e-003	3.8000e-003		3.8000e-003	3.8000e-003	0.0000	54.4397	54.4397	1.0400e-003	1.0000e-003	54.7632
Strip Mall	5995.14	3.0000e-005	2.9000e-004	2.5000e-004	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.3199	0.3199	1.0000e-005	1.0000e-005	0.3218
Total		0.0254	0.2301	0.1881	1.3800e-003		0.0176	0.0176		0.0176	0.0176	0.0000	251.3420	251.3420	4.8200e-003	4.6100e-003	252.8356

8555 Santa Monica Boulevard - Alternative 4 - GHG - South Coast AQMD Air District, Annual

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

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	114918	14.1245	1.0400e-003	1.0000e-004	14.1817
Enclosed Parking with Elevator	617984	75.9564	5.6100e-003	5.6000e-004	76.2636
High Turnover (Sit Down Restaurant)	641261	78.8174	5.8200e-003	5.8000e-004	79.1362
Hotel	313599	38.5444	2.8400e-003	2.8000e-004	38.7003
Strip Mall	48071.5	5.9085	4.4000e-004	4.0000e-005	5.9324
Total		213.3512	0.0158	1.5600e-003	214.2141

8555 Santa Monica Boulevard - Alternative 4 - GHG - South Coast AQMD Air District, Annual

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

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	114918	14.1245	1.0400e-003	1.0000e-004	14.1817
Enclosed Parking with Elevator	617984	75.9564	5.6100e-003	5.6000e-004	76.2636
High Turnover (Sit Down Restaurant)	641261	78.8174	5.8200e-003	5.8000e-004	79.1362
Hotel	313599	38.5444	2.8400e-003	2.8000e-004	38.7003
Strip Mall	48071.5	5.9085	4.4000e-004	4.0000e-005	5.9324
Total		213.3512	0.0158	1.5600e-003	214.2141

6.0 Area Detail

6.1 Mitigation Measures Area

8555 Santa Monica Boulevard - Alternative 4 - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Mitigated	0.4109	9.2000e-003	0.3158	5.0000e-005		2.1900e-003	2.1900e-003		2.1900e-003	2.1900e-003	0.0000	6.9985	6.9985	6.3000e-004	1.2000e-004	7.0497
Unmitigated	0.4109	9.2000e-003	0.3158	5.0000e-005		2.1900e-003	2.1900e-003		2.1900e-003	2.1900e-003	0.0000	6.9985	6.9985	6.3000e-004	1.2000e-004	7.0497

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0413					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.3593					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	6.6000e-004	5.6000e-003	2.3800e-003	4.0000e-005		4.5000e-004	4.5000e-004		4.5000e-004	4.5000e-004	0.0000	6.4837	6.4837	1.2000e-004	1.2000e-004	6.5222
Landscaping	9.6700e-003	3.6000e-003	0.3134	2.0000e-005		1.7300e-003	1.7300e-003		1.7300e-003	1.7300e-003	0.0000	0.5148	0.5148	5.1000e-004	0.0000	0.5275
Total	0.4109	9.2000e-003	0.3158	6.0000e-005		2.1800e-003	2.1800e-003		2.1800e-003	2.1800e-003	0.0000	6.9985	6.9985	6.3000e-004	1.2000e-004	7.0497

8555 Santa Monica Boulevard - Alternative 4 - GHG - South Coast AQMD Air District, Annual

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	tons/yr										MT/yr					
Architectural Coating	0.0413					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.3593					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	6.6000e-004	5.6000e-003	2.3800e-003	4.0000e-005		4.5000e-004	4.5000e-004		4.5000e-004	4.5000e-004	0.0000	6.4837	6.4837	1.2000e-004	1.2000e-004	6.5222
Landscaping	9.6700e-003	3.6000e-003	0.3134	2.0000e-005		1.7300e-003	1.7300e-003		1.7300e-003	1.7300e-003	0.0000	0.5148	0.5148	5.1000e-004	0.0000	0.5275
Total	0.4109	9.2000e-003	0.3158	6.0000e-005		2.1800e-003	2.1800e-003		2.1800e-003	2.1800e-003	0.0000	6.9985	6.9985	6.3000e-004	1.2000e-004	7.0497

7.0 Water Detail

7.1 Mitigation Measures Water

- Apply Water Conservation Strategy
- Use Water Efficient Irrigation System

8555 Santa Monica Boulevard - Alternative 4 - GHG - South Coast AQMD Air District, Annual

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

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	15.9565	0.2279	5.4600e-003	23.2812
Unmitigated	19.2948	0.2849	6.8200e-003	28.4481

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	1.95462 / 1.23226	5.4310	0.0641	1.5400e-003	7.4909
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	4.49837 / 0.28713	9.0185	0.1471	3.5200e-003	13.7450
Hotel	1.97861 / 0.219845	4.0945	0.0647	1.5500e-003	6.1740
Strip Mall	0.272587 / 0.167069	0.7509	8.9300e-003	2.1000e-004	1.0381
Total		19.2948	0.2849	6.8200e-003	28.4481

8555 Santa Monica Boulevard - Alternative 4 - GHG - South Coast AQMD Air District, Annual

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

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	1.5637 / 1.23226	4.6813	0.0513	1.2300e-003	6.3306
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	3.5987 / 0.28713	7.2932	0.1177	2.8100e-003	11.0748
Hotel	1.58289 / 0.219845	3.3357	0.0518	1.2400e-003	4.9995
Strip Mall	0.21807 / 0.167069	0.6463	7.1500e-003	1.7000e-004	0.8763
Total		15.9565	0.2279	5.4500e-003	23.2812

8.0 Waste Detail

8.1 Mitigation Measures Waste

8555 Santa Monica Boulevard - Alternative 4 - GHG - South Coast AQMD Air District, Annual

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

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	48.0520	2.8398	0.0000	119.0469
Unmitigated	48.0520	2.8398	0.0000	119.0469

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	13.8	2.8013	0.1656	0.0000	6.9400
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	176.36	35.7995	2.1157	0.0000	88.6917
Hotel	42.7	8.6677	0.5123	0.0000	21.4739
Strip Mall	3.86	0.7836	0.0463	0.0000	1.9412
Total		48.0520	2.8398	0.0000	119.0468

8555 Santa Monica Boulevard - Alternative 4 - GHG - South Coast AQMD Air District, Annual

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

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	13.8	2.8013	0.1656	0.0000	6.9400
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	176.36	35.7995	2.1157	0.0000	88.6917
Hotel	42.7	8.6677	0.5123	0.0000	21.4739
Strip Mall	3.86	0.7836	0.0463	0.0000	1.9412
Total		48.0520	2.8398	0.0000	119.0468

9.0 Operational Offroad

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

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

8555 Santa Monica Boulevard - Alternative 4 - GHG - South Coast AQMD Air District, Annual

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

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
----------------	--------	----------------	-----------------	---------------	-----------

User Defined Equipment

Equipment Type	Number
----------------	--------

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	tons/yr										MT/yr					
Emergency Generator - Diesel (75 - 100 HP)	2.5400e-003	8.2800e-003	9.2200e-003	1.0000e-005		3.7000e-004	3.7000e-004		3.7000e-004	3.7000e-004	0.0000	1.1790	1.1790	1.7000e-004	0.0000	1.1831
Total	2.5400e-003	8.2800e-003	9.2200e-003	1.0000e-005		3.7000e-004	3.7000e-004		3.7000e-004	3.7000e-004	0.0000	1.1790	1.1790	1.7000e-004	0.0000	1.1831

11.0 Vegetation
