



# ATTACHMENT NO. 8

## Appendix D

Air Quality Analysis

## MEMORANDUM

To: Jose Mendivil, City of Culver City

From: Jessie Fan, Olivia Chan, and Ryan Callahan, Kimley-Horn and Associates, Inc.

Date: June 22, 2022

Subject: Culver Arts and Apartments Development Project – Air Quality Analysis

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### Purpose

The purpose of this memorandum is to identify the air quality emissions associated with construction and operations of the Culver Arts and Apartments Development Project (“Project”), located in the City of Culver City, California. This memorandum has been prepared to support an exemption from the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15332 (In-Fill Development Projects). Specifically, this analysis addresses the air quality impacts referenced in CEQA Guidelines Section 15332(d).

### Project Location

The Project Site is located on an approximately 0.29-acre site (Project Site) at 9814 Washington Boulevard within the City of Culver City (City). The Project Site is bound by Washington Boulevard to the north, Duquesne Avenue to the southwest, and Culver Boulevard to the southeast. The Project Site is currently developed and consists of a 2,240 square-foot vacant single-family home and a 3,769 square-foot commercial restaurant.

### Project Description

The Project would demolish the single-family home on the western portion of the Project Site and retain the existing commercial space on the eastern portion of the Project Site. The Project would develop a new four-story building (approximately 47.5 feet high) on the western portion of the Project Site comprised of up to 4,000 square feet of general retail uses on the ground floor and three stories of residential uses above. The new building would include a residential lobby, mail room, bike parking area, restrooms, and trash room on the ground floor. The Project would develop two stories of residential units on top of the retained one-story commercial building on the eastern portion of the Project Site. The three-story building would be up to 34 feet high. The residential units would be connected across the Project Site. A total of 34 dwelling units would be provided, comprised of 22 studio and 12 one- or two-bedroom units. The Project would result in a total developed floor area of approximately 23,912 square feet. No on-site vehicle parking would be provided. Construction is anticipated to begin as early as 2023 and be completed in 2024.

**Air Quality Impacts**  
SCAQMD Thresholds

The South Coast Air Quality Management District (SCAQMD) is the regulatory agency responsible for improving air quality for large areas of Los Angeles, Orange, Riverside, and San Bernardino Counties. The Project Site is located within the South Coast Air Basin, which is a distinct geographic subarea within SCAQMD’s jurisdiction. The SCAQMD CEQA Air Quality Handbook provides significance thresholds for volatile organic compounds (VOC) (also referred to as reactive organic gases [ROG]), nitrogen oxides (NO<sub>x</sub>), carbon monoxide (CO), sulfur oxides (SO<sub>x</sub>), particulate matter 10 microns or less in diameter (PM10), and particulate matter 2.5 microns or less in diameter (PM2.5). The thresholds apply to both project construction and operation within the SCAQMD jurisdictional boundaries. If the SCAQMD thresholds are exceeded, a potentially significant impact could result. However, ultimately the City, as the Lead Agency under CEQA, determines the thresholds of significance for impacts. If a project proposes development in excess of the established thresholds, as outlined in [Table 1: South Coast Air Quality Management District Significance Thresholds](#), a significant air quality impact may occur and additional analysis is warranted to fully assess the significance of impacts.

<b>Table 1: South Coast Air Quality Management District Significance Thresholds</b>		
<b>Pollutant</b>	<b>Mass Daily Thresholds (pounds per day)</b>	
	<b>Construction</b>	<b>Operations</b>
Nitrogen Oxides (NO <sub>x</sub> )	100	55
Volatile Organic Compounds (VOC) <sup>1</sup>	75	55
Particulate Matter up to 10 Microns (PM10)	150	150
Particulate Matter up to 2.5 Microns (PM2.5)	55	55
Sulphur Oxides (SO <sub>x</sub> )	150	150
Carbon Monoxide (CO)	550	550
Notes:		
1. VOCs and ROGs are subsets of organic gases that are emitted from the incomplete combustion of hydrocarbons or other carbon-based fuels. Although they represent slightly different subsets of organic gases, they are used interchangeably for the purposes of this analysis.		
Source: South Coast Air Quality Management District, SCAQMD Air Quality Significance Thresholds, April 2019.		

Local Air Quality

The SCAQMD maintains a network of air quality monitoring stations located throughout the Air Basin to measure ambient pollutant concentrations. The Project Site is located in SCAQMD Source Receptor Area (SRA) 2; therefore, the monitoring station most representative of the Project Site is the Northwest Coastal LA County Monitoring Station. Criteria pollutants monitored at this station include ozone, NO<sub>2</sub>, and CO. The Southwest Coastal LA County Monitoring Station, south of the Project Site was used to report data for SO<sub>2</sub>, lead, and PM10. The Central LA station, located east of the Project Site, was used for PM2.5 monitoring data. The most recent data available from the SCAQMD for these

monitoring stations are from years 2018 to 2020. The pollutant concentration data for these years are summarized in **Table 2, Ambient Air Quality Data.**

<b>Table 2: Culver City Ambient Air Quality</b>			
<b>Pollutant/Standard<sup>1,2</sup></b>	<b>2018</b>	<b>2019</b>	<b>2020</b>
<b>O<sub>3</sub> (1-hour)</b>			
Maximum Concentration (ppm)	0.094	0.086	0.134
Days > CAAQS (0.09 ppm)	0	0	6
<b>O<sub>3</sub> (8-hour)</b>			
Maximum Concentration (ppm)	0.073	0.075	0.092
4 <sup>th</sup> High 8-hour Concentration (ppm)	0.068	0.064	0.078
Days > CAAQS (0.070 ppm)	2	1	8
Days > NAAQS (0.070 ppm)	2	1	8
<b>NO<sub>2</sub> (1-hour)</b>			
Maximum Concentration (ppm)	0.065	0.049	0.077
98 <sup>th</sup> Percentile Concentration (ppm)	0.046	0.043	0.044
<b>NO<sub>2</sub> (Annual)</b>			
Annual Arithmetic Mean (0.030 ppm)	0.013	0.010	0.011
<b>CO (1-hour)</b>			
Maximum Concentration (ppm)	1.6	1.9	2.0
<b>CO (8-hour)</b>			
Maximum Concentration (ppm)	1.3	1.2	1.2
<b>SO<sub>2</sub> (1-hour)</b>			
Maximum Concentration (ppm)	0.012	0.008	0.006
99 <sup>th</sup> Percentile Concentration (ppm)	0.003	0.004	0.003
<b>SO<sub>2</sub> (24-hour)</b>			
Maximum Concentration (ppm)	--	--	--
<b>PM<sub>10</sub> (24-hour)</b>			
Maximum Concentration (µg/m <sup>3</sup> )	45	62	43
Samples > CAAQS (50 µg/m <sup>3</sup> )	0	2	0
Samples > NAAQS (150 µg/m <sup>3</sup> )	0	0	0
<b>PM<sub>10</sub> (Annual Average)<sup>3</sup></b>			
Annual Arithmetic Mean (20 µg/m <sup>3</sup> )	20.5	19.2	22.5
<b>PM<sub>2.5</sub> (24-hour)</b>			
Maximum Concentration (µg/m <sup>3</sup> )	43.80	43.50	47.30
98 <sup>th</sup> Percentile Concentration (µg/m <sup>3</sup> )	30.50	28.30	28.00
Samples > NAAQS (35 µg/m <sup>3</sup> )	3	1	2
<b>PM<sub>2.5</sub> (Annual)<sup>4</sup></b>			
Annual Arithmetic Mean (12 µg/m <sup>3</sup> )	12.6	10.9	12.31
<b>Lead</b>			
Maximum 30-day average (µg/m <sup>3</sup> )	0.005	0.004	0.008

<b>Table 2: Culver City Ambient Air Quality</b>			
<b>Pollutant/Standard<sup>1,2</sup></b>	<b>2018</b>	<b>2019</b>	<b>2020</b>
Notes:			
ppm = parts per million; µg/m <sup>3</sup> = micrograms per cubic meter			
1. The monitoring station most representative of the Project Site is Station number 91 in Northwest Costal LA County, which is used to establish ambient ozone, NO <sub>2</sub> , and CO, levels. Since data for SO <sub>2</sub> , lead, PM10 and PM2.5 are not monitored at this station, the Station in Southwest Coastal LA County was used to report data for SO <sub>2</sub> , lead, and PM10 and the Central LA Station was used to report data for PM2.5 The most recent data available from SCAQMD for these monitoring stations are from years 2018 to 2020.			
2. CAAQS are based on a not to exceed standard. NAAQS are based on a 3-year average of the annual 4 <sup>th</sup> highest daily maximum 8-hour concentration for ozone; 98 <sup>th</sup> percentile of 1-hour daily maximum concentrations averaged over 3 years for 1-hr NO <sub>2</sub> ; and not to be exceeded more than once per year on average over 3 years for 24-hr PM.			
3. State annual average (AAM) PM10 standard is > 20 µg/m <sup>3</sup> . Federal annual PM10 standard (AAM > 50 µg/m <sup>3</sup> ) was revoked in 2006.			
4. Both Federal and State standards are annual average (AAM) > 12.0 µg/m <sup>3</sup> .			
Source: SCAQMD, Historical Data by Year, <a href="http://www.aqmd.gov/home/air-quality/air-quality-data-studies/historical-data-by-year">www.aqmd.gov/home/air-quality/air-quality-data-studies/historical-data-by-year</a> ; USEPA, AirData, <a href="http://www.epa.gov/airdata/ad_rep_mon.html">www.epa.gov/airdata/ad_rep_mon.html</a> . Accessed May 23, 2022.			

Construction Emissions

Construction associated with the proposed Project would generate short-term emissions of criteria air pollutants. The criteria pollutants of primary concern within the Project area include ozone-precursor pollutants (i.e., ROG and NO<sub>x</sub>, PM10, and PM2.5. Construction-generated emissions are short term and of temporary duration, lasting only as long as construction activities occur, but would be considered a significant air quality impact if the volume of pollutants generated exceeds the SCAQMD’s thresholds of significance. Construction results in the temporary generation of emissions resulting from site grading, road paving, motor vehicle exhaust associated with construction equipment and worker trips, and the movement of construction equipment, especially on unpaved surfaces. Emissions of airborne particulate matter are largely dependent on the amount of ground disturbance associated with site preparation activities as well as weather conditions and the appropriate application of water.

The duration of construction activities for the Project is estimated to be approximately 15 months, beginning in April 2023 and finishing in July 2024. The Project would demolish one existing uses on-site to construct 34 residential dwelling units (34,000 square feet) and ground floor retail/office space (4,000 square feet), resulting in a total developed floor area of approximately 38,000 square feet.

Construction-generated emissions associated with the Project were calculated using the CARB-approved California Emissions Estimator Model (CalEEMod), which is designed to model emissions for land use development projects, based on typical construction requirements. See Appendix A: Air Quality Data for more information regarding the construction assumptions used in this analysis. Predicted maximum daily construction-generated emissions for the Project are identified in Table 3: Project Construction Emissions.

The Project is subject to SCAQMD Rules 402, 403, and 113, which prohibit nuisances, require dust mitigation, and limit VOC content in paints, respectively. It has been assumed that these rules will be followed using watering the site and low VOC paints during construction.

<b>Table 3: Project Construction Emissions</b>						
Construction Year	Emissions (pounds per day) <sup>1</sup>					
	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
2023	1.63	15.93	13.57	0.03	3.04	1.84
2024	8.00	6.18	8.00	0.02	0.60	0.35
<b>Maximum Emissions</b>	<b>8.00</b>	<b>15.93</b>	<b>13.57</b>	<b>0.03</b>	<b>3.04</b>	<b>1.84</b>
SCAQMD Threshold	75	100	550	150	150	55
<b>SCAQMD Threshold Exceeded?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>
Notes:						
1. Emissions were calculated using the California Emissions Estimator Model (CalEEMod) version 2020.4.0, as recommended by the SCAQMD. Worst-case seasonal maximum daily emissions are reported.						
Source: CalEEMod version 2020.4.0. Refer to <a href="#">Appendix A</a> for model outputs.						

Table 3 shows that construction criteria pollutant emissions would remain below their respective thresholds and impacts would be less than significant.

### Operational Emissions

Operational emissions are typically associated with mobile sources (i.e., motor vehicle use) and area sources (such as the use of landscape maintenance equipment, hearths, consumer products, and architectural coatings). Energy source emissions would be generated from electricity and natural gas (non-hearth) usage. [Table 4: Project Operational Emissions](#) summarizes the operational emissions attributable to the Project. As shown in [Table 4](#), the Project’s emissions would not exceed SCAQMD thresholds. Therefore, regional operational emissions would result in a less than significant long-term regional air quality impact.

<b>Table 4: Project Operational Emissions</b>						
Source	Emissions (pounds per day) <sup>1</sup>					
	ROG	NO <sub>x</sub>	CO	SO <sub>2</sub>	PM <sub>10</sub>	PM <sub>2.5</sub>
Area	0.91	<0.1	2.80	<0.1	<0.1	<0.1
Energy	0.02	<1	<0.1	<0.1	<1	<0.1
Mobile	0.35	<1	3.62	<0.1	<1	<1
<b>Total</b>	<b>1.27</b>	<b>0.55</b>	<b>6.48</b>	<b>&lt;0.1</b>	<b>&lt;1</b>	<b>&lt;1</b>
SCAQMD Threshold	55	55	550	150	150	55
<b>SCAQMD Threshold Exceeded?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>
Notes:						
1. Emissions were calculated using the California Emissions Estimator Model (CalEEMod) version 2020.4.0, as recommended by the SCAQMD. Worst-case seasonal maximum daily emissions are reported.						
Source: CalEEMod version 2020.4.0. Refer to <a href="#">Appendix A</a> for model outputs.						

Localized Construction Impacts

The nearest sensitive receptors to the Project are single-family residences located approximately 510 feet to the southwest and a hospital located approximately 360 to the north of the Project Site. To identify impacts to sensitive receptors, the SCAQMD recommends addressing Localized Significance Thresholds (LSTs) for construction. LSTs were developed in response to SCAQMD Governing Boards' Environmental Justice Enhancement Initiative (I-4). The SCAQMD provided the Final Localized Significance Threshold Methodology (dated June 2003 [revised 2008]) for guidance. The LST methodology assists lead agencies in analyzing localized impacts associated with project-specific level proposed projects.

Because CalEEMod calculates construction emissions based on the number of equipment hours and the maximum daily soil disturbance activity possible for each piece of equipment, Table 5: Equipment-Specific Grading Rates is used to determine the maximum daily disturbed acreage for comparison to LSTs.

For this Project, the appropriate source receptor area (SRA) for the localized significance thresholds is the Northwest Coastal LA County (SRA 2) area since this area includes the Project Site. LSTs apply to NO<sub>x</sub>, CO, PM<sub>10</sub>, and PM<sub>2.5</sub>. The SCAQMD produced look-up tables for projects that disturb areas less than or equal to 5 acres in size. Based on the daily equipment modeled in CalEEMod, Project construction is anticipated to disturb approximately 2.0 acres in a single day. As such, the LSTs for a maximum daily disturbance of 2.0 acres were used in this analysis.

Construction Phase	Equipment Type	Equipment Quantity	Acres Graded per 8-Hour Day	Operating Hours per Day	Acres Graded per Day
Grading	Tractors/Loaders/Backhoes	2	0.5	8	1.0
	Graders	1	0.5	8	0.5
	Rubber-Tired Dozers	1	0.5	8	0.5
	Scrapers	0	1.0	0	0
<b>Total Acres Graded per Day</b>					<b>2.0</b>
Source: CalEEMod version 2020.4.0.					

SCAQMD’s methodology indicates that “off-site mobile emissions from the project should not be included in the emissions compared to LSTs.” Therefore, for purposes of the construction LST analysis, only emissions included in the CalEEMod “on-site” emissions outputs were considered. The nearest sensitive receptor to the Project Site is the hospital located 360 feet (approximately 110 meters) to the north of the Project Site. LST thresholds are provided for distances to sensitive receptors of 25, 50, 100, 200, and 500 meters. Therefore, as recommended by the SCAQMD, LSTs for receptors located at 200 meters were used in this analysis for receptors closer than 500 meters. Table 6: Localized Significance of Emissions, presents the results of localized emissions during construction activity.

Emissions of these pollutants on the peak day of construction would not result in significant concentrations of pollutants at nearby sensitive receptors. Therefore, significant impacts would not occur concerning LSTs during construction activities.

Localized Operational Impacts

According to the SCAQMD localized significance threshold methodology, LSTs apply to on-site sources. LSTs for receptors located at 200 meters for SRA 2 were conservatively used in this analysis. The 1-acre LST threshold was used for the 0.3-acre Project Site. The operational emissions shown in Table 5 include all on-site Project-related stationary sources (i.e., area and energy sources). The maximum daily emissions of these pollutants during operations would not result in significant concentrations of pollutants at nearby sensitive receptors. Therefore, significant impacts would not occur concerning LSTs during operational activities.

<b>Table 5: Localized Significance of Emissions</b>				
<b>Source/Activity</b>	<b>Emissions (pounds per day)<sup>1</sup></b>			
	<b>NO<sub>x</sub></b>	<b>CO</b>	<b>PM<sub>10</sub></b>	<b>PM<sub>2.5</sub></b>
<b>Construction Emissions</b>				
Demolition 2023	5.78	7.39	0.54	0.31
Site Preparation 2023	6.19	3.92	0.23	0.21
Grading 2023	10.18	5.55	2.46	1.50
Paving 2023	5.50	7.02	0.26	0.25
Building Construction 2023	6.42	7.10	0.32	0.29
Building Construction 2024	5.97	7.10	0.28	0.26
Architectural Coating 2024	1.22	1.81	0.06	0.06
<i>Maximum Daily Emissions</i>	<i>10.18</i>	<i>7.39</i>	<i>2.46</i>	<i>1.50</i>
SCAQMD Localized Screening Threshold (1.0 acres of disturbance at 200 meters)	156	2,367	57	18
<b>Exceed SCAQMD Threshold?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>
<b>Operational Emissions</b>				
On-Site Emissions (Area + Energy Sources)	0.16	2.86	0.03	0.03
SCAQMD Localized Screening Threshold (1.0 acres of disturbance at 200 meters)	156	2,367	14	5
<b>Exceed SCAQMD Threshold?</b>	<b>No</b>	<b>No</b>	<b>No</b>	<b>No</b>
Notes:				
1. Totals may not add up exactly due to rounding in the modeling calculations. Detailed emissions calculations are provided in <u>Appendix A</u> .				
Source: CalEEMod version 2020.4.0. Refer to <u>Appendix A</u> for model data outputs.				



### Carbon Monoxide Hot Spots

An analysis of CO “hot spots” is needed to determine whether the change in the level of service (LOS) of an intersection from the Project would have the potential to result in exceedances of the California Ambient Air Quality Standards (CAAQS) or National Ambient Air Quality Standards (NAAQS). It has long been recognized that CO exceedances are caused by vehicular emissions, primarily when vehicles are idling at intersections. Vehicle emissions standards have become increasingly stringent in the last 20 years. Currently, the CO standard in California is a maximum of 3.4 grams per mile for passenger cars (requirements for certain vehicles are more stringent). With the turnover of older vehicles, introduction of cleaner fuels, and implementation of control technology on industrial facilities, CO concentrations have steadily declined.

Accordingly, with the steadily decreasing CO emissions from vehicles, even very busy intersections do not result in exceedances of the CO standard. An analysis prepared for CO attainment in the South Coast Air Basin by the SCAQMD can assist in evaluating the potential for CO exceedances. CO attainment was thoroughly analyzed as part of the SCAQMD’s 2003 Air Quality Management Plan (AQMP). The Basin was re-designated as attainment in 2007 and is no longer addressed in the SCAQMD’s AQMP. The 2003 AQMP is the most recent AQMP that addresses CO concentrations. As part of the SCAQMD CO Hotspot analysis, the Wilshire Boulevard/Veteran Avenue intersection, one of the most congested intersections in Southern California with an average daily traffic (ADT) volume of approximately 100,000 vehicles per day, was modeled for CO concentrations. This modeling effort identified a CO concentration high of 4.6 parts per million (ppm), which is well below the 35 ppm federal standard. The Project considered herein would not produce the volume of traffic required to generate a CO hot spot in the context of SCAQMD’s 2003 CO hot spot analysis as the Project would generate 117 daily vehicle trips.<sup>1</sup> As the CO hotspots were not experienced at the Wilshire Boulevard/Veteran Avenue intersection even as it accommodates 100,000 vehicles daily, it can be reasonably inferred that CO hotspots would not be experienced in the Project vicinity. Therefore, impacts would be less than significant.

### **Conclusion**

Project implementation would result in less than significant construction and operational air quality impacts. No mitigation measures would be required. Therefore, the Project’s approval would not result in any significant effects relating to air quality pursuant to State CEQA Guidelines Section 15332(d).

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<sup>1</sup> The Project’s daily vehicle trips are based on Institute of Transportation Engineers (ITE) Trip Generation Manual, 11<sup>th</sup> Edition.

# Appendix A

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## CalEEMod Modeling Results

9814 Washington Boulevard - Los Angeles-South Coast County, Summer

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

**9814 Washington Boulevard  
Los Angeles-South Coast County, Summer**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Office Park	4.00	1000sqft	0.10	4,000.00	0
Apartments Low Rise	34.00	Dwelling Unit	0.20	34,000.00	97

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.2	<b>Precipitation Freq (Days)</b>	33
<b>Climate Zone</b>	11			<b>Operational Year</b>	2024
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MWhr)</b>	390.98	<b>CH4 Intensity (lb/MWhr)</b>	0.033	<b>N2O Intensity (lb/MWhr)</b>	0.004

**1.3 User Entered Comments & Non-Default Data**

- Project Characteristics -
- Land Use - Based on site size
- Construction Phase - Based on client provided construction assumptions
- Off-road Equipment - Based on specific construction needs
- Trips and VMT - Based on distance to WM Construcion and Demolition Facility
- Demolition -
- Grading - Based on specific site acerage
- Vehicle Trips - Based on Trip generation rates for Project
- Woodstoves - No woodstoves are allowed in new developments
- Energy Use -
- Construction Off-road Equipment Mitigation -

9814 Washington Boulevard - Los Angeles-South Coast County, Summer

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

Area Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	8.00
tblConstructionPhase	NumDays	1.00	15.00
tblConstructionPhase	NumDays	2.00	19.00
tblConstructionPhase	NumDays	5.00	12.00
tblConstructionPhase	NumDays	100.00	235.00
tblConstructionPhase	NumDays	5.00	32.00
tblGrading	AcresOfGrading	14.25	0.30
tblGrading	AcresOfGrading	7.50	0.00
tblGrading	MaterialExported	0.00	225.00
tblLandUse	LotAcreage	0.09	0.10
tblLandUse	LotAcreage	2.13	0.20
tblVehicleTrips	ST_TR	8.14	3.44
tblVehicleTrips	ST_TR	1.64	0.00
tblVehicleTrips	SU_TR	6.28	3.44
tblVehicleTrips	SU_TR	0.76	0.00
tblVehicleTrips	WD_TR	7.32	3.44
tblVehicleTrips	WD_TR	11.07	0.00
tblWoodstoves	NumberCatalytic	1.70	0.00
tblWoodstoves	NumberNoncatalytic	1.70	0.00

**2.0 Emissions Summary**

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9814 Washington Boulevard - Los Angeles-South Coast County, Summer

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

**2.1 Overall Construction (Maximum Daily Emission)**

**Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	1.6312	15.9338	13.5661	0.0288	4.8511	0.6873	5.5384	2.5688	0.6358	3.2047	0.0000	2,758.846 2	2,758.846 2	0.7550	0.0303	2,783.990 7
2024	8.0028	6.1796	8.0027	0.0146	0.3162	0.2848	0.6011	0.0845	0.2621	0.3465	0.0000	1,441.745 4	1,441.745 4	0.3660	0.0169	1,455.942 7
<b>Maximum</b>	<b>8.0028</b>	<b>15.9338</b>	<b>13.5661</b>	<b>0.0288</b>	<b>4.8511</b>	<b>0.6873</b>	<b>5.5384</b>	<b>2.5688</b>	<b>0.6358</b>	<b>3.2047</b>	<b>0.0000</b>	<b>2,758.846 2</b>	<b>2,758.846 2</b>	<b>0.7550</b>	<b>0.0303</b>	<b>2,783.990 7</b>

**Mitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	1.6312	15.9338	13.5661	0.0288	2.3570	0.6873	3.0443	1.2023	0.6358	1.8381	0.0000	2,758.846 2	2,758.846 2	0.7550	0.0303	2,783.990 7
2024	8.0028	6.1796	8.0027	0.0146	0.3162	0.2848	0.6011	0.0845	0.2621	0.3465	0.0000	1,441.745 4	1,441.745 4	0.3660	0.0169	1,455.942 7
<b>Maximum</b>	<b>8.0028</b>	<b>15.9338</b>	<b>13.5661</b>	<b>0.0288</b>	<b>2.3570</b>	<b>0.6873</b>	<b>3.0443</b>	<b>1.2023</b>	<b>0.6358</b>	<b>1.8381</b>	<b>0.0000</b>	<b>2,758.846 2</b>	<b>2,758.846 2</b>	<b>0.7550</b>	<b>0.0303</b>	<b>2,783.990 7</b>

9814 Washington Boulevard - Los Angeles-South Coast County, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	48.27	0.00	40.62	51.51	0.00	38.48	0.00	0.00	0.00	0.00	0.00	0.00

9814 Washington Boulevard - Los Angeles-South Coast County, Summer

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

**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	8.8968	0.6018	11.7616	0.0171		1.2533	1.2533		1.2533	1.2533	117.8195	617.0517	734.8712	0.0166	0.0216	741.7272
Energy	0.0149	0.1278	0.0587	8.1000e-004		0.0103	0.0103		0.0103	0.0103		162.4073	162.4073	3.1100e-003	2.9800e-003	163.3725
Mobile	0.3531	0.3586	3.6162	8.0500e-003	0.8415	5.7300e-003	0.8472	0.2241	5.3200e-003	0.2295		834.8394	834.8394	0.0532	0.0328	845.9413
<b>Total</b>	<b>9.2647</b>	<b>1.0882</b>	<b>15.4365</b>	<b>0.0259</b>	<b>0.8415</b>	<b>1.2693</b>	<b>2.1108</b>	<b>0.2241</b>	<b>1.2689</b>	<b>1.4930</b>	<b>117.8195</b>	<b>1,614.2984</b>	<b>1,732.1179</b>	<b>0.0729</b>	<b>0.0574</b>	<b>1,751.0409</b>

**Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.9052	0.0323	2.8043	1.5000e-004		0.0155	0.0155		0.0155	0.0155	0.0000	5.0517	5.0517	4.8500e-003	0.0000	5.1729
Energy	0.0149	0.1278	0.0587	8.1000e-004		0.0103	0.0103		0.0103	0.0103		162.4073	162.4073	3.1100e-003	2.9800e-003	163.3725
Mobile	0.3531	0.3586	3.6162	8.0500e-003	0.8415	5.7300e-003	0.8472	0.2241	5.3200e-003	0.2295		834.8394	834.8394	0.0532	0.0328	845.9413
<b>Total</b>	<b>1.2732</b>	<b>0.5187</b>	<b>6.4792</b>	<b>9.0100e-003</b>	<b>0.8415</b>	<b>0.0316</b>	<b>0.8730</b>	<b>0.2241</b>	<b>0.0312</b>	<b>0.2553</b>	<b>0.0000</b>	<b>1,002.2984</b>	<b>1,002.2984</b>	<b>0.0612</b>	<b>0.0358</b>	<b>1,014.4866</b>

9814 Washington Boulevard - Los Angeles-South Coast County, Summer

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	86.26	52.33	58.03	65.25	0.00	97.51	58.64	0.00	97.55	82.90	100.00	37.91	42.13	16.08	37.67	42.06

**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	4/20/2023	5/1/2023	5	8	
2	Site Preparation	Site Preparation	5/1/2023	5/20/2023	5	15	
3	Grading	Grading	5/21/2023	6/15/2023	5	19	
4	Paving	Paving	6/15/2023	7/1/2023	5	12	
5	Building Construction	Building Construction	7/23/2023	6/15/2024	5	235	
6	Architectural Coating	Architectural Coating	6/16/2024	7/30/2024	5	32	

**Acres of Grading (Site Preparation Phase): 0**

**Acres of Grading (Grading Phase): 0.3**

**Acres of Paving: 0**

**Residential Indoor: 68,850; Residential Outdoor: 22,950; Non-Residential Indoor: 6,000; Non-Residential Outdoor: 2,000; 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	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37



9814 Washington Boulevard - Los Angeles-South Coast County, Summer

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

Grading	Graders	1	6.00	187	0.41
Grading	Rubber Tired Dozers	1	6.00	247	0.40
Grading	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	7.00	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	4	10.00	0.00	21.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	3	8.00	0.00	28.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	26.00	4.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**

Water Exposed Area

9814 Washington Boulevard - Los Angeles-South Coast County, Summer

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

**3.2 Demolition - 2023**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.5636	0.0000	0.5636	0.0853	0.0000	0.0853			0.0000			0.0000
Off-Road	0.6463	5.7787	7.3926	0.0120		0.2821	0.2821		0.2698	0.2698		1,148.4055	1,148.4055	0.2089		1,153.6290
<b>Total</b>	<b>0.6463</b>	<b>5.7787</b>	<b>7.3926</b>	<b>0.0120</b>	<b>0.5636</b>	<b>0.2821</b>	<b>0.8457</b>	<b>0.0853</b>	<b>0.2698</b>	<b>0.3551</b>		<b>1,148.4055</b>	<b>1,148.4055</b>	<b>0.2089</b>		<b>1,153.6290</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	5.6900e-003	0.3425	0.0914	1.5400e-003	0.0460	2.1600e-003	0.0481	0.0126	2.0700e-003	0.0147		168.6983	168.6983	9.3000e-003	0.0268	176.9138
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0320	0.0223	0.3624	9.9000e-004	0.1118	6.7000e-004	0.1125	0.0296	6.2000e-004	0.0303		101.2613	101.2613	2.5200e-003	2.3100e-003	102.0121
<b>Total</b>	<b>0.0377</b>	<b>0.3649</b>	<b>0.4538</b>	<b>2.5300e-003</b>	<b>0.1577</b>	<b>2.8300e-003</b>	<b>0.1606</b>	<b>0.0422</b>	<b>2.6900e-003</b>	<b>0.0449</b>		<b>269.9596</b>	<b>269.9596</b>	<b>0.0118</b>	<b>0.0291</b>	<b>278.9259</b>

9814 Washington Boulevard - Los Angeles-South Coast County, Summer

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

**3.2 Demolition - 2023**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.2536	0.0000	0.2536	0.0384	0.0000	0.0384			0.0000			0.0000
Off-Road	0.6463	5.7787	7.3926	0.0120		0.2821	0.2821		0.2698	0.2698	0.0000	1,148.4055	1,148.4055	0.2089		1,153.6290
<b>Total</b>	<b>0.6463</b>	<b>5.7787</b>	<b>7.3926</b>	<b>0.0120</b>	<b>0.2536</b>	<b>0.2821</b>	<b>0.5357</b>	<b>0.0384</b>	<b>0.2698</b>	<b>0.3082</b>	<b>0.0000</b>	<b>1,148.4055</b>	<b>1,148.4055</b>	<b>0.2089</b>		<b>1,153.6290</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	5.6900e-003	0.3425	0.0914	1.5400e-003	0.0460	2.1600e-003	0.0481	0.0126	2.0700e-003	0.0147		168.6983	168.6983	9.3000e-003	0.0268	176.9138
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0320	0.0223	0.3624	9.9000e-004	0.1118	6.7000e-004	0.1125	0.0296	6.2000e-004	0.0303		101.2613	101.2613	2.5200e-003	2.3100e-003	102.0121
<b>Total</b>	<b>0.0377</b>	<b>0.3649</b>	<b>0.4538</b>	<b>2.5300e-003</b>	<b>0.1577</b>	<b>2.8300e-003</b>	<b>0.1606</b>	<b>0.0422</b>	<b>2.6900e-003</b>	<b>0.0449</b>		<b>269.9596</b>	<b>269.9596</b>	<b>0.0118</b>	<b>0.0291</b>	<b>278.9259</b>

9814 Washington Boulevard - Los Angeles-South Coast County, Summer

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

**3.3 Site Preparation - 2023**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Off-Road	0.5348	6.1887	3.9239	9.7300e-003		0.2266	0.2266		0.2084	0.2084		942.4317	942.4317	0.3048		950.0517
<b>Total</b>	<b>0.5348</b>	<b>6.1887</b>	<b>3.9239</b>	<b>9.7300e-003</b>	<b>0.0000</b>	<b>0.2266</b>	<b>0.2266</b>	<b>0.0000</b>	<b>0.2084</b>	<b>0.2084</b>		<b>942.4317</b>	<b>942.4317</b>	<b>0.3048</b>		<b>950.0517</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0160	0.0112	0.1812	4.9000e-004	0.0559	3.4000e-004	0.0562	0.0148	3.1000e-004	0.0151		50.6306	50.6306	1.2600e-003	1.1500e-003	51.0060
<b>Total</b>	<b>0.0160</b>	<b>0.0112</b>	<b>0.1812</b>	<b>4.9000e-004</b>	<b>0.0559</b>	<b>3.4000e-004</b>	<b>0.0562</b>	<b>0.0148</b>	<b>3.1000e-004</b>	<b>0.0151</b>		<b>50.6306</b>	<b>50.6306</b>	<b>1.2600e-003</b>	<b>1.1500e-003</b>	<b>51.0060</b>

9814 Washington Boulevard - Los Angeles-South Coast County, Summer

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

**3.3 Site Preparation - 2023**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Off-Road	0.5348	6.1887	3.9239	9.7300e-003		0.2266	0.2266		0.2084	0.2084	0.0000	942.4317	942.4317	0.3048		950.0517
<b>Total</b>	<b>0.5348</b>	<b>6.1887</b>	<b>3.9239</b>	<b>9.7300e-003</b>	<b>0.0000</b>	<b>0.2266</b>	<b>0.2266</b>	<b>0.0000</b>	<b>0.2084</b>	<b>0.2084</b>	<b>0.0000</b>	<b>942.4317</b>	<b>942.4317</b>	<b>0.3048</b>		<b>950.0517</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0160	0.0112	0.1812	4.9000e-004	0.0559	3.4000e-004	0.0562	0.0148	3.1000e-004	0.0151		50.6306	50.6306	1.2600e-003	1.1500e-003	51.0060
<b>Total</b>	<b>0.0160</b>	<b>0.0112</b>	<b>0.1812</b>	<b>4.9000e-004</b>	<b>0.0559</b>	<b>3.4000e-004</b>	<b>0.0562</b>	<b>0.0148</b>	<b>3.1000e-004</b>	<b>0.0151</b>		<b>50.6306</b>	<b>50.6306</b>	<b>1.2600e-003</b>	<b>1.1500e-003</b>	<b>51.0060</b>

9814 Washington Boulevard - Los Angeles-South Coast County, Summer

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

**3.4 Grading - 2023**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					4.5347	0.0000	4.5347	2.4847	0.0000	2.4847			0.0000			0.0000
Off-Road	0.9335	10.1789	5.5516	0.0141		0.4201	0.4201		0.3865	0.3865		1,364.771 3	1,364.771 3	0.4414		1,375.806 2
<b>Total</b>	<b>0.9335</b>	<b>10.1789</b>	<b>5.5516</b>	<b>0.0141</b>	<b>4.5347</b>	<b>0.4201</b>	<b>4.9547</b>	<b>2.4847</b>	<b>0.3865</b>	<b>2.8712</b>		<b>1,364.771 3</b>	<b>1,364.771 3</b>	<b>0.4414</b>		<b>1,375.806 2</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	3.2000e-003	0.1923	0.0513	8.6000e-004	0.0258	1.2100e-003	0.0270	7.0700e-003	1.1600e-003	8.2300e-003		94.7078	94.7078	5.2200e-003	0.0150	99.3201
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0256	0.0179	0.2899	7.9000e-004	0.0894	5.4000e-004	0.0900	0.0237	5.0000e-004	0.0242		81.0090	81.0090	2.0200e-003	1.8500e-003	81.6097
<b>Total</b>	<b>0.0288</b>	<b>0.2102</b>	<b>0.3412</b>	<b>1.6500e-003</b>	<b>0.1152</b>	<b>1.7500e-003</b>	<b>0.1170</b>	<b>0.0308</b>	<b>1.6600e-003</b>	<b>0.0324</b>		<b>175.7168</b>	<b>175.7168</b>	<b>7.2400e-003</b>	<b>0.0169</b>	<b>180.9297</b>

9814 Washington Boulevard - Los Angeles-South Coast County, Summer

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

**3.4 Grading - 2023**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.0406	0.0000	2.0406	1.1181	0.0000	1.1181			0.0000			0.0000
Off-Road	0.9335	10.1789	5.5516	0.0141		0.4201	0.4201		0.3865	0.3865	0.0000	1,364.771 3	1,364.771 3	0.4414		1,375.806 2
<b>Total</b>	<b>0.9335</b>	<b>10.1789</b>	<b>5.5516</b>	<b>0.0141</b>	<b>2.0406</b>	<b>0.4201</b>	<b>2.4607</b>	<b>1.1181</b>	<b>0.3865</b>	<b>1.5046</b>	<b>0.0000</b>	<b>1,364.771 3</b>	<b>1,364.771 3</b>	<b>0.4414</b>		<b>1,375.806 2</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	3.2000e-003	0.1923	0.0513	8.6000e-004	0.0258	1.2100e-003	0.0270	7.0700e-003	1.1600e-003	8.2300e-003		94.7078	94.7078	5.2200e-003	0.0150	99.3201
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0256	0.0179	0.2899	7.9000e-004	0.0894	5.4000e-004	0.0900	0.0237	5.0000e-004	0.0242		81.0090	81.0090	2.0200e-003	1.8500e-003	81.6097
<b>Total</b>	<b>0.0288</b>	<b>0.2102</b>	<b>0.3412</b>	<b>1.6500e-003</b>	<b>0.1152</b>	<b>1.7500e-003</b>	<b>0.1170</b>	<b>0.0308</b>	<b>1.6600e-003</b>	<b>0.0324</b>		<b>175.7168</b>	<b>175.7168</b>	<b>7.2400e-003</b>	<b>0.0169</b>	<b>180.9297</b>

9814 Washington Boulevard - Los Angeles-South Coast County, Summer

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

**3.5 Paving - 2023**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6112	5.5046	7.0209	0.0113		0.2643	0.2643		0.2466	0.2466		1,036.0878	1,036.0878	0.3018		1,043.6331
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>0.6112</b>	<b>5.5046</b>	<b>7.0209</b>	<b>0.0113</b>		<b>0.2643</b>	<b>0.2643</b>		<b>0.2466</b>	<b>0.2466</b>		<b>1,036.0878</b>	<b>1,036.0878</b>	<b>0.3018</b>		<b>1,043.6331</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0576	0.0402	0.6523	1.7800e-003	0.2012	1.2100e-003	0.2024	0.0534	1.1200e-003	0.0545		182.2703	182.2703	4.5400e-003	4.1500e-003	183.6218
<b>Total</b>	<b>0.0576</b>	<b>0.0402</b>	<b>0.6523</b>	<b>1.7800e-003</b>	<b>0.2012</b>	<b>1.2100e-003</b>	<b>0.2024</b>	<b>0.0534</b>	<b>1.1200e-003</b>	<b>0.0545</b>		<b>182.2703</b>	<b>182.2703</b>	<b>4.5400e-003</b>	<b>4.1500e-003</b>	<b>183.6218</b>



9814 Washington Boulevard - Los Angeles-South Coast County, Summer

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

**3.5 Paving - 2023**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6112	5.5046	7.0209	0.0113		0.2643	0.2643		0.2466	0.2466	0.0000	1,036.0878	1,036.0878	0.3018		1,043.6331
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>0.6112</b>	<b>5.5046</b>	<b>7.0209</b>	<b>0.0113</b>		<b>0.2643</b>	<b>0.2643</b>		<b>0.2466</b>	<b>0.2466</b>	<b>0.0000</b>	<b>1,036.0878</b>	<b>1,036.0878</b>	<b>0.3018</b>		<b>1,043.6331</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0576	0.0402	0.6523	1.7800e-003	0.2012	1.2100e-003	0.2024	0.0534	1.1200e-003	0.0545		182.2703	182.2703	4.5400e-003	4.1500e-003	183.6218
<b>Total</b>	<b>0.0576</b>	<b>0.0402</b>	<b>0.6523</b>	<b>1.7800e-003</b>	<b>0.2012</b>	<b>1.2100e-003</b>	<b>0.2024</b>	<b>0.0534</b>	<b>1.1200e-003</b>	<b>0.0545</b>		<b>182.2703</b>	<b>182.2703</b>	<b>4.5400e-003</b>	<b>4.1500e-003</b>	<b>183.6218</b>

9814 Washington Boulevard - Los Angeles-South Coast County, Summer

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

**3.6 Building Construction - 2023**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6322	6.4186	7.0970	0.0114		0.3203	0.3203		0.2946	0.2946		1,104.6089	1,104.6089	0.3573		1,113.5402
<b>Total</b>	<b>0.6322</b>	<b>6.4186</b>	<b>7.0970</b>	<b>0.0114</b>		<b>0.3203</b>	<b>0.3203</b>		<b>0.2946</b>	<b>0.2946</b>		<b>1,104.6089</b>	<b>1,104.6089</b>	<b>0.3573</b>		<b>1,113.5402</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.6100e-003	0.1535	0.0595	7.4000e-004	0.0256	7.7000e-004	0.0264	7.3800e-003	7.4000e-004	8.1200e-003		80.1130	80.1130	2.6800e-003	0.0115	83.6124
Worker	0.0833	0.0581	0.9422	2.5700e-003	0.2906	1.7500e-003	0.2924	0.0771	1.6100e-003	0.0787		263.2793	263.2793	6.5600e-003	6.0000e-003	265.2314
<b>Total</b>	<b>0.0879</b>	<b>0.2116</b>	<b>1.0017</b>	<b>3.3100e-003</b>	<b>0.3162</b>	<b>2.5200e-003</b>	<b>0.3188</b>	<b>0.0845</b>	<b>2.3500e-003</b>	<b>0.0868</b>		<b>343.3923</b>	<b>343.3923</b>	<b>9.2400e-003</b>	<b>0.0175</b>	<b>348.8439</b>

9814 Washington Boulevard - Los Angeles-South Coast County, Summer

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

**3.6 Building Construction - 2023**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6322	6.4186	7.0970	0.0114		0.3203	0.3203		0.2946	0.2946	0.0000	1,104.6089	1,104.6089	0.3573		1,113.5402
<b>Total</b>	<b>0.6322</b>	<b>6.4186</b>	<b>7.0970</b>	<b>0.0114</b>		<b>0.3203</b>	<b>0.3203</b>		<b>0.2946</b>	<b>0.2946</b>	<b>0.0000</b>	<b>1,104.6089</b>	<b>1,104.6089</b>	<b>0.3573</b>		<b>1,113.5402</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.6100e-003	0.1535	0.0595	7.4000e-004	0.0256	7.7000e-004	0.0264	7.3800e-003	7.4000e-004	8.1200e-003		80.1130	80.1130	2.6800e-003	0.0115	83.6124
Worker	0.0833	0.0581	0.9422	2.5700e-003	0.2906	1.7500e-003	0.2924	0.0771	1.6100e-003	0.0787		263.2793	263.2793	6.5600e-003	6.0000e-003	265.2314
<b>Total</b>	<b>0.0879</b>	<b>0.2116</b>	<b>1.0017</b>	<b>3.3100e-003</b>	<b>0.3162</b>	<b>2.5200e-003</b>	<b>0.3188</b>	<b>0.0845</b>	<b>2.3500e-003</b>	<b>0.0868</b>		<b>343.3923</b>	<b>343.3923</b>	<b>9.2400e-003</b>	<b>0.0175</b>	<b>348.8439</b>

9814 Washington Boulevard - Los Angeles-South Coast County, Summer

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

**3.6 Building Construction - 2024**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.5950	5.9739	7.0675	0.0114		0.2824	0.2824		0.2598	0.2598		1,104.9834	1,104.9834	0.3574		1,113.9177
<b>Total</b>	<b>0.5950</b>	<b>5.9739</b>	<b>7.0675</b>	<b>0.0114</b>		<b>0.2824</b>	<b>0.2824</b>		<b>0.2598</b>	<b>0.2598</b>		<b>1,104.9834</b>	<b>1,104.9834</b>	<b>0.3574</b>		<b>1,113.9177</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.4600e-003	0.1539	0.0582	7.3000e-004	0.0256	7.8000e-004	0.0264	7.3800e-003	7.4000e-004	8.1200e-003		78.9098	78.9098	2.6900e-003	0.0114	82.3616
Worker	0.0776	0.0518	0.8770	2.5000e-003	0.2906	1.6800e-003	0.2923	0.0771	1.5500e-003	0.0786		257.8521	257.8521	5.9300e-003	5.5800e-003	259.6634
<b>Total</b>	<b>0.0821</b>	<b>0.2057</b>	<b>0.9352</b>	<b>3.2300e-003</b>	<b>0.3162</b>	<b>2.4600e-003</b>	<b>0.3187</b>	<b>0.0845</b>	<b>2.2900e-003</b>	<b>0.0867</b>		<b>336.7620</b>	<b>336.7620</b>	<b>8.6200e-003</b>	<b>0.0169</b>	<b>342.0250</b>

9814 Washington Boulevard - Los Angeles-South Coast County, Summer

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

**3.6 Building Construction - 2024**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.5950	5.9739	7.0675	0.0114		0.2824	0.2824		0.2598	0.2598	0.0000	1,104.9834	1,104.9834	0.3574		1,113.9177
<b>Total</b>	<b>0.5950</b>	<b>5.9739</b>	<b>7.0675</b>	<b>0.0114</b>		<b>0.2824</b>	<b>0.2824</b>		<b>0.2598</b>	<b>0.2598</b>	<b>0.0000</b>	<b>1,104.9834</b>	<b>1,104.9834</b>	<b>0.3574</b>		<b>1,113.9177</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.4600e-003	0.1539	0.0582	7.3000e-004	0.0256	7.8000e-004	0.0264	7.3800e-003	7.4000e-004	8.1200e-003		78.9098	78.9098	2.6900e-003	0.0114	82.3616
Worker	0.0776	0.0518	0.8770	2.5000e-003	0.2906	1.6800e-003	0.2923	0.0771	1.5500e-003	0.0786		257.8521	257.8521	5.9300e-003	5.5800e-003	259.6634
<b>Total</b>	<b>0.0821</b>	<b>0.2057</b>	<b>0.9352</b>	<b>3.2300e-003</b>	<b>0.3162</b>	<b>2.4600e-003</b>	<b>0.3187</b>	<b>0.0845</b>	<b>2.2900e-003</b>	<b>0.0867</b>		<b>336.7620</b>	<b>336.7620</b>	<b>8.6200e-003</b>	<b>0.0169</b>	<b>342.0250</b>

9814 Washington Boulevard - Los Angeles-South Coast County, Summer

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

**3.7 Architectural Coating - 2024**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	7.8071					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443
<b>Total</b>	<b>7.9878</b>	<b>1.2188</b>	<b>1.8101</b>	<b>2.9700e-003</b>		<b>0.0609</b>	<b>0.0609</b>		<b>0.0609</b>	<b>0.0609</b>		<b>281.4481</b>	<b>281.4481</b>	<b>0.0159</b>		<b>281.8443</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0149	9.9700e-003	0.1687	4.8000e-004	0.0559	3.2000e-004	0.0562	0.0148	3.0000e-004	0.0151		49.5870	49.5870	1.1400e-003	1.0700e-003	49.9353
<b>Total</b>	<b>0.0149</b>	<b>9.9700e-003</b>	<b>0.1687</b>	<b>4.8000e-004</b>	<b>0.0559</b>	<b>3.2000e-004</b>	<b>0.0562</b>	<b>0.0148</b>	<b>3.0000e-004</b>	<b>0.0151</b>		<b>49.5870</b>	<b>49.5870</b>	<b>1.1400e-003</b>	<b>1.0700e-003</b>	<b>49.9353</b>

9814 Washington Boulevard - Los Angeles-South Coast County, Summer

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

**3.7 Architectural Coating - 2024**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	7.8071					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443
<b>Total</b>	<b>7.9878</b>	<b>1.2188</b>	<b>1.8101</b>	<b>2.9700e-003</b>		<b>0.0609</b>	<b>0.0609</b>		<b>0.0609</b>	<b>0.0609</b>	<b>0.0000</b>	<b>281.4481</b>	<b>281.4481</b>	<b>0.0159</b>		<b>281.8443</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0149	9.9700e-003	0.1687	4.8000e-004	0.0559	3.2000e-004	0.0562	0.0148	3.0000e-004	0.0151		49.5870	49.5870	1.1400e-003	1.0700e-003	49.9353
<b>Total</b>	<b>0.0149</b>	<b>9.9700e-003</b>	<b>0.1687</b>	<b>4.8000e-004</b>	<b>0.0559</b>	<b>3.2000e-004</b>	<b>0.0562</b>	<b>0.0148</b>	<b>3.0000e-004</b>	<b>0.0151</b>		<b>49.5870</b>	<b>49.5870</b>	<b>1.1400e-003</b>	<b>1.0700e-003</b>	<b>49.9353</b>

9814 Washington Boulevard - Los Angeles-South Coast County, Summer

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

**4.0 Operational Detail - Mobile**

**4.1 Mitigation Measures Mobile**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.3531	0.3586	3.6162	8.0500e-003	0.8415	5.7300e-003	0.8472	0.2241	5.3200e-003	0.2295		834.8394	834.8394	0.0532	0.0328	845.9413
Unmitigated	0.3531	0.3586	3.6162	8.0500e-003	0.8415	5.7300e-003	0.8472	0.2241	5.3200e-003	0.2295		834.8394	834.8394	0.0532	0.0328	845.9413

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	116.96	116.96	116.96	399,670	399,670
Office Park	0.00	0.00	0.00		
<b>Total</b>	<b>116.96</b>	<b>116.96</b>	<b>116.96</b>	<b>399,670</b>	<b>399,670</b>

**4.3 Trip Type Information**

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Office Park	16.60	8.40	6.90	33.00	48.00	19.00	82	15	3

**4.4 Fleet Mix**



9814 Washington Boulevard - Los Angeles-South Coast County, Summer

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

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.003352
Office Park	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.003352

**5.0 Energy Detail**

Historical Energy Use: N

**5.1 Mitigation Measures Energy**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0149	0.1278	0.0587	8.1000e-004		0.0103	0.0103		0.0103	0.0103		162.4073	162.4073	3.1100e-003	2.9800e-003	163.3725
NaturalGas Unmitigated	0.0149	0.1278	0.0587	8.1000e-004		0.0103	0.0103		0.0103	0.0103		162.4073	162.4073	3.1100e-003	2.9800e-003	163.3725

9814 Washington Boulevard - Los Angeles-South Coast County, Summer

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

**5.2 Energy by Land Use - NaturalGas**

**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	1274.27	0.0137	0.1174	0.0500	7.5000e-004		9.4900e-003	9.4900e-003		9.4900e-003	9.4900e-003		149.9142	149.9142	2.8700e-003	2.7500e-003	150.8051
Office Park	106.192	1.1500e-003	0.0104	8.7500e-003	6.0000e-005		7.9000e-004	7.9000e-004		7.9000e-004	7.9000e-004		12.4932	12.4932	2.4000e-004	2.3000e-004	12.5674
<b>Total</b>		<b>0.0149</b>	<b>0.1278</b>	<b>0.0587</b>	<b>8.1000e-004</b>		<b>0.0103</b>	<b>0.0103</b>		<b>0.0103</b>	<b>0.0103</b>		<b>162.4073</b>	<b>162.4073</b>	<b>3.1100e-003</b>	<b>2.9800e-003</b>	<b>163.3725</b>

**Mitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	1.27427	0.0137	0.1174	0.0500	7.5000e-004		9.4900e-003	9.4900e-003		9.4900e-003	9.4900e-003		149.9142	149.9142	2.8700e-003	2.7500e-003	150.8051
Office Park	0.106192	1.1500e-003	0.0104	8.7500e-003	6.0000e-005		7.9000e-004	7.9000e-004		7.9000e-004	7.9000e-004		12.4932	12.4932	2.4000e-004	2.3000e-004	12.5674
<b>Total</b>		<b>0.0149</b>	<b>0.1278</b>	<b>0.0587</b>	<b>8.1000e-004</b>		<b>0.0103</b>	<b>0.0103</b>		<b>0.0103</b>	<b>0.0103</b>		<b>162.4073</b>	<b>162.4073</b>	<b>3.1100e-003</b>	<b>2.9800e-003</b>	<b>163.3725</b>

**6.0 Area Detail**

9814 Washington Boulevard - Los Angeles-South Coast County, Summer

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

**6.1 Mitigation Measures Area**

- Use Low VOC Paint - Residential Interior
- Use Low VOC Paint - Residential Exterior
- Use Low VOC Paint - Non-Residential Interior
- Use Low VOC Paint - Non-Residential Exterior
- No Hearths Installed

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.9052	0.0323	2.8043	1.5000e-004		0.0155	0.0155		0.0155	0.0155	0.0000	5.0517	5.0517	4.8500e-003	0.0000	5.1729
Unmitigated	8.8968	0.6018	11.7616	0.0171		1.2533	1.2533		1.2533	1.2533	117.8195	617.0517	734.8712	0.0166	0.0216	741.7272

9814 Washington Boulevard - Los Angeles-South Coast County, Summer

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

**6.2 Area by SubCategory**

**Unmitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0685					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.7524					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	7.9916	0.5695	8.9573	0.0169		1.2378	1.2378		1.2378	1.2378	117.8195	612.0000	729.8195	0.0117	0.0216	736.5543
Landscaping	0.0843	0.0323	2.8043	1.5000e-004		0.0155	0.0155		0.0155	0.0155		5.0517	5.0517	4.8500e-003		5.1729
<b>Total</b>	<b>8.8968</b>	<b>0.6018</b>	<b>11.7616</b>	<b>0.0171</b>		<b>1.2533</b>	<b>1.2533</b>		<b>1.2533</b>	<b>1.2533</b>	<b>117.8195</b>	<b>617.0517</b>	<b>734.8712</b>	<b>0.0166</b>	<b>0.0216</b>	<b>741.7272</b>

9814 Washington Boulevard - Los Angeles-South Coast County, Summer

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

**6.2 Area by SubCategory**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0685					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.7524					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0843	0.0323	2.8043	1.5000e-004		0.0155	0.0155		0.0155	0.0155		5.0517	5.0517	4.8500e-003		5.1729
<b>Total</b>	<b>0.9052</b>	<b>0.0323</b>	<b>2.8043</b>	<b>1.5000e-004</b>		<b>0.0155</b>	<b>0.0155</b>		<b>0.0155</b>	<b>0.0155</b>	<b>0.0000</b>	<b>5.0517</b>	<b>5.0517</b>	<b>4.8500e-003</b>	<b>0.0000</b>	<b>5.1729</b>

**7.0 Water Detail**

**7.1 Mitigation Measures Water**

9814 Washington Boulevard - Los Angeles-South Coast County, Summer

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

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

**9.0 Operational Offroad**

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

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**Fire Pumps and Emergency Generators**

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

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

Equipment Type	Number
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**11.0 Vegetation**

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9814 Washington Boulevard - Los Angeles-South Coast County, Winter

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

**9814 Washington Boulevard  
Los Angeles-South Coast County, Winter**

**1.0 Project Characteristics**

**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Office Park	4.00	1000sqft	0.10	4,000.00	0
Apartments Low Rise	34.00	Dwelling Unit	0.20	34,000.00	97

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.2	<b>Precipitation Freq (Days)</b>	33
<b>Climate Zone</b>	11			<b>Operational Year</b>	2024
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MWhr)</b>	390.98	<b>CH4 Intensity (lb/MWhr)</b>	0.033	<b>N2O Intensity (lb/MWhr)</b>	0.004

**1.3 User Entered Comments & Non-Default Data**

- Project Characteristics -
- Land Use - Based on site size
- Construction Phase - Based on client provided construction assumptions
- Off-road Equipment - Based on specific construction needs
- Trips and VMT - Based on distance to WM Construcion and Demolition Facility
- Demolition -
- Grading - Based on specific site acerage
- Vehicle Trips - Based on Trip generation rates for Project
- Woodstoves - No woodstoves are allowed in new developments
- Energy Use -
- Construction Off-road Equipment Mitigation -

9814 Washington Boulevard - Los Angeles-South Coast County, Winter

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

Area Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	10.00	8.00
tblConstructionPhase	NumDays	1.00	15.00
tblConstructionPhase	NumDays	2.00	19.00
tblConstructionPhase	NumDays	5.00	12.00
tblConstructionPhase	NumDays	100.00	235.00
tblConstructionPhase	NumDays	5.00	32.00
tblGrading	AcresOfGrading	14.25	0.30
tblGrading	AcresOfGrading	7.50	0.00
tblGrading	MaterialExported	0.00	225.00
tblLandUse	LotAcreage	0.09	0.10
tblLandUse	LotAcreage	2.13	0.20
tblVehicleTrips	ST_TR	8.14	3.44
tblVehicleTrips	ST_TR	1.64	0.00
tblVehicleTrips	SU_TR	6.28	3.44
tblVehicleTrips	SU_TR	0.76	0.00
tblVehicleTrips	WD_TR	7.32	3.44
tblVehicleTrips	WD_TR	11.07	0.00
tblWoodstoves	NumberCatalytic	1.70	0.00
tblWoodstoves	NumberNoncatalytic	1.70	0.00

**2.0 Emissions Summary**



9814 Washington Boulevard - Los Angeles-South Coast County, Winter

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

**2.1 Overall Construction (Maximum Daily Emission)**

**Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	1.6371	15.9483	13.4906	0.0287	4.8511	0.6873	5.5384	2.5688	0.6358	3.2047	0.0000	2,745.0657	2,745.0657	0.7551	0.0305	2,770.3389
2024	8.0039	6.1923	7.9344	0.0145	0.3162	0.2848	0.6011	0.0845	0.2621	0.3465	0.0000	1,428.3095	1,428.3095	0.3661	0.0174	1,442.6304
<b>Maximum</b>	<b>8.0039</b>	<b>15.9483</b>	<b>13.4906</b>	<b>0.0287</b>	<b>4.8511</b>	<b>0.6873</b>	<b>5.5384</b>	<b>2.5688</b>	<b>0.6358</b>	<b>3.2047</b>	<b>0.0000</b>	<b>2,745.0657</b>	<b>2,745.0657</b>	<b>0.7551</b>	<b>0.0305</b>	<b>2,770.3389</b>

**Mitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	1.6371	15.9483	13.4906	0.0287	2.3570	0.6873	3.0443	1.2023	0.6358	1.8381	0.0000	2,745.0657	2,745.0657	0.7551	0.0305	2,770.3389
2024	8.0039	6.1923	7.9344	0.0145	0.3162	0.2848	0.6011	0.0845	0.2621	0.3465	0.0000	1,428.3095	1,428.3095	0.3661	0.0174	1,442.6304
<b>Maximum</b>	<b>8.0039</b>	<b>15.9483</b>	<b>13.4906</b>	<b>0.0287</b>	<b>2.3570</b>	<b>0.6873</b>	<b>3.0443</b>	<b>1.2023</b>	<b>0.6358</b>	<b>1.8381</b>	<b>0.0000</b>	<b>2,745.0657</b>	<b>2,745.0657</b>	<b>0.7551</b>	<b>0.0305</b>	<b>2,770.3389</b>



9814 Washington Boulevard - Los Angeles-South Coast County, Winter

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

**2.2 Overall Operational**

**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	8.8968	0.6018	11.7616	0.0171		1.2533	1.2533		1.2533	1.2533	117.8195	617.0517	734.8712	0.0166	0.0216	741.7272
Energy	0.0149	0.1278	0.0587	8.1000e-004		0.0103	0.0103		0.0103	0.0103		162.4073	162.4073	3.1100e-003	2.9800e-003	163.3725
Mobile	0.3469	0.3872	3.5348	7.7100e-003	0.8415	5.7300e-003	0.8472	0.2241	5.3200e-003	0.2295		799.3475	799.3475	0.0547	0.0342	810.9156
<b>Total</b>	<b>9.2586</b>	<b>1.1169</b>	<b>15.3551</b>	<b>0.0256</b>	<b>0.8415</b>	<b>1.2693</b>	<b>2.1108</b>	<b>0.2241</b>	<b>1.2689</b>	<b>1.4930</b>	<b>117.8195</b>	<b>1,578.8065</b>	<b>1,696.6260</b>	<b>0.0744</b>	<b>0.0588</b>	<b>1,716.0152</b>

**Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.9052	0.0323	2.8043	1.5000e-004		0.0155	0.0155		0.0155	0.0155	0.0000	5.0517	5.0517	4.8500e-003	0.0000	5.1729
Energy	0.0149	0.1278	0.0587	8.1000e-004		0.0103	0.0103		0.0103	0.0103		162.4073	162.4073	3.1100e-003	2.9800e-003	163.3725
Mobile	0.3469	0.3872	3.5348	7.7100e-003	0.8415	5.7300e-003	0.8472	0.2241	5.3200e-003	0.2295		799.3475	799.3475	0.0547	0.0342	810.9156
<b>Total</b>	<b>1.2670</b>	<b>0.5474</b>	<b>6.3978</b>	<b>8.6700e-003</b>	<b>0.8415</b>	<b>0.0316</b>	<b>0.8730</b>	<b>0.2241</b>	<b>0.0312</b>	<b>0.2553</b>	<b>0.0000</b>	<b>966.8065</b>	<b>966.8065</b>	<b>0.0627</b>	<b>0.0372</b>	<b>979.4610</b>

9814 Washington Boulevard - Los Angeles-South Coast County, Winter

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

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	86.32	50.99	58.33	66.12	0.00	97.51	58.64	0.00	97.55	82.90	100.00	38.76	43.02	15.77	36.75	42.92

**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	4/20/2023	5/1/2023	5	8	
2	Site Preparation	Site Preparation	5/1/2023	5/20/2023	5	15	
3	Grading	Grading	5/21/2023	6/15/2023	5	19	
4	Paving	Paving	6/15/2023	7/1/2023	5	12	
5	Building Construction	Building Construction	7/23/2023	6/15/2024	5	235	
6	Architectural Coating	Architectural Coating	6/16/2024	7/30/2024	5	32	

**Acres of Grading (Site Preparation Phase): 0**

**Acres of Grading (Grading Phase): 0.3**

**Acres of Paving: 0**

**Residential Indoor: 68,850; Residential Outdoor: 22,950; Non-Residential Indoor: 6,000; Non-Residential Outdoor: 2,000; 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	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37

9814 Washington Boulevard - Los Angeles-South Coast County, Winter

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

Grading	Graders	1	6.00	187	0.41
Grading	Rubber Tired Dozers	1	6.00	247	0.40
Grading	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	7.00	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	4	10.00	0.00	21.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	3	8.00	0.00	28.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	26.00	4.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**

Water Exposed Area

9814 Washington Boulevard - Los Angeles-South Coast County, Winter

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

**3.2 Demolition - 2023**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.5636	0.0000	0.5636	0.0853	0.0000	0.0853			0.0000			0.0000
Off-Road	0.6463	5.7787	7.3926	0.0120		0.2821	0.2821		0.2698	0.2698		1,148.4055	1,148.4055	0.2089		1,153.6290
<b>Total</b>	<b>0.6463</b>	<b>5.7787</b>	<b>7.3926</b>	<b>0.0120</b>	<b>0.5636</b>	<b>0.2821</b>	<b>0.8457</b>	<b>0.0853</b>	<b>0.2698</b>	<b>0.3551</b>		<b>1,148.4055</b>	<b>1,148.4055</b>	<b>0.2089</b>		<b>1,153.6290</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	5.3300e-003	0.3576	0.0927	1.5400e-003	0.0460	2.1700e-003	0.0481	0.0126	2.0700e-003	0.0147		168.8761	168.8761	9.2800e-003	0.0268	177.0998
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0344	0.0247	0.3331	9.4000e-004	0.1118	6.7000e-004	0.1125	0.0296	6.2000e-004	0.0303		95.9227	95.9227	2.5600e-003	2.4700e-003	96.7212
<b>Total</b>	<b>0.0397</b>	<b>0.3823</b>	<b>0.4258</b>	<b>2.4800e-003</b>	<b>0.1577</b>	<b>2.8400e-003</b>	<b>0.1606</b>	<b>0.0422</b>	<b>2.6900e-003</b>	<b>0.0449</b>		<b>264.7988</b>	<b>264.7988</b>	<b>0.0118</b>	<b>0.0293</b>	<b>273.8210</b>

9814 Washington Boulevard - Los Angeles-South Coast County, Winter

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

**3.2 Demolition - 2023**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.2536	0.0000	0.2536	0.0384	0.0000	0.0384			0.0000			0.0000
Off-Road	0.6463	5.7787	7.3926	0.0120		0.2821	0.2821		0.2698	0.2698	0.0000	1,148.4055	1,148.4055	0.2089		1,153.6290
<b>Total</b>	<b>0.6463</b>	<b>5.7787</b>	<b>7.3926</b>	<b>0.0120</b>	<b>0.2536</b>	<b>0.2821</b>	<b>0.5357</b>	<b>0.0384</b>	<b>0.2698</b>	<b>0.3082</b>	<b>0.0000</b>	<b>1,148.4055</b>	<b>1,148.4055</b>	<b>0.2089</b>		<b>1,153.6290</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	5.3300e-003	0.3576	0.0927	1.5400e-003	0.0460	2.1700e-003	0.0481	0.0126	2.0700e-003	0.0147		168.8761	168.8761	9.2800e-003	0.0268	177.0998
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0344	0.0247	0.3331	9.4000e-004	0.1118	6.7000e-004	0.1125	0.0296	6.2000e-004	0.0303		95.9227	95.9227	2.5600e-003	2.4700e-003	96.7212
<b>Total</b>	<b>0.0397</b>	<b>0.3823</b>	<b>0.4258</b>	<b>2.4800e-003</b>	<b>0.1577</b>	<b>2.8400e-003</b>	<b>0.1606</b>	<b>0.0422</b>	<b>2.6900e-003</b>	<b>0.0449</b>		<b>264.7988</b>	<b>264.7988</b>	<b>0.0118</b>	<b>0.0293</b>	<b>273.8210</b>

9814 Washington Boulevard - Los Angeles-South Coast County, Winter

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

**3.3 Site Preparation - 2023**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Off-Road	0.5348	6.1887	3.9239	9.7300e-003		0.2266	0.2266		0.2084	0.2084		942.4317	942.4317	0.3048		950.0517
<b>Total</b>	<b>0.5348</b>	<b>6.1887</b>	<b>3.9239</b>	<b>9.7300e-003</b>	<b>0.0000</b>	<b>0.2266</b>	<b>0.2266</b>	<b>0.0000</b>	<b>0.2084</b>	<b>0.2084</b>		<b>942.4317</b>	<b>942.4317</b>	<b>0.3048</b>		<b>950.0517</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0172	0.0123	0.1665	4.7000e-004	0.0559	3.4000e-004	0.0562	0.0148	3.1000e-004	0.0151		47.9613	47.9613	1.2800e-003	1.2300e-003	48.3606
<b>Total</b>	<b>0.0172</b>	<b>0.0123</b>	<b>0.1665</b>	<b>4.7000e-004</b>	<b>0.0559</b>	<b>3.4000e-004</b>	<b>0.0562</b>	<b>0.0148</b>	<b>3.1000e-004</b>	<b>0.0151</b>		<b>47.9613</b>	<b>47.9613</b>	<b>1.2800e-003</b>	<b>1.2300e-003</b>	<b>48.3606</b>



9814 Washington Boulevard - Los Angeles-South Coast County, Winter

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

**3.3 Site Preparation - 2023**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Off-Road	0.5348	6.1887	3.9239	9.7300e-003		0.2266	0.2266		0.2084	0.2084	0.0000	942.4317	942.4317	0.3048		950.0517
<b>Total</b>	<b>0.5348</b>	<b>6.1887</b>	<b>3.9239</b>	<b>9.7300e-003</b>	<b>0.0000</b>	<b>0.2266</b>	<b>0.2266</b>	<b>0.0000</b>	<b>0.2084</b>	<b>0.2084</b>	<b>0.0000</b>	<b>942.4317</b>	<b>942.4317</b>	<b>0.3048</b>		<b>950.0517</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0172	0.0123	0.1665	4.7000e-004	0.0559	3.4000e-004	0.0562	0.0148	3.1000e-004	0.0151		47.9613	47.9613	1.2800e-003	1.2300e-003	48.3606
<b>Total</b>	<b>0.0172</b>	<b>0.0123</b>	<b>0.1665</b>	<b>4.7000e-004</b>	<b>0.0559</b>	<b>3.4000e-004</b>	<b>0.0562</b>	<b>0.0148</b>	<b>3.1000e-004</b>	<b>0.0151</b>		<b>47.9613</b>	<b>47.9613</b>	<b>1.2800e-003</b>	<b>1.2300e-003</b>	<b>48.3606</b>

9814 Washington Boulevard - Los Angeles-South Coast County, Winter

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

**3.4 Grading - 2023**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					4.5347	0.0000	4.5347	2.4847	0.0000	2.4847			0.0000			0.0000
Off-Road	0.9335	10.1789	5.5516	0.0141		0.4201	0.4201		0.3865	0.3865		1,364.771 3	1,364.771 3	0.4414		1,375.806 2
<b>Total</b>	<b>0.9335</b>	<b>10.1789</b>	<b>5.5516</b>	<b>0.0141</b>	<b>4.5347</b>	<b>0.4201</b>	<b>4.9547</b>	<b>2.4847</b>	<b>0.3865</b>	<b>2.8712</b>		<b>1,364.771 3</b>	<b>1,364.771 3</b>	<b>0.4414</b>		<b>1,375.806 2</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	2.9900e-003	0.2008	0.0520	8.6000e-004	0.0258	1.2200e-003	0.0270	7.0700e-003	1.1600e-003	8.2400e-003		94.8076	94.8076	5.2100e-003	0.0151	99.4245
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0275	0.0197	0.2665	7.5000e-004	0.0894	5.4000e-004	0.0900	0.0237	5.0000e-004	0.0242		76.7381	76.7381	2.0500e-003	1.9700e-003	77.3770
<b>Total</b>	<b>0.0305</b>	<b>0.2205</b>	<b>0.3185</b>	<b>1.6100e-003</b>	<b>0.1152</b>	<b>1.7600e-003</b>	<b>0.1170</b>	<b>0.0308</b>	<b>1.6600e-003</b>	<b>0.0325</b>		<b>171.5458</b>	<b>171.5458</b>	<b>7.2600e-003</b>	<b>0.0170</b>	<b>176.8014</b>

9814 Washington Boulevard - Los Angeles-South Coast County, Winter

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

**3.4 Grading - 2023**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.0406	0.0000	2.0406	1.1181	0.0000	1.1181			0.0000			0.0000
Off-Road	0.9335	10.1789	5.5516	0.0141		0.4201	0.4201		0.3865	0.3865	0.0000	1,364.771 3	1,364.771 3	0.4414		1,375.806 2
<b>Total</b>	<b>0.9335</b>	<b>10.1789</b>	<b>5.5516</b>	<b>0.0141</b>	<b>2.0406</b>	<b>0.4201</b>	<b>2.4607</b>	<b>1.1181</b>	<b>0.3865</b>	<b>1.5046</b>	<b>0.0000</b>	<b>1,364.771 3</b>	<b>1,364.771 3</b>	<b>0.4414</b>		<b>1,375.806 2</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	2.9900e-003	0.2008	0.0520	8.6000e-004	0.0258	1.2200e-003	0.0270	7.0700e-003	1.1600e-003	8.2400e-003		94.8076	94.8076	5.2100e-003	0.0151	99.4245
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0275	0.0197	0.2665	7.5000e-004	0.0894	5.4000e-004	0.0900	0.0237	5.0000e-004	0.0242		76.7381	76.7381	2.0500e-003	1.9700e-003	77.3770
<b>Total</b>	<b>0.0305</b>	<b>0.2205</b>	<b>0.3185</b>	<b>1.6100e-003</b>	<b>0.1152</b>	<b>1.7600e-003</b>	<b>0.1170</b>	<b>0.0308</b>	<b>1.6600e-003</b>	<b>0.0325</b>		<b>171.5458</b>	<b>171.5458</b>	<b>7.2600e-003</b>	<b>0.0170</b>	<b>176.8014</b>

9814 Washington Boulevard - Los Angeles-South Coast County, Winter

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

**3.5 Paving - 2023**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6112	5.5046	7.0209	0.0113		0.2643	0.2643		0.2466	0.2466		1,036.0878	1,036.0878	0.3018		1,043.6331
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>0.6112</b>	<b>5.5046</b>	<b>7.0209</b>	<b>0.0113</b>		<b>0.2643</b>	<b>0.2643</b>		<b>0.2466</b>	<b>0.2466</b>		<b>1,036.0878</b>	<b>1,036.0878</b>	<b>0.3018</b>		<b>1,043.6331</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0619	0.0444	0.5996	1.6900e-003	0.2012	1.2100e-003	0.2024	0.0534	1.1200e-003	0.0545		172.6608	172.6608	4.6000e-003	4.4400e-003	174.0982
<b>Total</b>	<b>0.0619</b>	<b>0.0444</b>	<b>0.5996</b>	<b>1.6900e-003</b>	<b>0.2012</b>	<b>1.2100e-003</b>	<b>0.2024</b>	<b>0.0534</b>	<b>1.1200e-003</b>	<b>0.0545</b>		<b>172.6608</b>	<b>172.6608</b>	<b>4.6000e-003</b>	<b>4.4400e-003</b>	<b>174.0982</b>

9814 Washington Boulevard - Los Angeles-South Coast County, Winter

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

**3.5 Paving - 2023**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6112	5.5046	7.0209	0.0113		0.2643	0.2643		0.2466	0.2466	0.0000	1,036.0878	1,036.0878	0.3018		1,043.6331
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>0.6112</b>	<b>5.5046</b>	<b>7.0209</b>	<b>0.0113</b>		<b>0.2643</b>	<b>0.2643</b>		<b>0.2466</b>	<b>0.2466</b>	<b>0.0000</b>	<b>1,036.0878</b>	<b>1,036.0878</b>	<b>0.3018</b>		<b>1,043.6331</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0619	0.0444	0.5996	1.6900e-003	0.2012	1.2100e-003	0.2024	0.0534	1.1200e-003	0.0545		172.6608	172.6608	4.6000e-003	4.4400e-003	174.0982
<b>Total</b>	<b>0.0619</b>	<b>0.0444</b>	<b>0.5996</b>	<b>1.6900e-003</b>	<b>0.2012</b>	<b>1.2100e-003</b>	<b>0.2024</b>	<b>0.0534</b>	<b>1.1200e-003</b>	<b>0.0545</b>		<b>172.6608</b>	<b>172.6608</b>	<b>4.6000e-003</b>	<b>4.4400e-003</b>	<b>174.0982</b>

9814 Washington Boulevard - Los Angeles-South Coast County, Winter

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

**3.6 Building Construction - 2023**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6322	6.4186	7.0970	0.0114		0.3203	0.3203		0.2946	0.2946		1,104.6089	1,104.6089	0.3573		1,113.5402
<b>Total</b>	<b>0.6322</b>	<b>6.4186</b>	<b>7.0970</b>	<b>0.0114</b>		<b>0.3203</b>	<b>0.3203</b>		<b>0.2946</b>	<b>0.2946</b>		<b>1,104.6089</b>	<b>1,104.6089</b>	<b>0.3573</b>		<b>1,113.5402</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.4500e-003	0.1608	0.0614	7.5000e-004	0.0256	7.8000e-004	0.0264	7.3800e-003	7.4000e-004	8.1200e-003		80.2481	80.2481	2.6700e-003	0.0116	83.7564
Worker	0.0895	0.0641	0.8660	2.4400e-003	0.2906	1.7500e-003	0.2924	0.0771	1.6100e-003	0.0787		249.3990	249.3990	6.6500e-003	6.4100e-003	251.4752
<b>Total</b>	<b>0.0939</b>	<b>0.2249</b>	<b>0.9274</b>	<b>3.1900e-003</b>	<b>0.3162</b>	<b>2.5300e-003</b>	<b>0.3188</b>	<b>0.0845</b>	<b>2.3500e-003</b>	<b>0.0868</b>		<b>329.6471</b>	<b>329.6471</b>	<b>9.3200e-003</b>	<b>0.0180</b>	<b>335.2316</b>

9814 Washington Boulevard - Los Angeles-South Coast County, Winter

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

**3.6 Building Construction - 2023**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6322	6.4186	7.0970	0.0114		0.3203	0.3203		0.2946	0.2946	0.0000	1,104.6089	1,104.6089	0.3573		1,113.5402
<b>Total</b>	<b>0.6322</b>	<b>6.4186</b>	<b>7.0970</b>	<b>0.0114</b>		<b>0.3203</b>	<b>0.3203</b>		<b>0.2946</b>	<b>0.2946</b>	<b>0.0000</b>	<b>1,104.6089</b>	<b>1,104.6089</b>	<b>0.3573</b>		<b>1,113.5402</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.4500e-003	0.1608	0.0614	7.5000e-004	0.0256	7.8000e-004	0.0264	7.3800e-003	7.4000e-004	8.1200e-003		80.2481	80.2481	2.6700e-003	0.0116	83.7564
Worker	0.0895	0.0641	0.8660	2.4400e-003	0.2906	1.7500e-003	0.2924	0.0771	1.6100e-003	0.0787		249.3990	249.3990	6.6500e-003	6.4100e-003	251.4752
<b>Total</b>	<b>0.0939</b>	<b>0.2249</b>	<b>0.9274</b>	<b>3.1900e-003</b>	<b>0.3162</b>	<b>2.5300e-003</b>	<b>0.3188</b>	<b>0.0845</b>	<b>2.3500e-003</b>	<b>0.0868</b>		<b>329.6471</b>	<b>329.6471</b>	<b>9.3200e-003</b>	<b>0.0180</b>	<b>335.2316</b>

9814 Washington Boulevard - Los Angeles-South Coast County, Winter

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

**3.6 Building Construction - 2024**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.5950	5.9739	7.0675	0.0114		0.2824	0.2824		0.2598	0.2598		1,104.9834	1,104.9834	0.3574		1,113.9177
<b>Total</b>	<b>0.5950</b>	<b>5.9739</b>	<b>7.0675</b>	<b>0.0114</b>		<b>0.2824</b>	<b>0.2824</b>		<b>0.2598</b>	<b>0.2598</b>		<b>1,104.9834</b>	<b>1,104.9834</b>	<b>0.3574</b>		<b>1,113.9177</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.3000e-003	0.1611	0.0601	7.3000e-004	0.0256	7.8000e-004	0.0264	7.3800e-003	7.5000e-004	8.1300e-003		79.0457	79.0457	2.6800e-003	0.0114	82.5061
Worker	0.0837	0.0572	0.8068	2.3700e-003	0.2906	1.6800e-003	0.2923	0.0771	1.5500e-003	0.0786		244.2804	244.2804	6.0200e-003	5.9600e-003	246.2065
<b>Total</b>	<b>0.0880</b>	<b>0.2183</b>	<b>0.8669</b>	<b>3.1000e-003</b>	<b>0.3162</b>	<b>2.4600e-003</b>	<b>0.3187</b>	<b>0.0845</b>	<b>2.3000e-003</b>	<b>0.0868</b>		<b>323.3261</b>	<b>323.3261</b>	<b>8.7000e-003</b>	<b>0.0174</b>	<b>328.7126</b>



9814 Washington Boulevard - Los Angeles-South Coast County, Winter

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

**3.6 Building Construction - 2024**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.5950	5.9739	7.0675	0.0114		0.2824	0.2824		0.2598	0.2598	0.0000	1,104.9834	1,104.9834	0.3574		1,113.9177
<b>Total</b>	<b>0.5950</b>	<b>5.9739</b>	<b>7.0675</b>	<b>0.0114</b>		<b>0.2824</b>	<b>0.2824</b>		<b>0.2598</b>	<b>0.2598</b>	<b>0.0000</b>	<b>1,104.9834</b>	<b>1,104.9834</b>	<b>0.3574</b>		<b>1,113.9177</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.3000e-003	0.1611	0.0601	7.3000e-004	0.0256	7.8000e-004	0.0264	7.3800e-003	7.5000e-004	8.1300e-003		79.0457	79.0457	2.6800e-003	0.0114	82.5061
Worker	0.0837	0.0572	0.8068	2.3700e-003	0.2906	1.6800e-003	0.2923	0.0771	1.5500e-003	0.0786		244.2804	244.2804	6.0200e-003	5.9600e-003	246.2065
<b>Total</b>	<b>0.0880</b>	<b>0.2183</b>	<b>0.8669</b>	<b>3.1000e-003</b>	<b>0.3162</b>	<b>2.4600e-003</b>	<b>0.3187</b>	<b>0.0845</b>	<b>2.3000e-003</b>	<b>0.0868</b>		<b>323.3261</b>	<b>323.3261</b>	<b>8.7000e-003</b>	<b>0.0174</b>	<b>328.7126</b>

9814 Washington Boulevard - Los Angeles-South Coast County, Winter

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

**3.7 Architectural Coating - 2024**

**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	7.8071					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443
<b>Total</b>	<b>7.9878</b>	<b>1.2188</b>	<b>1.8101</b>	<b>2.9700e-003</b>		<b>0.0609</b>	<b>0.0609</b>		<b>0.0609</b>	<b>0.0609</b>		<b>281.4481</b>	<b>281.4481</b>	<b>0.0159</b>		<b>281.8443</b>

**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0161	0.0110	0.1552	4.6000e-004	0.0559	3.2000e-004	0.0562	0.0148	3.0000e-004	0.0151		46.9770	46.9770	1.1600e-003	1.1500e-003	47.3474
<b>Total</b>	<b>0.0161</b>	<b>0.0110</b>	<b>0.1552</b>	<b>4.6000e-004</b>	<b>0.0559</b>	<b>3.2000e-004</b>	<b>0.0562</b>	<b>0.0148</b>	<b>3.0000e-004</b>	<b>0.0151</b>		<b>46.9770</b>	<b>46.9770</b>	<b>1.1600e-003</b>	<b>1.1500e-003</b>	<b>47.3474</b>

9814 Washington Boulevard - Los Angeles-South Coast County, Winter

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

**3.7 Architectural Coating - 2024**

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	7.8071					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443
<b>Total</b>	<b>7.9878</b>	<b>1.2188</b>	<b>1.8101</b>	<b>2.9700e-003</b>		<b>0.0609</b>	<b>0.0609</b>		<b>0.0609</b>	<b>0.0609</b>	<b>0.0000</b>	<b>281.4481</b>	<b>281.4481</b>	<b>0.0159</b>		<b>281.8443</b>

**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0161	0.0110	0.1552	4.6000e-004	0.0559	3.2000e-004	0.0562	0.0148	3.0000e-004	0.0151		46.9770	46.9770	1.1600e-003	1.1500e-003	47.3474
<b>Total</b>	<b>0.0161</b>	<b>0.0110</b>	<b>0.1552</b>	<b>4.6000e-004</b>	<b>0.0559</b>	<b>3.2000e-004</b>	<b>0.0562</b>	<b>0.0148</b>	<b>3.0000e-004</b>	<b>0.0151</b>		<b>46.9770</b>	<b>46.9770</b>	<b>1.1600e-003</b>	<b>1.1500e-003</b>	<b>47.3474</b>

9814 Washington Boulevard - Los Angeles-South Coast County, Winter

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

**4.0 Operational Detail - Mobile**

**4.1 Mitigation Measures Mobile**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.3469	0.3872	3.5348	7.7100e-003	0.8415	5.7300e-003	0.8472	0.2241	5.3200e-003	0.2295		799.3475	799.3475	0.0547	0.0342	810.9156
Unmitigated	0.3469	0.3872	3.5348	7.7100e-003	0.8415	5.7300e-003	0.8472	0.2241	5.3200e-003	0.2295		799.3475	799.3475	0.0547	0.0342	810.9156

**4.2 Trip Summary Information**

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	116.96	116.96	116.96	399,670	399,670
Office Park	0.00	0.00	0.00		
<b>Total</b>	<b>116.96</b>	<b>116.96</b>	<b>116.96</b>	<b>399,670</b>	<b>399,670</b>

**4.3 Trip Type Information**

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Office Park	16.60	8.40	6.90	33.00	48.00	19.00	82	15	3

**4.4 Fleet Mix**

9814 Washington Boulevard - Los Angeles-South Coast County, Winter

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

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.003352
Office Park	0.542464	0.063735	0.188241	0.126899	0.023249	0.006239	0.010717	0.008079	0.000923	0.000604	0.024795	0.000702	0.003352

**5.0 Energy Detail**

Historical Energy Use: N

**5.1 Mitigation Measures Energy**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0149	0.1278	0.0587	8.1000e-004		0.0103	0.0103		0.0103	0.0103		162.4073	162.4073	3.1100e-003	2.9800e-003	163.3725
NaturalGas Unmitigated	0.0149	0.1278	0.0587	8.1000e-004		0.0103	0.0103		0.0103	0.0103		162.4073	162.4073	3.1100e-003	2.9800e-003	163.3725

9814 Washington Boulevard - Los Angeles-South Coast County, Winter

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

**5.2 Energy by Land Use - NaturalGas**

**Unmitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	1274.27	0.0137	0.1174	0.0500	7.5000e-004		9.4900e-003	9.4900e-003		9.4900e-003	9.4900e-003		149.9142	149.9142	2.8700e-003	2.7500e-003	150.8051
Office Park	106.192	1.1500e-003	0.0104	8.7500e-003	6.0000e-005		7.9000e-004	7.9000e-004		7.9000e-004	7.9000e-004		12.4932	12.4932	2.4000e-004	2.3000e-004	12.5674
<b>Total</b>		<b>0.0149</b>	<b>0.1278</b>	<b>0.0587</b>	<b>8.1000e-004</b>		<b>0.0103</b>	<b>0.0103</b>		<b>0.0103</b>	<b>0.0103</b>		<b>162.4073</b>	<b>162.4073</b>	<b>3.1100e-003</b>	<b>2.9800e-003</b>	<b>163.3725</b>

**Mitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	1.27427	0.0137	0.1174	0.0500	7.5000e-004		9.4900e-003	9.4900e-003		9.4900e-003	9.4900e-003		149.9142	149.9142	2.8700e-003	2.7500e-003	150.8051
Office Park	0.106192	1.1500e-003	0.0104	8.7500e-003	6.0000e-005		7.9000e-004	7.9000e-004		7.9000e-004	7.9000e-004		12.4932	12.4932	2.4000e-004	2.3000e-004	12.5674
<b>Total</b>		<b>0.0149</b>	<b>0.1278</b>	<b>0.0587</b>	<b>8.1000e-004</b>		<b>0.0103</b>	<b>0.0103</b>		<b>0.0103</b>	<b>0.0103</b>		<b>162.4073</b>	<b>162.4073</b>	<b>3.1100e-003</b>	<b>2.9800e-003</b>	<b>163.3725</b>

**6.0 Area Detail**

9814 Washington Boulevard - Los Angeles-South Coast County, Winter

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

**6.1 Mitigation Measures Area**

- Use Low VOC Paint - Residential Interior
- Use Low VOC Paint - Residential Exterior
- Use Low VOC Paint - Non-Residential Interior
- Use Low VOC Paint - Non-Residential Exterior
- No Hearths Installed

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.9052	0.0323	2.8043	1.5000e-004		0.0155	0.0155		0.0155	0.0155	0.0000	5.0517	5.0517	4.8500e-003	0.0000	5.1729
Unmitigated	8.8968	0.6018	11.7616	0.0171		1.2533	1.2533		1.2533	1.2533	117.8195	617.0517	734.8712	0.0166	0.0216	741.7272

9814 Washington Boulevard - Los Angeles-South Coast County, Winter

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

**6.2 Area by SubCategory**

**Unmitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0685					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.7524					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	7.9916	0.5695	8.9573	0.0169		1.2378	1.2378		1.2378	1.2378	117.8195	612.0000	729.8195	0.0117	0.0216	736.5543
Landscaping	0.0843	0.0323	2.8043	1.5000e-004		0.0155	0.0155		0.0155	0.0155		5.0517	5.0517	4.8500e-003		5.1729
<b>Total</b>	<b>8.8968</b>	<b>0.6018</b>	<b>11.7616</b>	<b>0.0171</b>		<b>1.2533</b>	<b>1.2533</b>		<b>1.2533</b>	<b>1.2533</b>	<b>117.8195</b>	<b>617.0517</b>	<b>734.8712</b>	<b>0.0166</b>	<b>0.0216</b>	<b>741.7272</b>



9814 Washington Boulevard - Los Angeles-South Coast County, Winter

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

**6.2 Area by SubCategory**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0685					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.7524					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0843	0.0323	2.8043	1.5000e-004		0.0155	0.0155		0.0155	0.0155		5.0517	5.0517	4.8500e-003		5.1729
<b>Total</b>	<b>0.9052</b>	<b>0.0323</b>	<b>2.8043</b>	<b>1.5000e-004</b>		<b>0.0155</b>	<b>0.0155</b>		<b>0.0155</b>	<b>0.0155</b>	<b>0.0000</b>	<b>5.0517</b>	<b>5.0517</b>	<b>4.8500e-003</b>	<b>0.0000</b>	<b>5.1729</b>

**7.0 Water Detail**

**7.1 Mitigation Measures Water**

9814 Washington Boulevard - Los Angeles-South Coast County, Winter

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

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

**9.0 Operational Offroad**

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

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**Fire Pumps and Emergency Generators**

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

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

Equipment Type	Number
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**11.0 Vegetation**

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