AIR QUALITY IMPACT ANALYSIS

FOR THE

8899 BEVERLY BOULEVARD PROJECT

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INTRODUCTION

This Air Quality Impact Analysis has been prepared to evaluate the potential construction-related and operational air quality impacts associated with the proposed 8899 Beverly Boulevard project (proposed project). The purpose of this analysis is to identify the construction-related and operational emissions that would be generated by the proposed project and compare them with the established standards, including the thresholds of significance recommended by the South Coast Air Quality Management District (SCAQMD).

SUMMARY

Implementation of the proposed project would not conflict with or obstruct implementation of the 2012 Air Quality Management Plan (AQMP).

The mass daily emissions generated by project construction and operational activities would not exceed the thresholds of significance recommended by the SCAQMD. Therefore, construction and operation of the proposed project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation.

The mass daily and localized emissions generated by project construction and operational activities would not exceed the thresholds of significance recommended by the SCAQMD. Therefore, the proposed project would not generate a cumulatively considerable net increase of criteria pollutants.

Emissions generated by the proposed project would not expose receptors in the vicinity of the project site to substantial pollutant concentrations.

PROJECT DESCRIPTION

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

fronting Rosewood Avenue, on the south side of the street, between Almont Drive and Robertson Boulevard.

The project site is currently developed with a ten-level (including one basement level) commercial building originally built in 1963 (existing building). The existing building contains a total of approximately 89,630 square feet of floor area, including an approximately 3,879-square-foot restaurant in the basement, approximately 21,249 square feet of retail uses on Level 2, plus a total of approximately 64,502 square feet of office space on Levels 4 through 9. On-site parking is provided within a basement garage on Level 1 containing approximately 35 parking spaces, a second level of structured parking containing 62 parking spaces on Level 3, and a surface parking lot fronting Rosewood Avenue that is accessed through the garage and that contains approximately 134 parking spaces.[1] The project site also includes 12 lots fronting Rosewood Avenue that contain a total area of approximately 48,000 square feet and that are developed with a surface parking lot serving the existing commercial uses.

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

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

ENVIRONMENTAL SETTING

Air Quality Background

The City of West Hollywood is located within the South Coast Air Basin (Basin), named so because its geographical formation is that of a basin, with the surrounding mountains trapping the air and its pollutants in the valleys below. This Basin includes all of Orange County and the non-desert portions of

[1] Existing on-site parking is for tenants, visitors, and customers only.

Los Angeles, San Bernardino, and Riverside Counties. The regional climate within the Basin is considered semi-arid and is characterized by warm summers, mild winters, infrequent seasonal rainfall, moderate daytime onshore breezes, and moderate humidity. The air quality within the Basin is primarily influenced by a wide range of emissions sources – such as dense population centers, heavy vehicular traffic, and industry – and meteorology.

Air pollutant emissions within the Basin are generated by stationary and mobile sources. Stationary sources can be divided into two major subcategories: point and area sources. Point sources occur at an identified location and are usually associated with manufacturing and industry. Examples are boilers or combustion equipment that produces electricity or generates heat. Area sources are widely distributed and produce many small emissions. Examples of area sources include residential and commercial water heaters, painting operations, lawn mowers, agricultural fields, landfills, and consumer products such as barbecue lighter fluid and hair spray. Mobile sources refer to emissions from motor vehicles, including tailpipe and evaporative emissions, and are classified as either on-road or off-road. On-road sources may be legally operated on roadways and highways. Off-road sources include aircraft, ships, trains, agricultural equipment, race cars, and self-propelled construction equipment. Mobile sources account for the majority of the air pollutant emissions within the Basin. Air pollutants can also be generated by the natural environment such as when fine dust particles are pulled off the ground surface and suspended in the air during high winds.

Both the federal and state governments establish ambient air quality standards for outdoor concentrations of various pollutants in order to protect public health. The federal and state standards are set at levels at which concentrations could be generally harmful to human health and welfare, and to protect the most sensitive persons from illness or discomfort with a margin of safety. Applicable standards are identified below.

Potential Health Effects of Air Pollutants

Certain air pollutants are recognized to cause notable health problems and consequential damage to the environment either directly or in reaction with other pollutants, due to their presence in elevated concentrations in the atmosphere. Such pollutants are identified and regulated as part of the overall endeavor to prevent further deterioration and facilitate improvement in the prevalent air quality.

The air pollutants for which national and State standards are promulgated and which are most relevant to air quality planning and regulation in the Basin include ozone, carbon monoxide (CO), respirable particulate matter (PM_{10}), fine particulate matter ($PM_{2.5}$), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), and lead. In addition, toxic air contaminants emissions are of concern in the Basin. Each of these is described briefly below.

Ozone is a gas that is formed when volatile organic compounds (VOC) and oxides of oxides (NOx) – both byproducts of internal combustion engine exhaust – undergo slow photochemical reactions in the

presence of sunlight. Ozone concentrations are generally highest during the summer months when direct sunlight, light wind, and warm temperature conditions are favorable.

An elevated level of ozone irritates the lungs and breathing passages, causing coughing, and pain in the chest and throat thereby increasing susceptibility to respiratory infections and reducing the ability to exercise. Effects are more severe in people with asthma and other respiratory ailments. Long-term exposure may lead to scarring of lung tissue and may lower the lung efficiency.

Carbon Monoxide is a colorless, odorless gas produced by the incomplete combustion of fuels. CO concentrations tend to be the highest during the winter morning, with little to no wind, when surface-based inversions trap the pollutant at ground levels. Because CO is emitted directly from internal combustion engines—unlike ozone—and motor vehicles operating at slow speeds are the primary source of CO in the Basin, the highest ambient CO concentrations are generally found near congested transportation corridors and intersections.

Elevated concentrations of CO weaken the heart's contractions and lower the amount of oxygen carried by the blood. It is especially dangerous for people with chronic heart disease. Inhalation of moderate levels of carbon monoxide can cause nausea, dizziness, and headaches, and can be fatal at high concentrations.

Respirable Particulate Matter (PM_{10}) and **Fine Particulate Matter** ($PM_{2.5}$) consists of extremely small, suspended particles or droplets 10 microns and 2.5 microns or smaller in diameter. Some sources of particulate matter, like pollen and windstorms, are naturally occurring. In agricultural areas such as Ventura County, large amount of airborne particulates are generated by plowing and other field work. However, in populated areas, most particulate matter is caused by road dust, diesel soot, combustion products, abrasion of tires and brakes, and construction activities.

The human body naturally prevents the entry of larger particles into the body. However, PM_{10} and even smaller $PM_{2.5}$ are trapped in the nose, throat, and upper respiratory tract. These small particulates enter the body and could potentially aggravate existing heart and lung diseases, change the body's defenses against inhaled materials, and damage lung tissue. The elderly, children, and those with chronic lung or heart disease are most sensitive to PM_{10} and $PM_{2.5}$. Lung impairment can persist for two to three weeks after exposure to high levels of particulate matter. Some types of particulate could become toxic after inhalation due to the presence of certain chemicals and their reaction with internal body fluids.

Nitrogen Dioxide (NO_2) is byproduct of fuel combustion. The principal form of nitrogen oxide produced by combustion is nitric oxide (NO), which reacts quickly to form NO_2, creating the mixture of NO and NO_2 commonly called NOx. NO_2 absorbs blue light and result is a brownish-red cast to the atmosphere and reduced visibility. NO_2 also contributes to the formation of PM_{10}.

Major sources of NOx include power plants, large industrial facilities, and motor vehicles. Nitrogen oxides irritate the nose and throat. It increases susceptibility to respiratory infections, especially in people with asthma. The principal concern of NOx is as a precursor to the formation of ozone.

Sulfur Dioxide (SO_2) is a colorless, extremely irritating gas or liquid. It enters the atmosphere as a pollutant mainly as a result of burning high sulfur-content fuel oils and coal, and from chemical processes occurring at chemical plants and refineries.

Major sources of SO_2 include power plants, large industrial facilities, diesel vehicles, and oil-burning residential heaters. Emissions of sulfur dioxide aggravate lung diseases, especially bronchitis. It also constricts the breathing passages, especially in asthmatics and people involved in moderate to heavy exercise. Sulfur dioxide potentially causes wheezing, shortness of breath, and coughing. High levels of particulate appear to worsen the effect of sulfur dioxide, and long-term exposures to both pollutants leads to higher rates of respiratory illness.

Lead occurs in the atmosphere as particulate matter. The combustion of leaded gasoline was the primary source of airborne lead in the Basin. The use of leaded gasoline is no longer permitted for on-road motor vehicles so most such combustion emissions are associated with off-road vehicles such as race cars. Other sources of lead include the manufacturing and recycling of batteries, paint, ink, ceramics, ammunition, and secondary lead smelters.

Lead affects the brain and other parts of the body's nervous system. Exposure to lead in very young children impairs the development of the nervous system, kidneys, and blood forming processes in the body.

Toxic Air Contaminants (TACs) refer to a diverse group of air pollutants that can affect human health, but have not had ambient air quality standards established for them. This is not because they are fundamentally different from the pollutants discussed above, but because their effects tend to be local rather than regional.

Regulatory Setting

Air quality within the Basin is addressed through the efforts of various federal, state, regional, and local government agencies. These agencies work jointly, as well as individually, to improve air quality through legislation, regulations, planning, policy-making, education, and a variety of programs. The agencies responsible for improving the air quality within the Basin are discussed below.

Federal Regulations

The federal Clean Air Act (CAA) establishes national ambient air quality standards. Under the CAA, the U.S. Environmental Protection Agency (U.S. EPA) is responsible for setting and enforcing the federal ambient air quality standards for atmospheric pollutants. It regulates emission sources that are under the

exclusive authority of the federal government, such as aircraft, ships, and certain locomotives. The U.S. EPA also has jurisdiction over emissions sources outside state waters (outer continental shelf), and establishes various emissions standards for vehicles sold in states other than California.

As part of its enforcement responsibilities under the CAA, the U.S. EPA requires each state with nonattainment areas to prepare and submit a State Implementation Plan (SIP) that demonstrates the means to attain the federal standards. The SIP must integrate federal, state, and local plan components and regulations to identify specific measures to reduce pollution, using a combination of performance standards and market-based programs within the timeframe identified in the SIP.

California Regulations

The California Clean Air Act (CCAA) requires all areas of the state to achieve and maintain the California Ambient Air Quality Standards (CAAQS) by the earliest practicable date. The California Air Resources Board (ARB), a part of the California Environmental Protection Agency, is responsible for the coordination and administration of both federal and State air pollution control programs within California. In this capacity, the ARB conducts research, sets the CAAQS, compiles emission inventories, develops suggested control measures, provides oversight of local programs, and prepares the SIP. The ARB establishes emissions standards for motor vehicles sold in California, consumer products (such as hair spray, aerosol paints, and barbecue lighter fluid), and various types of commercial equipment. It also sets fuel specifications to further reduce vehicular emissions. Appendix A to this report includes the CAAQS currently in effect for each of the criteria pollutants, as well as other pollutants recognized by the State. As shown in Appendix A, the CAAQS includes more stringent standards than the national ambient air quality standards.

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

Regional Regulations

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

The SCAQMD is directly responsible for reducing emissions from stationary (area and point), mobile, and indirect sources to meet federal and State ambient air quality standards. It has responded to this requirement by preparing a series of Air Quality Management Plans (AQMPs). The most recent of these was adopted by the Governing Board of the SCAQMD on December 7, 2012. This AQMP, referred to as the 2012 AQMP, was prepared to comply with the federal and State Clean Air Acts and amendments, to accommodate growth, to reduce the high levels of pollutants in the Basin, to meet federal and State air quality standards, and to minimize the fiscal impact that pollution control measures have on the local economy. The 2012 AQMP identifies the control measures that will be implemented over a 20-year horizon to reduce major sources of pollutants. Implementation of control measures established in the previous AQMPs has substantially decreased the population's exposure to unhealthful levels of pollutants, even while substantial population growth has occurred within the Basin.

The future air quality levels projected in the 2012 AQMP are based on several assumptions. For example, the SCAQMD assumes that general new development within the Basin will occur in accordance with population growth and transportation projections identified by SCAG in its most current version of the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS), which was adopted on April 4, 2012. The 2012 AQMP also assumes that general development projects will include strategies (mitigation measures) to reduce emissions generated during construction and operation in accordance with SCAQMD and local jurisdiction regulations which are designed to address air quality impacts and pollution control measures.

Although the SCAQMD is responsible for regional air quality planning efforts, it does not have the authority to directly regulate the air quality issues associated with plans and new development projects within its jurisdiction. Instead, the SCAQMD has used its expertise and prepared the CEQA Air Quality Handbook and newer thresholds of significance to indirectly address these issues in accordance with the projections and programs of the AQMPs. The purpose of the CEQA Air Quality Handbook and newer thresholds of significance is to assist lead agencies, as well as consultants, project proponents, and other interested parties, in evaluating potential air quality impacts of projects and plans proposed in the Basin. Specifically, the CEQA Air Quality Handbook and newer thresholds of significance explain the procedures that the SCAQMD recommends be followed during environmental review processes required by CEQA. The CEQA Air Quality Handbook and newer thresholds of significance provide direction on

how to evaluate potential air quality impacts, how to determine whether these impacts are significant, and how to mitigate these impacts. The SCAQMD intends that by providing this guidance, the air quality impacts of plans and development proposals will be analyzed accurately and consistently throughout the region, and adverse impacts will be minimized.

Local Air Quality Control

Local jurisdictions, such as the City of West Hollywood, have the authority and responsibility to reduce air pollution through its police powers and decision-making authority. Specifically, the City is responsible for the assessment and mitigation of air emissions resulting from its land use decisions. The City of West Hollywood is also responsible for the implementation of transportation control measures as outlined in the applicable AQMPs. Examples of such measures include bus turnouts, energy-efficient streetlights, and synchronized traffic signals.

City of West Hollywood General Plan

The Infrastructure, Resources, and Conservation Element of the City of West Hollywood General Plan was adopted on September 6, 2011 and sets forth the goals and policies which will guide the City in the implementation of its air quality improvement programs and strategies. The Infrastructure, Resources, and Conservation Element establishes the following goal and policies regarding air quality:

Goal IRC-7: Improve air quality and reduce emissions of air pollution.

Intent: To limit stationary and mobile sources of air pollution, and support techniques and technologies that will reduce emissions within the City and region.

IRC-7.1 Seek to improve overall respiratory health for residents through regulation of stationary and mobile sources of air pollution, as feasible.

IRC-7.2 Support land use and transportation strategies to reduce driving rates and resulting air pollution, including pollution from commercial and passenger vehicles.

IRC-7.3 Promote fuel efficiency and cleaner fuels for vehicles as well as construction and maintenance equipment by requesting that City contractors provide cleaner fleets.

IRC-7.4 Prohibit combustion or gasoline powered engines in leaf blowers.

IRC-7.5 Discourage the use of equipment with two-stroke engines and publicize the benefits and importance of alternative technologies.

IRC-7.6 Support increased local access to cleaner fuels and cleaner energy by encouraging fueling stations that provide cleaner fuels and energy to the community.

IRC-7.7 When possible, collaborate with other agencies within the region to improve air quality and meet or exceed state and federal air quality standards through regional efforts to reduce air pollution from mobile sources, including trucks and passenger vehicles.

Green Building Ordinance

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

Climate Action Plan

The City has also developed and adopted a Climate Action Plan (CAP) to reduce municipal and community-wide GHG emissions that contribute to global climate change. The CAP includes strategies and performance indicators to reduce GHG emissions from both municipal and community-wide activities within West Hollywood. These strategies address seven major GHG sources and recommend actions to achieve GHG reductions through:

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

Implementation of the measures adopted under the CAP will also help to reduce regional air pollutant emissions.

CEQA Analyses

In accordance with CEQA and the CEQA review process, the City of West Hollywood assesses the air quality impacts of new development projects, requires mitigation of potentially significant air quality impacts by conditioning discretionary permits, and monitors and enforces implementation of such mitigation. The City does not, however, have the expertise to develop plans, programs, procedures, and methodologies to ensure that air quality within the city and region will meet federal and state standards.

Instead, the City relies upon the expertise of the SCAQMD and utilizes the CEQA Air Quality Handbook and newer thresholds of significance as the guidance documents for the environmental review of plans and development proposals within the South Coast Air Basin portion of its jurisdiction.

Existing Regional Air Quality

Ambient air quality is determined primarily by the type and amount of pollutants emitted into the atmosphere, as well as the size, topography, and meteorological conditions of a geographic area. The Basin has low mixing heights and light winds, which help to accumulate air pollutants. The average daily emissions inventory for the entire Basin and the Los Angeles County portion of the Basin is summarized in Table 1 for the year 2008, which is the most recent regional data available from the ARB. As shown, exhaust emissions from mobile sources generate the majority of ROC, NOx, and CO in the Basin. Area-wide sources generate the most airborne particulates (i.e., PM_{10} and $PM_{2.5}$).

TABLE 1 - REGIONAL AVERAGE EMISSIONS IN 2008

Emissions Source	Emissions in Tons Per Day					
	VOC	CO	NOx	SOx	PM_{10}	$PM_{2.5}$
South Coast Air Basin						
Stationary Sources	107.0	48.1	56.0	16.1	24.0	15.4
Areawide Sources	142.6	111.3	25.8	0.9	214.9	52.1
Mobile Sources	361.6	3,090.0	738.2	21.0	43.4	34.4
Natural (non-anthropogenic) Sources	86.5	164.2	5.0	1.5	16.6	14.1
Total Emissions	697.7	3,413.5	825.0	39.5	289.9	115.9
Los Angeles County - SCAQMD Jurisdiction						
Stationary Sources	61.0	34.7	36.6	14.4	13.4	9.7
Areawide Sources	81.5	44.0	15.3	0.4	103.8	26.2
Mobile Sources	209.2	1,801.3	446.6	19.5	25.7	20.5
Natural (non-anthropogenic) Sources	34.3	65.0	1.9	0.6	6.6	5.6
Total Emissions	386.0	1,945.0	500.4	34.9	149.5	62.0

Source of table data: California Air Resources Board, September 2013.

Measurements of ambient concentrations of the criteria pollutants are used by the U.S. EPA and the ARB to assess and classify the air quality of each regional air basin, county, or, in some cases, a specific urbanized area. The classification is determined by comparing actual monitoring data with national and State standards. If a pollutant concentration in an area is lower than the standard, the area is classified as being in "attainment" for that pollutant. If the pollutant concentration meets or exceeds the standard (depending on the specific standard for the individual pollutants), the area is classified as a "nonattainment" area. If there are not enough data available to determine whether the standard is exceeded in an area, the area is designated "unclassified."

The U.S. EPA and the ARB use different standards for determining whether an air basin or county is an attainment area. Under national standards, the Basin is currently classified as an extreme nonattainment area for 8-hour ozone concentrations, a serious nonattainment area for PM_{10}, and a nonattainment area for $PM_{2.5}$. The Basin is in attainment or designated as unclassified for all other criteria pollutants under national standards. Under State standards, the Basin is designated as a nonattainment area for ozone, nitrogen dioxide (NO_2), PM_{10}, and $PM_{2.5}$, and an attainment area for all other criteria pollutants.

TABLE 2 - LOCAL AMBIENT AIR QUALITY

Emissions Source	Year		
	2009	2010	2011
Ozone			
Maximum 1-hour concentration measured	0.139 ppm	0.098 ppm	0.087 ppm
Days exceeding state 0.090 ppm 1-hour standard	3	1	0
Maximum 8-hour concentration measured	0.100 ppm	0.080 ppm	0.065 ppm
Days exceeding national 0.075 pm 8-hour standard	2	1	0
Days exceeding state 0.070 pm 8-hour standard	5	1	0
Respirable Particulate Matter (PM_{10})			
Maximum 24-hour concentration measured	72.0 $\mu g/m^3$	42.0 $\mu g/m^3$	53.0 $\mu g/m^3$
Days (%) exceeding national 150 $\mu g/m^3$ 24-hour standard	0 (0)	0 (0)	0 (0)
Days (%) exceeding state 50 $\mu g/m^3$ 24-hour standard	4 (6.7)	0 (0)	1 (2)
Annual Arithmetic Mean (AAM) measured	33.1 $\mu g/m^3$	27.1 $\mu g/m^3$	29.0 $\mu g/m^3$
Does AAM exceed state 20 $\mu g.m^3$ standard?	Yes	Yes	Yes
Fine Particulate Matter ($PM_{2.5}$)			
Maximum 24-hour concentration measured	61.7 $\mu g/m^3$	39.2 $\mu g/m^3$	49.3 $\mu g/m^3$
Days (%) exceeding national 35 $\mu g/m^3$ 24-hour standard	7 (1.9)	2 (0.6)	4 (2.1)
Annual Arithmetic Mean (AAM) measured	14.3 $\mu g/m^3$	11.9 $\mu g/m^3$	13.0 $\mu g/m^3$
Does AAM exceed state 12 $\mu g.m^3$ standard?	Yes	No	Yes
Carbon Monoxide (CO)			
Maximum 8-hour concentration measured	2.2 ppm	2.3 ppm	2.4 ppm
Days exceeding national and state 9.0 ppm 8-hour standard	0	0	0

ppm = parts per million by volume.

$\mu g/m^3$ = micrograms per cubic meter.

AAM = Annual Arithmetic Mean.

Source of table data: South Coast Air Quality Management District, September 2013.

Existing Local Air Quality

The SCAQMD monitors ambient air pollutant concentrations through a series of monitoring stations located throughout the Basin. In doing so, the SCAQMD has divided the region into 27 source receptor areas (SRAs) in which 31 monitoring stations operate. The proposed project site is located within SRA 1, which covers the Central Los Angeles County area. Table 2 identifies the national and state ambient air quality standards for relevant air pollutants along with the ambient pollutant concentrations that have been measured within SRA 1 through the period 2009 through 2011.

The project site is located along a heavily trafficked segment of Beverly Boulevard within an urbanized area consisting of residential, retail, and commercial uses. Air pollutant emissions are generated in the local vicinity by stationary sources and mobile sources, primarily automobile, truck, and bus traffic. Motor vehicles are the primary source of pollutants in the local vicinity.

Existing Project Site Emissions

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

TABLE 3 - ESTIMATED EXISTING SITE USES MASS DAILY EMISSIONS

Emissions Source	Emissions in Pounds Per Day					
	VOC	NOx	CO	SOx	PM_{10}	$PM_{2.5}$
Summer (Smog Season) Emissions						
Area Sources	2.9	<0.1	<0.1	<0.1	<0.1	<0.1
Energy Sources	0.1	0.4	0.4	<0.1	<0.1	<0.1
Mobile Sources	21.3	20.3	88.1	0.2	10.1	3.0
Total Emissions	24.2	20.8	88.5	0.2	10.2	3.0
Winter Emissions						
Area Sources	2.9	<0.1	<0.1	<0.1	<0.1	<0.1
Energy Sources	0.1	0.4	0.4	<0.1	<0.1	<0.1
Mobile Sources	24.2	21.4	88.2	0.1	10.2	3.0
Total Emissions	27.2	21.8	88.6	0.1	10.2	3.0

CalEEMod result sheets are provided in Appendix A.

The estimated mass daily operational emissions associated with the existing uses at the project site have been calculated utilizing the California Emissions Estimator Model (CalEEMod v. 2013.2.1) recommended by the SCAQMD. These emissions are shown in Table 3. As shown, mobile sources are the primary contributors to the existing site uses emissions inventory.

THRESHOLDS OF SIGNIFICANCE

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

(a) Conflict with or obstruct implementation of the applicable air quality plan;

(b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation;

(c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors);

(d) Expose sensitive receptors to substantial pollutant concentrations; or

(e) Create objectionable odors affecting a substantial number of people.

According to the Initial Study prepared for the proposed project, no significant odor impacts are anticipated to occur as a result of the proposed project. Odors are typically associated with industrial projects involving the use of chemicals, solvents, petroleum products, and other strong-smelling elements used in manufacturing processes, as well as sewage treatment facilities and landfills. As the proposed project involves no elements related to these types of activities, no odors are anticipated. Therefore, no further evaluation of this potential impact is provided in this report.

The thresholds discussed below are currently recommended by the SCAQMD in the CEQA Air Quality Handbook and newer thresholds of significance to translate the CEQA Guidelines thresholds into numerical values or performance standards. As discussed previously in this technical report, the City of West Hollywood utilizes the CEQA Air Quality Handbook and newer thresholds of significance as the guidance documents for the environmental review of plans and development proposals within the Basin portion of its jurisdiction.

Consistency with the AQMP

For general development projects, the SCAQMD recommends that consistency with the current AQMP be determined by comparing the population generated by the project to the population projections used in

the development of the AQMP. Exceeding the AQMP population projections could jeopardize attainment of the air quality conditions projected in the AQMP and is considered to be a significant impact.

Violation of Air Quality Standards or Substantial Contribution to Air Quality Violations

The following thresholds of significance were published by the SCAQMD in March 2011.

The SCAQMD currently recommends that projects with construction-related mass daily emissions that exceed any of the following emissions thresholds should be considered significant:

- 75 pounds per day of VOC
- 100 pounds per day of NOx
- 550 pounds per day of CO
- 150 pounds per day of SOx
- 150 pounds per day of PM_{10}
- 55 pounds per day of $PM_{2.5}$

The SCAQMD currently recommends that projects with operational mass daily emissions that exceed any of the following emissions thresholds should be considered significant:

- 55 pounds per day of VOC
- 55 pounds per day of NOx
- 550 pounds per day of CO
- 150 pounds per day of SOx
- 150 pounds per day of PM_{10}
- 55 pounds per day of $PM_{2.5}$

Cumulatively Considerable Net Increase of Criteria Pollutants

The SCAQMD recommends that any operational emissions from individual projects that exceed the mass daily thresholds be considered cumulatively considerable. These thresholds apply to individual development projects only; they do not apply to the combined emissions generated by a set of cumulative development projects.

Exposure of Sensitive Receptors to Substantial Pollutant Concentrations

The SCAQMD considers residences, schools, daycare centers, playgrounds, and medical facilities to be sensitive receptor land uses.

The SCAQMD currently recommends that projects with site-specific operational emissions that generate the following localized pollutant concentrations at existing human receptors should be considered significant:

- 2.5 micrograms per cubic meter ($\mu g/m^3$) of PM_{10} averaged over a 24-hour period
- 2.5 $\mu g/m^3$ meter of $PM_{2.5}$ averaged over a 24-hour period

Because the Basin is currently in attainment of the national and State ambient air quality standards for NO_2 and CO, the SCAQMD currently recommends that projects with site-specific operational emissions that cause the following ambient air quality standards to be exceeded or contributes substantially to an exceeded standard at existing human receptors should be considered significant:

- 0.25 parts per million NO_2 averaged over a 1-hour period (State standard)
- 20 parts per million of CO averaged over a 1-hour period (State standard)
- 9.0 parts per million of CO averaged over an 8-hour period (national and State standard)

PROJECT IMPACTS AND MITIGATION MEASURES

Consistency with the AQMP

Threshold: Would the proposed project conflict with or obstruct implementation of the applicable air quality plan.

Impact: Implementation of the proposed project would not conflict with or obstruct implementation of the 2012 AQMP. The impact of the proposed project would be less than significant.

Impact Analysis

The 2012 AQMP, discussed previously, was prepared to accommodate growth, to reduce the high levels of pollutants within the areas under the jurisdiction of SCAQMD, to return clean air to the region, and to minimize the impact of pollution control on the economy. Projects that are considered to be consistent with the AQMP would not interfere with attainment because this growth is included in the projections utilized in the formulation of the 2012 AQMP. Therefore, projects, uses, and activities that are consistent with the applicable assumptions used in the development of the AQMP would not jeopardize attainment

of the air quality levels identified in the AQMP, even if they exceed the SCAQMD's recommended daily emissions thresholds.

It is assumed that the proposed project would comply with all SCAQMD rules and regulations that are in effect at the time of development; the project applicant is not requesting any exemptions from the currently adopted or proposed rules. The portion of the project site is designated Two Family Residential (R1B) and the portion of the site along Beverly Boulevard is designated Community Commercial (CC1). According to the Land Use and Urban Form Element of the West Hollywood General Plan 2035, mixed-use development with residential, commercial, and office uses is encouraged in the Community Commercial 1 areas near major intersections and in locations with high-frequency transit service. The project site is located in close proximity to the major intersection of Beverly Boulevard and Robertson Boulevard. Beverly Boulevard is also a commercial corridor and Metro Local Line 14 travels east-west along Beverly Boulevard directly south of the project site with average headways of eight minutes during the morning and afternoon peak hours. Other transit lines such as Metro Local Line 220, Metro Local Line 10, Metro Local Line 30, Metro Local Line 330, the West Hollywood Cityline Blue Route, and the West Hollywood Cityline Orange Route are located within walking distance of the project site. Residents and employees of the proposed mixed-use project would have access to each of these existing transit services. Therefore, residential and employment uses are permitted and encouraged under the existing land use designations for the project site.

Using employment generation rates from the School Justification Studies for the Los Angeles Unified School District, the existing office and commercial uses at the project site would be expected to accommodate approximately 347 employees.[2] The proposed project would be expected to accommodate approximately 124 residents and approximately 91 employees.[3] This equates to a net reduction of 132 persons at the project site.

The increase in residential population resulting from implementation of the proposed project (124 residents) is considered minimal, as it would represent approximately 2.8 percent of the anticipated population growth in West Hollywood from 2008 to 2035.[4] This would not be a substantial increase,

[2] Based upon 85,751 square feet of office space x 3.4965 employees per 1,000 square feet (300 employees), 21,249 square feet of retail space x 2.2371 employees per 1,000 square feet (48 employees), and 3,879 square feet of restaurant space x 2.2371 employees per 1,000 square feet (9 employees).

[3] Residential population generation is based upon the City of West Hollywood 2013 Community Study identification of 1.53 residents per household. Employment estimates based upon 19,875 square feet of retail space x 2.2371 employees per 1,000 square feet (44 employees), 10,562 square feet of office space x 3.4965 employees per 1,000 square feet (37 employees), and 4,394 square feet of restaurant space x 2.2371 employees per 1,000 square feet (10 employees).

[4] Under the General Plan 2035, the population could increase to 44,182 under buildout of the plan, which results in a difference of 4,361 over SCAG projections.

because the addition of 124 persons would be within the SCAG's population projection for West Hollywood. As such, the population increase is within the level of anticipated development of the site based on SCAG projects and the City's General Plan. Therefore, the proposed project would not conflict with the 2012 AQMP and, as such, would not jeopardize attainment of state and national ambient air quality standards in the area under the jurisdiction of the SCAQMD. This would be a less than significant impact.

Violation of Air Quality Standards or Substantial Contribution to Air Quality Violations

Threshold: Would the proposed project violate any air quality standard or contribute substantially to an existing or projected air quality violation.

Impact: The mass daily emissions generated by project construction and operational activities would not exceed the thresholds of significance recommended by the SCAQMD. Therefore, construction and operation of the proposed project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation. The impact of the proposed project would be less than significant.

Impact Analysis

Mass Daily Construction Emissions

Construction of the proposed project is expected to last for approximately 20 months and include all of the activities discussed previously in this report. As with all construction projects less than five acres in size, the proposed project would be subject to the best available control measures of Table 1 of SCAQMD Rule 403 for the control of fugitive dust throughout the construction phases of development along with Rule 403 implement through mitigation measure 3.2-1 from the Final Program EIR for the City of West Hollywood General Plan and Climate Action Plan. Project construction activities would also be subject to air pollution controls enforced through mitigation measure 3.2-2 from the Final Program EIR for the City of West Hollywood General Plan and Climate Action Plan, which states:

> *The City shall require each project applicant, as a condition of project approval, to implement the following measures to reduce exhaust emissions from construction equipment.*
>
> - *Commercial electric power shall be provided to the project site in adequate capacity to avoid or minimize the use of portable gas-powered electric generators and equipment.*
> - *Where feasible, equipment requiring the use of fossil fuels (e.g., diesel) shall be replaced or substituted with electrically driven equivalents (provided that they are not run via a portable generator set).*
> - *To the extent feasible, alternative fuels and emission controls shall be used to further reduce exhaust emissions.*

- *On-site equipment shall not be left idling when not in use.*
- *The hours of operation of heavy-duty equipment and/or the amount of equipment in use at any one time shall be limited.*
- *Staging areas for heavy-duty construction equipment shall be located as far as possible from sensitive receptors.*
- *Before construction contracts are issued, the project applicants shall perform a review of new technology, in consultation with SCAQMD, as it relates to heavy-duty equipment, to determine what (if any) advances in emissions reductions are available for use and are economically feasible. Construction contract and bid specifications shall require contractors to utilize the available and economically feasible technology on an established percentage of the equipment fleet. It is anticipated that in the near future, both NOx and PM_{10} control equipment will be available.*

The analysis of mass daily construction emissions has been prepared utilizing CalEEMod, as recommended by the SCAQMD, with the assumption that the project would comply with the fugitive dust control requirements of SCAQMD Rule 403. The mass daily construction-related emissions are shown in Table 4. These emissions assume a worst-case scenario in which the full set construction equipment would be used each day throughout the entire construction phase. In reality, each piece of equipment would only be used for a portion of each day and there would be days when very little equipment is used.

TABLE 4 - ESTIMATED MASS DAILY CONSTRUCTION EMISSIONS

Year of Construction	Emissions in Pounds Per Day					
	VOC	NOx	CO	SOx	PM_{10}	$PM_{2.5}$
2014	6.5	33.4	25.4	<0.1	3.0	2.1
2015	6.9	55.4	37.1	0.1	5.5	3.1
2016	6.2	2.5	3.1	<0.1	0.4	0.3
SCAQMD Thresholds of Significance	75.0	100.0	550.0	150.0	150.0	55.0
Significant Impact?	No	No	No	No	No	No

Construction emission calculations based on the construction phasing discussed previously in this report.

Calculated PM_{10} and $PM_{2.5}$ emissions assume compliance with SCAQMD Rule 403.

CalEEMod result sheets are provided in Appendix B.

As shown in Table 4, the mass daily construction-related emissions generated during the project construction phase would not exceed the thresholds of significance recommended by the SCAQMD. Therefore, this impact of the project would be less than significant.

Mass Daily Operational Emissions

Operational emissions generated by area sources, energy sources, and mobile sources would result from the increased amount of normal day-to-day activities at the project site after occupation. The net change in daily operational emissions has been calculated utilizing CalEEMod. The results of these calculations are presented in Table 5. As shown, the mass daily operational emissions associated with the proposed project would be less than those associated with the existing land uses at the project site. This is largely due to the proposed project generating 129 fewer vehicle trips per day than the existing uses at the project site.[5] It should also be noted that the total mass daily emissions associated with the proposed project - not discounting the emissions associated with the existing site uses - would not exceed the SCAQMD's thresholds of significance. As such, the impact of the project would be less than significant.

TABLE 5 - ESTIMATED MASS DAILY PROJECT OPERATIONAL EMISSIONS

Emissions Source	Emissions in Pounds Per Day					
	VOC	NOx	CO	SOx	PM_{10}	$PM_{2.5}$
Summer (Smog Season) Emissions						
Area Sources	3.8	0.1	6.8	<0.1	<0.1	<0.1
Energy Sources	0.1	0.5	0.3	<0.1	<0.1	<0.1
Mobile Sources	14.8	13.9	58.2	0.1	9.3	2.6
Total Emissions	18.7	14.5	65.3	0.1	9.4	2.7
Existing Site Emissions	24.2	20.8	88.5	0.2	10.2	3.0
Net Change	-5.5	-6.3	-23.2	-<0.1	-0.8	-0.3
SCAQMD Thresholds of Significance	55.0	55.0	550.0	150.0	150.0	55.0
Significant Impact?	No	No	No	No	No	No
Winter Emissions						
Area Sources	3.8	0.1	6.8	<0.1	<0.1	<0.1
Energy Sources	0.1	0.5	0.3	<0.1	<0.1	<0.1
Mobile Sources	16.9	14.5	58.7	0.1	9.3	2.6
Total Emissions	20.8	15.2	65.8	0.1	9.4	2.7
Existing Site Emissions	27.2	21.8	88.6	0.1	10.2	3.0
Net Change	-6.4	-6.7	-22.8	-<0.1	-0.8	-0.3
SCAQMD Thresholds of Significance	55.0	55.0	550.0	150.0	150.0	55.0
Significant Impact?	No	No	No	No	No	No

CalEEMod result sheets are provided in Appendix B.

[5] Gibson Transportation Consulting, Inc., 2013.

Cumulatively Considerable Net Increase of Criteria Pollutants

Threshold: Would the proposed project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors).

Impact: The mass daily and localized emissions generated by project construction and operational activities would not exceed the thresholds of significance recommended by the SCAQMD. Therefore, the proposed project would not generate a cumulatively considerable net increase of criteria pollutants. This would be a less than significant cumulative impact.

Analysis

Because the Basin is currently in nonattainment for ozone, NO_2, PM_{10} and $PM_{2.5}$, related projects may likely exceed an air quality standard or contribute to an existing or projected air quality exceedance. With respect to determining the significance of the proposed project contribution, the SCAQMD neither recommends quantified analyses of construction and/or operational emissions from multiple development projects nor provides methodologies or thresholds of significance to be used to assess the cumulative emissions generated by multiple cumulative projects. Instead, the SCAQMD recommends that a project's potential contribution to cumulative impacts be assessed utilizing the same significance criteria as those for project specific impacts. Furthermore, the SCAQMD states that if an individual development project generates less-than-significant construction or operational emissions impacts, then the development project would not contribute to a cumulatively considerable increase in emissions for those pollutants for which the Basin is in nonattainment.

As discussed above, the mass daily construction-related emissions generated by the proposed project would not exceed any of thresholds of significance recommended by the SCAQMD. The mass daily operational emissions associated with the proposed project would be less than those associated with the existing land uses at the project site. Also, as discussed below, localized construction-related and operational emissions generated by the proposed project would not exceed the SCAQMD's Localized Significance Thresholds (LSTs). Therefore, the proposed project would not contribute a cumulatively considerable increase in emissions of the pollutants for which the Basin is in nonattainment. The cumulative air quality impacts associated with the proposed project would be less than significant.

Exposure of Sensitive Receptors to Substantial Pollutant Concentrations

Threshold: Would the proposed project expose sensitive receptors to substantial pollutant concentrations.

Impact: Emissions generated by the proposed project would not expose receptors in the vicinity of the project site to substantial pollutant concentrations. The impact of the project would be less than significant.

Analysis

Land uses that are considered more sensitive to changes in air quality than others are referred to as sensitive receptors. Land uses such as primary and secondary schools, hospitals, and convalescent homes are considered to be sensitive to poor air quality because the very young, the old, and the infirm are more susceptible to respiratory infections and other air quality-related health problems than the general public. Residential uses are considered sensitive because people in residential areas are often at home for extended periods of time, so they could be exposed to pollutants for extended periods. Recreational areas are considered moderately sensitive to poor air quality because vigorous exercise associated with recreation places a high demand on the human respiratory function.

The nearest sensitive receptors to the proposed project site are the residents located to the immediate east of the project site, to the north of Rosewood Avenue, and further to the west of the project site. There are no schools in close proximity to the project site.

The localized emissions of concern are NOx, CO, PM_{10}, and $PM_{2.5}$. The SCAQMD has developed localized significance threshold (LST) look-up tables for project sites that are one, two, and five acres in size to simplify the evaluation of localized emissions at small sites. LSTs are provided for each SRA and various distances from the source of emissions, and represent the maximum emissions from a project that are not expected to cause or contribute to an exceedance of the most stringent applicable federal or State ambient air quality standards in the affected area. In the case of this analysis, the proposed project site is located within SRA 1 and the nearest home is adjacent to the site. Because the project site is between one and two acres, the thresholds were adjusted using linear regression based on the size of the project site (1.73 acres). The closest receptor distance in the SCAQMD's mass rate look-up tables is 25 meters. Projects that are located closer than 25 meters to the nearest receptor are directed to use the LSTs for receptors located within 25 meters.

Localized Construction Emissions

Table 6 identifies the maximum daily emissions that are estimated to occur at the project site during the construction phases of the proposed project. As shown, emissions during the construction phases would not exceed the SCAQMD's LST for the specified pollutants. Therefore, impacts related to localized pollutant concentrations during construction would be less than significant.

Localized Operational Emissions

The average daily localized operational emissions that would be generated at the proposed project site are shown in Table 7 along with the applicable operational LSTs for SRA 1. As shown on-site operational emissions generated by the proposed project would not approach the established SCAQMD localized thresholds. Therefore, this impact would be less than significant.

TABLE 6 - ESTIMATED DAILY LOCALIZED CONSTRUCTION EMISSIONS

Construction Phase	Emissions in Pounds Per Day			
	NOx	CO	PM_{10}	$PM_{2.5}$
Demolition				
On-site Emissions	30.5	22.2	2.6	1.9
SCAQMD Localized Thresholds	98.8	948.6	7.2	4.5
Significant Impact?	No	No	No	No
Building Construction and Excavation				
On-site Emissions	44.5	29.4	4.6	3.6
SCAQMD Localized Thresholds	98.8	948.6	7.2	4.5
Significant Impact?	No	No	No	No
Building Construction and Parking Structure				
On-site Emissions	26.5	18.2	1.9	1.8
SCAQMD Localized Thresholds	98.8	948.6	7.2	4.5
Significant Impact?	No	No	No	No
Building Construction and Architectural Coatings				
On-site Emissions	25.1	17.2	1.8	1.8
SCAQMD Localized Thresholds	98.8	948.6	7.2	4.5
Significant Impact?	No	No	No	No

Note: Localized thresholds for construction emissions at a receptor distance of 25 meters, as established by the SCAQMD for sites in SRA 1.

CalEEMod result sheets are provided in Appendix B.

TABLE 7 - ESTIMATED DAILY LOCALIZED OPERATIONAL EMISSIONS

Emissions Source	Emissions in Pounds per Day			
	NOx	CO	PM_{10}	$PM_{2.5}$
Area Sources	0.1	6.8	<0.1	<0.1
Energy Sources	0.5	0.3	<0.1	<0.1
Total Emissions	0.6	7.1	<0.1	<0.1
SCAQMD Thresholds of Significance	98.8	948.6	2.0	1.7
Significant Impact?	No	No	No	No

Note: Localized thresholds for operational emissions at a receptor distance of 25 meters, as established by the SCAQMD for sites in SRA 1.

CalEEMod result sheets are provided in Appendix B.

In addition to the emissions generated at the project site, localized emissions would also be generated by vehicles traveling through nearby intersections. Traffic-congested roadways and intersections have the potential to generate localized high levels of CO. Localized areas where ambient concentrations exceed national and/or state standards for CO are termed CO "hotspots." The SCAQMD considers CO as a localized problem requiring additional analysis when a project is likely to subject sensitive receptors to CO hotspots.

As discussed in the Draft Transportation Study prepared for the proposed project, the proposed project would generate 129 fewer daily trips, 48 fewer A.M. peak hour trips, and 37 fewer P.M. peak hour trips than the existing uses at the project site.[6] Therefore, the proposed project would not worsen the operating conditions of the local study-area intersections that could create a localized CO hotspot. This would be a less than significant impact.

MITIGATION MEASURES

Although the construction-related impacts of the proposed project would not be significant, the project would be required to implement mitigation measures 3.2-1 and 3.2-2 from the Final Program EIR for the City of West Hollywood General Plan and Climate Action Plan.

CUMULATIVE IMPACTS

Because the area of the Basin is currently in nonattainment for ozone, NO_2, PM_{10}, and $PM_{2.5}$, other new projects in the local vicinity could exceed an air quality standard or contribute to an existing or projected air quality exceedance. With regard to determining the significance of the proposed project contribution, the SCAQMD considers any construction-related and/or operational emissions from individual projects that exceed the project-specific thresholds of significance identified above to be considered cumulatively considerable. As discussed previously in this report, the mass daily construction-related emissions generated by the proposed project would not exceed any of thresholds of significance recommended by the SCAQMD. The mass daily operational emissions associated with the proposed project would be less than those associated with the existing land uses at the project site. Also, localized construction-related and operational emissions generated by the proposed project would not exceed the SCAQMD's LSTs. Therefore, the proposed project would not contribute a cumulatively considerable increase in emissions for the pollutants for which the Basin is in nonattainment. The cumulative air quality impacts associated with the proposed project would be less than significant.

[6] Gibson Transportation Consulting, Inc., 2013.

UNAVOIDABLE SIGNIFICANT IMPACTS

The proposed project would not create any unavoidable significant air quality impacts.

REFERENCES

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

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South Coast Air Quality Management District. March 2011. *SCAQMD Air Quality Significance Thresholds*.

APPENDIX A - NATIONAL AND STATE AMBIENT AIR QUALITY STANDARDS

Ambient Air Quality Standards

Pollutant	Averaging Time	California Standards [1]		National Standards [2]		
		Concentration [3]	Method [4]	Primary [3,5]	Secondary [3,6]	Method [7]
Ozone (O_3)	1 Hour	0.09 ppm (180 $\mu g/m^3$)	Ultraviolet Photometry	—	Same as Primary Standard	Ultraviolet Photometry
	8 Hour	0.070 ppm (137 $\mu g/m^3$)		0.075 ppm (147 $\mu g/m^3$)		
Respirable Particulate Matter (PM10)[8]	24 Hour	50 $\mu g/m^3$	Gravimetric or Beta Attenuation	150 $\mu g/m^3$	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	20 $\mu g/m^3$		—		
Fine Particulate Matter (PM2.5)[8]	24 Hour	—	—	35 $\mu g/m^3$	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	12 $\mu g/m^3$	Gravimetric or Beta Attenuation	12.0 $\mu g/m^3$	15 $\mu g/m^3$	
Carbon Monoxide (CO)	1 Hour	20 ppm (23 mg/m^3)	Non-Dispersive Infrared Photometry (NDIR)	35 ppm (40 mg/m^3)	—	Non-Dispersive Infrared Photometry (NDIR)
	8 Hour	9.0 ppm (10 mg/m^3)		9 ppm (10 mg/m^3)	—	
	8 Hour (Lake Tahoe)	6 ppm (7 mg/m^3)		—	—	
Nitrogen Dioxide (NO_2)[9]	1 Hour	0.18 ppm (339 $\mu g/m^3$)	Gas Phase Chemiluminescence	100 ppb (188 $\mu g/m^3$)	—	Gas Phase Chemiluminescence
	Annual Arithmetic Mean	0.030 ppm (57 $\mu g/m^3$)		0.053 ppm (100 $\mu g/m^3$)	Same as Primary Standard	
Sulfur Dioxide (SO_2)[10]	1 Hour	0.25 ppm (655 $\mu g/m^3$)	Ultraviolet Fluorescence	75 ppb (196 $\mu g/m^3$)	—	Ultraviolet Flourescence; Spectrophotometry (Pararosaniline Method)
	3 Hour	—		—	0.5 ppm (1300 $\mu g/m^3$)	
	24 Hour	0.04 ppm (105 $\mu g/m^3$)		0.14 ppm (for certain areas)[10]	—	
	Annual Arithmetic Mean	—		0.030 ppm (for certain areas)[10]	—	
Lead[11,12]	30 Day Average	1.5 $\mu g/m^3$	Atomic Absorption	—	—	High Volume Sampler and Atomic Absorption
	Calendar Quarter	—		1.5 $\mu g/m^3$ (for certain areas)[12]	Same as Primary Standard	
	Rolling 3-Month Average	—		0.15 $\mu g/m^3$		
Visibility Reducing Particles[13]	8 Hour	See footnote 13	Beta Attenuation and Transmittance through Filter Tape	**No National Standards**		
Sulfates	24 Hour	25 $\mu g/m^3$	Ion Chromatography			
Hydrogen Sulfide	1 Hour	0.03 ppm (42 $\mu g/m^3$)	Ultraviolet Fluorescence			
Vinyl Chloride[11]	24 Hour	0.01 ppm (26 $\mu g/m^3$)	Gas Chromatography			

See footnotes on next page …

1. California standards for ozone, carbon monoxide (except 8-hour Lake Tahoe), sulfur dioxide (1 and 24 hour), nitrogen dioxide, and particulate matter (PM10, PM2.5, and visibility reducing particles), are values that are not to be exceeded. All others are not to be equaled or exceeded. California ambient air quality standards are listed in the Table of Standards in Section 70200 of Title 17 of the California Code of Regulations.

2. National standards (other than ozone, particulate matter, and those based on annual arithmetic mean) are not to be exceeded more than once a year. The ozone standard is attained when the fourth highest 8-hour concentration measured at each site in a year, averaged over three years, is equal to or less than the standard. For PM10, the 24 hour standard is attained when the expected number of days per calendar year with a 24-hour average concentration above 150 $\mu g/m^3$ is equal to or less than one. For PM2.5, the 24 hour standard is attained when 98 percent of the daily concentrations, averaged over three years, are equal to or less than the standard. Contact the U.S. EPA for further clarification and current national policies.

3. Concentration expressed first in units in which it was promulgated. Equivalent units given in parentheses are based upon a reference temperature of 25°C and a reference pressure of 760 torr. Most measurements of air quality are to be corrected to a reference temperature of 25°C and a reference pressure of 760 torr; ppm in this table refers to ppm by volume, or micromoles of pollutant per mole of gas.

4. Any equivalent measurement method which can be shown to the satisfaction of the ARB to give equivalent results at or near the level of the air quality standard may be used.

5. National Primary Standards: The levels of air quality necessary, with an adequate margin of safety to protect the public health.

6. National Secondary Standards: The levels of air quality necessary to protect the public welfare from any known or anticipated adverse effects of a pollutant.

7. Reference method as described by the U.S. EPA. An “equivalent method” of measurement may be used but must have a “consistent relationship to the reference method” and must be approved by the U.S. EPA.

8. On December 14, 2012, the national annual PM2.5 primary standard was lowered from 15 $\mu g/m^3$ to 12.0 $\mu g/m^3$. The existing national 24-hour PM2.5 standards (primary and secondary) were retained at 35 $\mu g/m^3$, as was the annual secondary standard of 15 $\mu g/m^3$. The existing 24-hour PM10 standards (primary and secondary) of 150 $\mu g/m^3$ also were retained. The form of the annual primary and secondary standards is the annual mean, averaged over 3 years.

9. To attain the 1-hour national standard, the 3-year average of the annual 98th percentile of the 1-hour daily maximum concentrations at each site must not exceed 100 ppb. Note that the national 1-hour standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the national 1-hour standard to the California standards the units can be converted from ppb to ppm. In this case, the national standard of 100 ppb is identical to 0.100 ppm.

10. On June 2, 2010, a new 1-hour SO_2 standard was established and the existing 24-hour and annual primary standards were revoked. To attain the 1-hour national standard, the 3-year average of the annual 99th percentile of the 1-hour daily maximum concentrations at each site must not exceed 75 ppb. The 1971 SO_2 national standards (24-hour and annual) remain in effect until one year after an area is designated for the 2010 standard, except that in areas designated nonattainment for the 1971 standards, the 1971 standards remain in effect until implementation plans to attain or maintain the 2010 standards are approved.

    Note that the 1-hour national standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the 1-hour national standard to the California standard the units can be converted to ppm. In this case, the national standard of 75 ppb is identical to 0.075 ppm.

11. The ARB has identified lead and vinyl chloride as 'toxic air contaminants' with no threshold level of exposure for adverse health effects determined. These actions allow for the implementation of control measures at levels below the ambient concentrations specified for these pollutants.

12. The national standard for lead was revised on October 15, 2008 to a rolling 3-month average. The 1978 lead standard (1.5 $\mu g/m^3$ as a quarterly average) remains in effect until one year after an area is designated for the 2008 standard, except that in areas designated nonattainment for the 1978 standard, the 1978 standard remains in effect until implementation plans to attain or maintain the 2008 standard are approved.

13. In 1989, the ARB converted both the general statewide 10-mile visibility standard and the Lake Tahoe 30-mile visibility standard to instrumental equivalents, which are "extinction of 0.23 per kilometer" and "extinction of 0.07 per kilometer" for the statewide and Lake Tahoe Air Basin standards, respectively.

APPENDIX B -
EXISTING PROJECT SITE LAND USE EMISSIONS CALCULATION DATA

8899 Beverly Boulevard - Existing Land Uses

South Coast Air Basin, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	64.50	1000sqft	0.14	64,502.00	0
Parking Lot	48.00	1000sqft	1.10	48,000.00	0
Quality Restaurant	3.88	1000sqft	0.00	3,879.00	0
Strip Mall	21.25	1000sqft	0.49	21,249.00	0

1.2 Other Project Characteristics

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

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

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

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

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

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

Grading -

Demolition -

Architectural Coating -

Vehicle Trips -

Woodstoves -

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

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

Construction Off-road Equipment Mitigation -

Energy Mitigation -

Water Mitigation -

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

Trips and VMT - 0 worker trips.

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

2.0 Emissions Summary

2.1 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					
2012	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

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					
2012	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.8712	1.5000e-004	0.0149	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005		0.0301	0.0301	9.0000e-005		0.0321
Energy	0.0486	0.4418	0.3712	2.6500e-003		0.0336	0.0336		0.0336	0.0336		530.2098	530.2098	0.0102	9.7200e-003	533.4366
Mobile	21.2815	20.3206	88.1398	0.1458	9.7469	0.3963	10.1432	2.6034	0.3637	2.9671		13,764.1267	13,764.1267	0.6795		13,778.3970
Total	**24.2012**	**20.7626**	**88.5258**	**0.1484**	**9.7469**	**0.4299**	**10.1768**	**2.6034**	**0.3973**	**3.0007**		**14,294.3666**	**14,294.3666**	**0.6898**	**9.7200e-003**	**14,311.8657**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.8712	1.5000e-004	0.0149	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005		0.0301	0.0301	9.0000e-005		0.0321
Energy	0.0486	0.4418	0.3712	2.6500e-003		0.0336	0.0336		0.0336	0.0336		530.2098	530.2098	0.0102	9.7200e-003	533.4366
Mobile	21.2815	20.3206	88.1398	0.1458	9.7469	0.3963	10.1432	2.6034	0.3637	2.9671		13,764.1267	13,764.1267	0.6795		13,778.3970
Total	**24.2012**	**20.7626**	**88.5258**	**0.1484**	**9.7469**	**0.4299**	**10.1768**	**2.6034**	**0.3973**	**3.0007**		**14,294.3666**	**14,294.3666**	**0.6898**	**9.7200e-003**	**14,311.8657**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	12/31/2012	12/31/2012	5	1	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	0.00	81	0.73

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	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Clean Paved Roads

3.2 Demolition - 2012

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	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**		**0.0000**

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
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
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**		**0.0000**

3.2 Demolition - 2012

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	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**

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
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
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**		**0.0000**

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	21.2815	20.3206	88.1398	0.1458	9.7469	0.3963	10.1432	2.6034	0.3637	2.9671		13,764.1267	13,764.1267	0.6795		13,778.3970
Unmitigated	21.2815	20.3206	88.1398	0.1458	9.7469	0.3963	10.1432	2.6034	0.3637	2.9671		13,764.1267	13,764.1267	0.6795		13,778.3970

4.2 Trip Summary Information

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

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Quality Restaurant	16.60	8.40	6.90	12.00	69.00	19.00	38	18	44
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

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

5.0 Energy Detail

4.4 Fleet Mix

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0486	0.4418	0.3712	2.6500e-003		0.0336	0.0336		0.0336	0.0336		530.2098	530.2098	0.0102	9.7200e-003	533.4366
NaturalGas Unmitigated	0.0486	0.4418	0.3712	2.6500e-003		0.0336	0.0336		0.0336	0.0336		530.2098	530.2098	0.0102	9.7200e-003	533.4366

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					
Quality Restaurant	2476.29	0.0267	0.2428	0.2039	1.4600e-003		0.0185	0.0185		0.0185	0.0185		291.3282	291.3282	5.5800e-003	5.3400e-003	293.1012
Strip Mall	98.9679	1.0700e-003	9.7000e-003	8.1500e-003	6.0000e-005		7.4000e-004	7.4000e-004		7.4000e-004	7.4000e-004		11.6433	11.6433	2.2000e-004	2.1000e-004	11.7142
General Office Building	1931.53	0.0208	0.1894	0.1591	1.1400e-003		0.0144	0.0144		0.0144	0.0144		227.2383	227.2383	4.3600e-003	4.1700e-003	228.6213
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0486**	**0.4418**	**0.3712**	**2.6600e-003**		**0.0336**	**0.0336**		**0.0336**	**0.0336**		**530.2098**	**530.2098**	**0.0102**	**9.7200e-003**	**533.4366**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Quality Restaurant	2.47629	0.0267	0.2428	0.2039	1.4600e-003		0.0185	0.0185		0.0185	0.0185		291.3282	291.3282	5.5800e-003	5.3400e-003	293.1012
Strip Mall	0.0989679	1.0700e-003	9.7000e-003	8.1500e-003	6.0000e-005		7.4000e-004	7.4000e-004		7.4000e-004	7.4000e-004		11.6433	11.6433	2.2000e-004	2.1000e-004	11.7142
General Office Building	1.93153	0.0208	0.1894	0.1591	1.1400e-003		0.0144	0.0144		0.0144	0.0144		227.2383	227.2383	4.3600e-003	4.1700e-003	228.6213
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0486**	**0.4418**	**0.3712**	**2.6600e-003**		**0.0336**	**0.0336**		**0.0336**	**0.0336**		**530.2098**	**530.2098**	**0.0102**	**9.7200e-003**	**533.4366**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.8712	1.5000e-004	0.0149	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005		0.0301	0.0301	9.0000e-005		0.0321
Unmitigated	2.8712	1.5000e-004	0.0149	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005		0.0301	0.0301	9.0000e-005		0.0321

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	0.1446					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.7251					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.5400e-003	1.5000e-004	0.0149	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005		0.0301	0.0301	9.0000e-005		0.0321
Total	**2.8712**	**1.5000e-004**	**0.0149**	**0.0000**		**5.0000e-005**	**5.0000e-005**		**5.0000e-005**	**5.0000e-005**		**0.0301**	**0.0301**	**9.0000e-005**		**0.0321**

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	0.1446					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.7251					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.5400e-003	1.5000e-004	0.0149	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005		0.0301	0.0301	9.0000e-005		0.0321
Total	**2.8712**	**1.5000e-004**	**0.0149**	**0.0000**		**5.0000e-005**	**5.0000e-005**		**5.0000e-005**	**5.0000e-005**		**0.0301**	**0.0301**	**9.0000e-005**		**0.0321**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

9.0 Operational Offroad

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

10.0 Vegetation

8899 Beverly Boulevard - Existing Land Uses

South Coast Air Basin, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	64.50	1000sqft	0.14	64,502.00	0
Parking Lot	48.00	1000sqft	1.10	48,000.00	0
Quality Restaurant	3.88	1000sqft	0.00	3,879.00	0
Strip Mall	21.25	1000sqft	0.49	21,249.00	0

1.2 Other Project Characteristics

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

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

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

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

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

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

Grading -

Demolition -

Architectural Coating -

Vehicle Trips -

Woodstoves -

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

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

Construction Off-road Equipment Mitigation -

Energy Mitigation -

Water Mitigation -

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

Trips and VMT - 0 worker trips.

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

2.0 Emissions Summary

2.1 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					
2012	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

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					
2012	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.8712	1.5000e-004	0.0149	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005		0.0301	0.0301	9.0000e-005		0.0321
Energy	0.0486	0.4418	0.3712	2.6500e-003		0.0336	0.0336		0.0336	0.0336		530.2098	530.2098	0.0102	9.7200e-003	533.4366
Mobile	24.2392	21.3733	88.2014	0.1384	9.7469	0.3999	10.1469	2.6034	0.3671	2.9705		13,080.5841	13,080.5841	0.6801		13,094.8665
Total	**27.1590**	**21.8153**	**88.5874**	**0.1411**	**9.7469**	**0.4336**	**10.1805**	**2.6034**	**0.4007**	**3.0041**		**13,610.8241**	**13,610.8241**	**0.6904**	**9.7200e-003**	**13,628.3352**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.8712	1.5000e-004	0.0149	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005		0.0301	0.0301	9.0000e-005		0.0321
Energy	0.0486	0.4418	0.3712	2.6500e-003		0.0336	0.0336		0.0336	0.0336		530.2098	530.2098	0.0102	9.7200e-003	533.4366
Mobile	24.2392	21.3733	88.2014	0.1384	9.7469	0.3999	10.1469	2.6034	0.3671	2.9705		13,080.5841	13,080.5841	0.6801		13,094.8665
Total	**27.1590**	**21.8153**	**88.5874**	**0.1411**	**9.7469**	**0.4336**	**10.1805**	**2.6034**	**0.4007**	**3.0041**		**13,610.8241**	**13,610.8241**	**0.6904**	**9.7200e-003**	**13,628.3352**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	12/31/2012	12/31/2012	5	1	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	0.00	81	0.73

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	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Clean Paved Roads

3.2 Demolition - 2012

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	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**		**0.0000**

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
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
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**		**0.0000**

3.2 Demolition - 2012

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	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**

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
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
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**		**0.0000**

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	24.2392	21.3733	88.2014	0.1384	9.7469	0.3999	10.1469	2.6034	0.3671	2.9705		13,080.5841	13,080.5841	0.6801		13,094.8665
Unmitigated	24.2392	21.3733	88.2014	0.1384	9.7469	0.3999	10.1469	2.6034	0.3671	2.9705		13,080.5841	13,080.5841	0.6801		13,094.8665

4.2 Trip Summary Information

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

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Quality Restaurant	16.60	8.40	6.90	12.00	69.00	19.00	38	18	44
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

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

5.0 Energy Detail

4.4 Fleet Mix

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0486	0.4418	0.3712	2.6500e-003		0.0336	0.0336		0.0336	0.0336		530.2098	530.2098	0.0102	9.7200e-003	533.4366
NaturalGas Unmitigated	0.0486	0.4418	0.3712	2.6500e-003		0.0336	0.0336		0.0336	0.0336		530.2098	530.2098	0.0102	9.7200e-003	533.4366

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					
Quality Restaurant	2476.29	0.0267	0.2428	0.2039	1.4600e-003		0.0185	0.0185		0.0185	0.0185		291.3282	291.3282	5.5800e-003	5.3400e-003	293.1012
Strip Mall	98.9679	1.0700e-003	9.7000e-003	8.1500e-003	6.0000e-005		7.4000e-004	7.4000e-004		7.4000e-004	7.4000e-004		11.6433	11.6433	2.2000e-004	2.1000e-004	11.7142
General Office Building	1931.53	0.0208	0.1894	0.1591	1.1400e-003		0.0144	0.0144		0.0144	0.0144		227.2383	227.2383	4.3600e-003	4.1700e-003	228.6213
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0486**	**0.4418**	**0.3712**	**2.6600e-003**		**0.0336**	**0.0336**		**0.0336**	**0.0336**		**530.2098**	**530.2098**	**0.0102**	**9.7200e-003**	**533.4366**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Quality Restaurant	2.47629	0.0267	0.2428	0.2039	1.4600e-003		0.0185	0.0185		0.0185	0.0185		291.3282	291.3282	5.5800e-003	5.3400e-003	293.1012
Strip Mall	0.0989679	1.0700e-003	9.7000e-003	8.1500e-003	6.0000e-005		7.4000e-004	7.4000e-004		7.4000e-004	7.4000e-004		11.6433	11.6433	2.2000e-004	2.1000e-004	11.7142
General Office Building	1.93153	0.0208	0.1894	0.1591	1.1400e-003		0.0144	0.0144		0.0144	0.0144		227.2383	227.2383	4.3600e-003	4.1700e-003	228.6213
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0486**	**0.4418**	**0.3712**	**2.6600e-003**		**0.0336**	**0.0336**		**0.0336**	**0.0336**		**530.2098**	**530.2098**	**0.0102**	**9.7200e-003**	**533.4366**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.8712	1.5000e-004	0.0149	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005		0.0301	0.0301	9.0000e-005		0.0321
Unmitigated	2.8712	1.5000e-004	0.0149	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005		0.0301	0.0301	9.0000e-005		0.0321

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	0.1446					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.7251					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.5400e-003	1.5000e-004	0.0149	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005		0.0301	0.0301	9.0000e-005		0.0321
Total	**2.8712**	**1.5000e-004**	**0.0149**	**0.0000**		**5.0000e-005**	**5.0000e-005**		**5.0000e-005**	**5.0000e-005**		**0.0301**	**0.0301**	**9.0000e-005**		**0.0321**

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	0.1446					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.7251					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.5400e-003	1.5000e-004	0.0149	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005		0.0301	0.0301	9.0000e-005		0.0321
Total	**2.8712**	**1.5000e-004**	**0.0149**	**0.0000**		**5.0000e-005**	**5.0000e-005**		**5.0000e-005**	**5.0000e-005**		**0.0301**	**0.0301**	**9.0000e-005**		**0.0321**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

9.0 Operational Offroad

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

10.0 Vegetation

APPENDIX C -
PROPOSED PROJECT EMISSIONS CALCULATION DATA

8899 Beverly Boulevard - Proposed Project

South Coast Air Basin, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	10.56	1000sqft	0.00	10,562.00	0
Enclosed Parking Structure	48.00	1000sqft	0.00	48,000.00	0
Quality Restaurant	3.88	1000sqft	0.09	3,879.00	0
Recreational Swimming Pool	4.17	1000sqft	0.10	4,170.00	0
Apartments Low Rise	12.00	Dwelling Unit	0.00	12,000.00	18
Condo/Townhouse	69.00	Dwelling Unit	1.08	69,000.00	106
Strip Mall	19.88	1000sqft	0.46	19,875.00	0

1.2 Other Project Characteristics

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

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

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

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

Off-road Equipment -

Off-road Equipment -

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

Off-road Equipment -

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

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

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

Architectural Coating - Non-residential interior paint rate changed t4o 50 g/L and non-residential exteerior paint rate changed to 100 g/L, which are the same as the default rates for residential uses.

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

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

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

Trips and VMT -

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

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

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

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

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

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

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

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

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

2.0 Emissions Summary

2.1 Overall Construction (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					
2014	6.5091	33.3893	25.3767	0.0400	1.9993	1.9941	3.9933	0.3362	1.8689	2.2050	0.0000	3,748.2401	3,748.2401	0.6569	0.0000	3,762.0350
2015	6.8658	55.4352	37.0991	0.0940	6.6128	1.7687	8.3815	3.0353	1.6271	4.6624	0.0000	9,602.0481	9,602.0481	0.5105	0.0000	9,612.7678
2016	6.1589	2.4660	3.0515	5.5200e-003	0.2012	0.1983	0.3995	0.0534	0.1982	0.2515	0.0000	495.5729	495.5729	0.0442	0.0000	496.5002
Total	**19.5338**	**91.2904**	**65.5273**	**0.1395**	**8.8133**	**3.9610**	**12.7743**	**3.4248**	**3.6941**	**7.1189**	**0.0000**	**13,845.8611**	**13,845.8611**	**1.2115**	**0.0000**	**13,871.3030**

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					
2014	6.5091	33.3893	25.3767	0.0400	1.1720	1.9941	2.9467	0.3136	1.8689	2.0466	0.0000	3,748.2401	3,748.2401	0.6569	0.0000	3,762.0350
2015	6.8658	55.4352	37.0991	0.0940	3.7665	1.7687	5.5352	1.5084	1.6271	3.1355	0.0000	9,602.0481	9,602.0481	0.5105	0.0000	9,612.7678
2016	6.1589	2.4660	3.0515	5.5200e-003	0.2012	0.1983	0.3995	0.0534	0.1982	0.2515	0.0000	495.5729	495.5729	0.0442	0.0000	496.5002
Total	**19.5338**	**91.2904**	**65.5273**	**0.1395**	**5.1397**	**3.9610**	**8.8813**	**1.8754**	**3.6941**	**5.4336**	**0.0000**	**13,845.8610**	**13,845.8610**	**1.2115**	**0.0000**	**13,871.3030**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	41.68	0.00	30.47	45.24	0.00	23.67	0.00	0.00	0.00	0.00	0.00	0.00

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.8381	0.0788	6.7589	3.5000e-004		0.0367	0.0367		0.0367	0.0367	0.0000	12.0517	12.0517	0.0121	0.0000	12.3064
Energy	0.0655	0.5770	0.3628	3.5700e-003		0.0453	0.0453		0.0453	0.0453		714.8649	714.8649	0.0137	0.0131	719.2155
Mobile	14.8808	13.9114	58.3975	0.1389	9.1920	0.1956	9.3876	2.4560	0.1801	2.6360		11,813.3659	11,813.3659	0.4574		11,822.9713
Total	**18.7845**	**14.5671**	**65.5192**	**0.1428**	**9.1920**	**0.2776**	**9.4695**	**2.4560**	**0.2620**	**2.7180**	**0.0000**	**12,540.2825**	**12,540.2825**	**0.4832**	**0.0131**	**12,554.4931**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.8381	0.0788	6.7589	3.5000e-004		0.0367	0.0367		0.0367	0.0367	0.0000	12.0517	12.0517	0.0121	0.0000	12.3064
Energy	0.0600	0.5292	0.3372	3.2700e-003		0.0415	0.0415		0.0415	0.0415		654.8843	654.8843	0.0126	0.0120	658.8698
Mobile	14.8220	13.8575	58.1961	0.1382	9.1478	0.1948	9.3426	2.4442	0.1793	2.6235		11,758.6847	11,758.6847	0.4555		11,768.2492
Total	**18.7201**	**14.4655**	**65.2922**	**0.1419**	**9.1478**	**0.2729**	**9.4208**	**2.4442**	**0.2574**	**2.7016**	**0.0000**	**12,425.6207**	**12,425.6207**	**0.4801**	**0.0120**	**12,439.4254**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.34	0.70	0.35	0.67	0.48	1.68	0.52	0.48	1.75	0.60	0.00	0.91	0.91	0.64	8.39	0.92

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	7/1/2014	8/29/2014	5	44	
2	Building Construction	Building Construction	9/1/2014	11/24/2014	5	61	
3	Excavation	Grading	1/1/2015	1/30/2015	5	22	
4	Parking Structure	Paving	2/1/2015	4/30/2015	5	64	
5	Architectural Coatings	Architectural Coating	7/1/2015	2/29/2016	6	209	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

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

OffRoad Equipment

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

Trips and VMT

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

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Demolition - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.7158	0.0000	1.7158	0.2598	0.0000	0.2598			0.0000			0.0000
Off-Road	3.1589	30.4755	22.1905	0.0245		1.9381	1.9381		1.8174	1.8174		2,529.7369	2,529.7369	0.6423		2,543.2251
Total	**3.1589**	**30.4755**	**22.1905**	**0.0245**	**1.7158**	**1.9381**	**3.6539**	**0.2598**	**1.8174**	**2.0772**		**2,529.7369**	**2,529.7369**	**0.6423**		**2,543.2251**

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	0.4212	2.8303	1.8284	5.8700e-003	0.1381	0.0546	0.1927	0.0378	0.0502	0.0880		603.8223	603.8223	5.1900e-003		603.9313
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
Worker	0.3018	0.0836	1.0324	1.8400e-003	0.1453	1.3700e-003	0.1467	0.0385	1.2500e-003	0.0398		165.4760	165.4760	9.4100e-003		165.6737
Total	**0.7229**	**2.9138**	**2.8608**	**7.7100e-003**	**0.2835**	**0.0560**	**0.3394**	**0.0764**	**0.0515**	**0.1278**		**769.2983**	**769.2983**	**0.0146**		**769.6049**

3.2 Demolition - 2014

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.6692	0.0000	0.6692	0.1013	0.0000	0.1013			0.0000			0.0000
Off-Road	3.1589	30.4755	22.1905	0.0245		1.9381	1.9381		1.8174	1.8174	0.0000	2,529.7369	2,529.7369	0.6423		2,543.2251
Total	**3.1589**	**30.4755**	**22.1905**	**0.0245**	**0.6692**	**1.9381**	**2.6073**	**0.1013**	**1.8174**	**1.9187**	**0.0000**	**2,529.7369**	**2,529.7369**	**0.6423**		**2,543.2251**

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	0.4212	2.8303	1.8284	5.8700e-003	0.1381	0.0546	0.1927	0.0378	0.0502	0.0880		603.8223	603.8223	5.1900e-003		603.9313
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
Worker	0.3018	0.0836	1.0324	1.8400e-003	0.1453	1.3700e-003	0.1467	0.0385	1.2500e-003	0.0398		165.4760	165.4760	9.4100e-003		165.6737
Total	**0.7229**	**2.9138**	**2.8608**	**7.7100e-003**	**0.2835**	**0.0560**	**0.3394**	**0.0764**	**0.0515**	**0.1278**		**769.2983**	**769.2983**	**0.0146**		**769.6049**

3.3 Building Construction - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.9077	22.5327	15.3098	0.0220		1.5957	1.5957		1.5432	1.5432		2,064.0797	2,064.0797	0.5005		2,074.5893
Total	**3.9077**	**22.5327**	**15.3098**	**0.0220**		**1.5957**	**1.5957**		**1.5432**	**1.5432**		**2,064.0797**	**2,064.0797**	**0.5005**		**2,074.5893**

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
Vendor	0.4657	2.5888	2.7607	5.0200e-003	0.1437	0.0509	0.1946	0.0409	0.0468	0.0877		513.0993	513.0993	4.5400e-003		513.1946
Worker	2.1357	0.5915	7.3063	0.0130	1.0283	9.7000e-003	1.0380	0.2727	8.8600e-003	0.2816		1,171.0611	1,171.0611	0.0666		1,172.4597
Total	**2.6014**	**3.1804**	**10.0669**	**0.0181**	**1.1720**	**0.0606**	**1.2326**	**0.3136**	**0.0557**	**0.3693**		**1,684.1604**	**1,684.1604**	**0.0711**		**1,685.6543**

3.3 Building Construction - 2014

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.9077	22.5327	15.3098	0.0220		1.5957	1.5957		1.5432	1.5432	0.0000	2,064.0797	2,064.0797	0.5005		2,074.5893
Total	**3.9077**	**22.5327**	**15.3098**	**0.0220**		**1.5957**	**1.5957**		**1.5432**	**1.5432**	**0.0000**	**2,064.0797**	**2,064.0797**	**0.5005**		**2,074.5893**

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
Vendor	0.4657	2.5888	2.7607	5.0200e-003	0.1437	0.0509	0.1946	0.0409	0.0468	0.0877		513.0993	513.0993	4.5400e-003		513.1946
Worker	2.1357	0.5915	7.3063	0.0130	1.0283	9.7000e-003	1.0380	0.2727	8.8600e-003	0.2816		1,171.0611	1,171.0611	0.0666		1,172.4597
Total	**2.6014**	**3.1804**	**10.0669**	**0.0181**	**1.1720**	**0.0606**	**1.2326**	**0.3136**	**0.0557**	**0.3693**		**1,684.1604**	**1,684.1604**	**0.0711**		**1,685.6543**

3.4 Excavation - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					4.6661	0.0000	4.6661	2.5030	0.0000	2.5030			0.0000			0.0000
Off-Road	2.0666	21.9443	14.0902	0.0141		1.1968	1.1968		1.1011	1.1011		1,479.8000	1,479.8000	0.4418		1,489.0774
Total	**2.0666**	**21.9443**	**14.0902**	**0.0141**	**4.6661**	**1.1968**	**5.8629**	**2.5030**	**1.1011**	**3.6041**		**1,479.8000**	**1,479.8000**	**0.4418**		**1,489.0774**

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	4.6267	33.4447	22.4358	0.0788	1.8573	0.5711	2.4284	0.5086	0.5253	1.0339		8,023.6855	8,023.6855	0.0634		8,025.0165
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
Worker	0.1725	0.0462	0.5731	1.1300e-003	0.0894	7.9000e-004	0.0902	0.0237	7.2000e-004	0.0244		98.5625	98.5625	5.3000e-003		98.6739
Total	**4.7992**	**33.4909**	**23.0089**	**0.0799**	**1.9467**	**0.5719**	**2.5186**	**0.5323**	**0.5260**	**1.0583**		**8,122.2481**	**8,122.2481**	**0.0687**		**8,123.6903**

3.4 Excavation - 2015

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.8198	0.0000	1.8198	0.9762	0.0000	0.9762			0.0000			0.0000
Off-Road	2.0666	21.9443	14.0902	0.0141		1.1968	1.1968		1.1011	1.1011	0.0000	1,479.8000	1,479.8000	0.4418		1,489.0774
Total	**2.0666**	**21.9443**	**14.0902**	**0.0141**	**1.8198**	**1.1968**	**3.0166**	**0.9762**	**1.1011**	**2.0772**	**0.0000**	**1,479.8000**	**1,479.8000**	**0.4418**		**1,489.0774**

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	4.6267	33.4447	22.4358	0.0788	1.8573	0.5711	2.4284	0.5086	0.5253	1.0339		8,023.6855	8,023.6855	0.0634		8,025.0165
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
Worker	0.1725	0.0462	0.5731	1.1300e-003	0.0894	7.9000e-004	0.0902	0.0237	7.2000e-004	0.0244		98.5625	98.5625	5.3000e-003		98.6739
Total	**4.7992**	**33.4909**	**23.0089**	**0.0799**	**1.9467**	**0.5719**	**2.5186**	**0.5323**	**0.5260**	**1.0583**		**8,122.2481**	**8,122.2481**	**0.0687**		**8,123.6903**

3.5 Parking Structure - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.4488	3.9879	2.8882	4.1800e-003		0.2914	0.2914		0.2700	0.2700		403.2623	403.2623	0.1056		405.4806
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.4488**	**3.9879**	**2.8882**	**4.1800e-003**		**0.2914**	**0.2914**		**0.2700**	**0.2700**		**403.2623**	**403.2623**	**0.1056**		**405.4806**

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
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
Worker	0.3234	0.0866	1.0745	2.1300e-003	0.1677	1.4800e-003	0.1691	0.0445	1.3500e-003	0.0458		184.8048	184.8048	9.9400e-003		185.0135
Total	**0.3234**	**0.0866**	**1.0745**	**2.1300e-003**	**0.1677**	**1.4800e-003**	**0.1691**	**0.0445**	**1.3500e-003**	**0.0458**		**184.8048**	**184.8048**	**9.9400e-003**		**185.0135**

3.5 Parking Structure - 2015

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.4488	3.9879	2.8882	4.1800e-003		0.2914	0.2914		0.2700	0.2700	0.0000	403.2623	403.2623	0.1056		405.4806
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.4488**	**3.9879**	**2.8882**	**4.1800e-003**		**0.2914**	**0.2914**		**0.2700**	**0.2700**	**0.0000**	**403.2623**	**403.2623**	**0.1056**		**405.4806**

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
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
Worker	0.3234	0.0866	1.0745	2.1300e-003	0.1677	1.4800e-003	0.1691	0.0445	1.3500e-003	0.0458		184.8048	184.8048	9.9400e-003		185.0135
Total	**0.3234**	**0.0866**	**1.0745**	**2.1300e-003**	**0.1677**	**1.4800e-003**	**0.1691**	**0.0445**	**1.3500e-003**	**0.0458**		**184.8048**	**184.8048**	**9.9400e-003**		**185.0135**

3.6 Architectural Coatings - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	5.4288					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.4066	2.5703	1.9018	2.9700e-003		0.2209	0.2209		0.2209	0.2209		281.4481	281.4481	0.0367		282.2177
Total	**5.8354**	**2.5703**	**1.9018**	**2.9700e-003**		**0.2209**	**0.2209**		**0.2209**	**0.2209**		**281.4481**	**281.4481**	**0.0367**		**282.2177**

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
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
Worker	0.3881	0.1039	1.2894	2.5500e-003	0.2012	1.7700e-003	0.2030	0.0534	1.6200e-003	0.0550		221.7657	221.7657	0.0119		222.0162
Total	**0.3881**	**0.1039**	**1.2894**	**2.5500e-003**	**0.2012**	**1.7700e-003**	**0.2030**	**0.0534**	**1.6200e-003**	**0.0550**		**221.7657**	**221.7657**	**0.0119**		**222.0162**

3.6 Architectural Coatings - 2015

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	5.4288					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.4066	2.5703	1.9018	2.9700e-003		0.2209	0.2209		0.2209	0.2209	0.0000	281.4481	281.4481	0.0367		282.2177
Total	**5.8354**	**2.5703**	**1.9018**	**2.9700e-003**		**0.2209**	**0.2209**		**0.2209**	**0.2209**	**0.0000**	**281.4481**	**281.4481**	**0.0367**		**282.2177**

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
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
Worker	0.3881	0.1039	1.2894	2.5500e-003	0.2012	1.7700e-003	0.2030	0.0534	1.6200e-003	0.0550		221.7657	221.7657	0.0119		222.0162
Total	**0.3881**	**0.1039**	**1.2894**	**2.5500e-003**	**0.2012**	**1.7700e-003**	**0.2030**	**0.0534**	**1.6200e-003**	**0.0550**		**221.7657**	**221.7657**	**0.0119**		**222.0162**

3.6 Architectural Coatings - 2016

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	5.4288					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.3685	2.3722	1.8839	2.9700e-003		0.1966	0.1966		0.1966	0.1966		281.4481	281.4481	0.0332		282.1449
Total	**5.7973**	**2.3722**	**1.8839**	**2.9700e-003**		**0.1966**	**0.1966**		**0.1966**	**0.1966**		**281.4481**	**281.4481**	**0.0332**		**282.1449**

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
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
Worker	0.3616	0.0937	1.1675	2.5500e-003	0.2012	1.6800e-003	0.2029	0.0534	1.5500e-003	0.0549		214.1249	214.1249	0.0110		214.3554
Total	**0.3616**	**0.0937**	**1.1675**	**2.5500e-003**	**0.2012**	**1.6800e-003**	**0.2029**	**0.0534**	**1.5500e-003**	**0.0549**		**214.1249**	**214.1249**	**0.0110**		**214.3554**

3.6 Architectural Coatings - 2016

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	5.4288					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.3685	2.3722	1.8839	2.9700e-003		0.1966	0.1966		0.1966	0.1966	0.0000	281.4481	281.4481	0.0332		282.1449
Total	**5.7973**	**2.3722**	**1.8839**	**2.9700e-003**		**0.1966**	**0.1966**		**0.1966**	**0.1966**	**0.0000**	**281.4481**	**281.4481**	**0.0332**		**282.1449**

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
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
Worker	0.3616	0.0937	1.1675	2.5500e-003	0.2012	1.6800e-003	0.2029	0.0534	1.5500e-003	0.0549		214.1249	214.1249	0.0110		214.3554
Total	**0.3616**	**0.0937**	**1.1675**	**2.5500e-003**	**0.2012**	**1.6800e-003**	**0.2029**	**0.0534**	**1.5500e-003**	**0.0549**		**214.1249**	**214.1249**	**0.0110**		**214.3554**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Integrate Below Market Rate Housing

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	14.8220	13.8575	58.1961	0.1382	9.1478	0.1948	9.3426	2.4442	0.1793	2.6235		11,758.6847	11,758.6847	0.4555		11,768.2492
Unmitigated	14.8808	13.9114	58.3975	0.1389	9.1920	0.1956	9.3876	2.4560	0.1801	2.6360		11,813.3659	11,813.3659	0.4574		11,822.9713

4.2 Trip Summary Information

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

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Condo/Townhouse	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking Structure	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
Quality Restaurant	16.60	8.40	6.90	12.00	69.00	19.00	38	18	44
Recreational Swimming Pool	16.60	8.40	6.90	33.00	48.00	19.00	52	39	9
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

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

5.0 Energy Detail

4.4 Fleet Mix

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

Install High Efficiency Lighting

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0600	0.5292	0.3372	3.2700e-003		0.0415	0.0415		0.0415	0.0415		654.8843	654.8843	0.0126	0.0120	658.8698
NaturalGas Unmitigated	0.0655	0.5770	0.3628	3.5700e-003		0.0453	0.0453		0.0453	0.0453		714.8649	714.8649	0.0137	0.0131	719.2155

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					
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	316.281	3.4100e-003	0.0310	0.0261	1.9000e-004		2.3600e-003	2.3600e-003		2.3600e-003	2.3600e-003		37.2096	37.2096	7.1000e-004	6.8000e-004	37.4360
Quality Restaurant	2476.29	0.0267	0.2428	0.2039	1.4600e-003		0.0185	0.0185		0.0185	0.0185		291.3282	291.3282	5.5800e-003	5.3400e-003	293.1012
Recreational Swimming Pool	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Strip Mall	92.5685	1.0000e-003	9.0800e-003	7.6200e-003	5.0000e-005		6.9000e-004	6.9000e-004		6.9000e-004	6.9000e-004		10.8904	10.8904	2.1000e-004	2.0000e-004	10.9567
Apartments Low Rise	467.881	5.0500e-003	0.0431	0.0184	2.8000e-004		3.4900e-003	3.4900e-003		3.4900e-003	3.4900e-003		55.0448	55.0448	1.0600e-003	1.0100e-003	55.3798
Condo/ Townhouse	2723.33	0.0294	0.2510	0.1068	1.6000e-003		0.0203	0.0203		0.0203	0.0203		320.3920	320.3920	6.1400e-003	5.8700e-003	322.3418
Total		**0.0655**	**0.5770**	**0.3628**	**3.5800e-003**		**0.0453**	**0.0453**		**0.0453**	**0.0453**		**714.8649**	**714.8649**	**0.0137**	**0.0131**	**719.2155**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	0.270532	2.9200e-003	0.0265	0.0223	1.6000e-004		2.0200e-003	2.0200e-003		2.0200e-003	2.0200e-003		31.8273	31.8273	6.1000e-004	5.8000e-004	32.0210
Quality Restaurant	2.40419	0.0259	0.2357	0.1980	1.4100e-003		0.0179	0.0179		0.0179	0.0179		282.8457	282.8457	5.4200e-003	5.1900e-003	284.5670
Recreational Swimming Pool	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Strip Mall	0.0826854	8.9000e-004	8.1100e-003	6.8100e-003	5.0000e-005		6.2000e-004	6.2000e-004		6.2000e-004	6.2000e-004		9.7277	9.7277	1.9000e-004	1.8000e-004	9.7869
Apartments Low Rise	0.4106	4.4300e-003	0.0378	0.0161	2.4000e-004		3.0600e-003	3.0600e-003		3.0600e-003	3.0600e-003		48.3059	48.3059	9.3000e-004	8.9000e-004	48.5999
Condo/ Townhouse	2.39851	0.0259	0.2210	0.0941	1.4100e-003		0.0179	0.0179		0.0179	0.0179		282.1778	282.1778	5.4100e-003	5.1700e-003	283.8951
Total		**0.0600**	**0.5292**	**0.3372**	**3.2700e-003**		**0.0415**	**0.0415**		**0.0415**	**0.0415**		**654.8843**	**654.8843**	**0.0126**	**0.0120**	**658.8698**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.8381	0.0788	6.7589	3.5000e-004		0.0367	0.0367		0.0367	0.0367	0.0000	12.0517	12.0517	0.0121	0.0000	12.3064
Unmitigated	3.8381	0.0788	6.7589	3.5000e-004		0.0367	0.0367		0.0367	0.0367	0.0000	12.0517	12.0517	0.0121	0.0000	12.3064

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	0.3109					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.3162					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	0.2110	0.0788	6.7589	3.5000e-004		0.0367	0.0367		0.0367	0.0367		12.0517	12.0517	0.0121		12.3064
Total	**3.8381**	**0.0788**	**6.7589**	**3.5000e-004**		**0.0367**	**0.0367**		**0.0367**	**0.0367**	**0.0000**	**12.0517**	**12.0517**	**0.0121**	**0.0000**	**12.3064**

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	0.3109					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.3162					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	0.2110	0.0788	6.7589	3.5000e-004		0.0367	0.0367		0.0367	0.0367		12.0517	12.0517	0.0121		12.3064
Total	**3.8381**	**0.0788**	**6.7589**	**3.5000e-004**		**0.0367**	**0.0367**		**0.0367**	**0.0367**	**0.0000**	**12.0517**	**12.0517**	**0.0121**	**0.0000**	**12.3064**

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

9.0 Operational Offroad

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

10.0 Vegetation

8899 Beverly Boulevard - Proposed Project

South Coast Air Basin, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	10.56	1000sqft	0.00	10,562.00	0
Enclosed Parking Structure	48.00	1000sqft	0.00	48,000.00	0
Quality Restaurant	3.88	1000sqft	0.09	3,879.00	0
Recreational Swimming Pool	4.17	1000sqft	0.10	4,170.00	0
Apartments Low Rise	12.00	Dwelling Unit	0.00	12,000.00	18
Condo/Townhouse	69.00	Dwelling Unit	1.08	69,000.00	106
Strip Mall	19.88	1000sqft	0.46	19,875.00	0

1.2 Other Project Characteristics

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

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

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

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

Off-road Equipment -

Off-road Equipment -

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

Off-road Equipment -

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

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

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

Architectural Coating - Non-residential interior paint rate changed t4o 50 g/L and non-residential exteerior paint rate changed to 100 g/L, which are the same as the default rates for residential uses.

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

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

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

Trips and VMT -

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

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

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

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

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

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

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

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

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

2.0 Emissions Summary

2.1 Overall Construction (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					
2014	6.9570	33.5007	25.3167	0.0392	1.9993	1.9942	3.9935	0.3362	1.8691	2.2052	0.0000	3,671.5439	3,671.5439	0.6570	0.0000	3,685.3401
2015	7.2117	56.6537	40.0670	0.0938	6.6128	1.7706	8.3835	3.0353	1.6289	4.6642	0.0000	9,576.9374	9,576.9374	0.5113	0.0000	9,587.6738
2016	6.2281	2.4752	2.9603	5.3600e-003	0.2012	0.1983	0.3995	0.0534	0.1982	0.2515	0.0000	482.2732	482.2732	0.0442	0.0000	483.2005
Total	**20.3968**	**92.6295**	**68.3441**	**0.1383**	**8.8133**	**3.9632**	**12.7764**	**3.4248**	**3.6961**	**7.1209**	**0.0000**	**13,730.7546**	**13,730.7546**	**1.2124**	**0.0000**	**13,756.2143**

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					
2014	6.9570	33.5007	25.3167	0.0392	1.1720	1.9942	2.9469	0.3136	1.8691	2.0467	0.0000	3,671.5439	3,671.5439	0.6570	0.0000	3,685.3401
2015	7.2117	56.6537	40.0670	0.0938	3.7665	1.7706	5.5372	1.5084	1.6289	3.1373	0.0000	9,576.9374	9,576.9374	0.5113	0.0000	9,587.6738
2016	6.2281	2.4752	2.9603	5.3600e-003	0.2012	0.1983	0.3995	0.0534	0.1982	0.2515	0.0000	482.2732	482.2732	0.0442	0.0000	483.2005
Total	**20.3968**	**92.6295**	**68.3441**	**0.1383**	**5.1397**	**3.9632**	**8.8835**	**1.8754**	**3.6961**	**5.4356**	**0.0000**	**13,730.7546**	**13,730.7546**	**1.2124**	**0.0000**	**13,756.2143**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	41.68	0.00	30.47	45.24	0.00	23.67	0.00	0.00	0.00	0.00	0.00	0.00

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.8381	0.0788	6.7589	3.5000e-004		0.0367	0.0367		0.0367	0.0367	0.0000	12.0517	12.0517	0.0121	0.0000	12.3064
Energy	0.0655	0.5770	0.3628	3.5700e-003		0.0453	0.0453		0.0453	0.0453		714.8649	714.8649	0.0137	0.0131	719.2155
Mobile	16.9757	14.5951	58.8693	0.1319	9.1920	0.1967	9.3886	2.4560	0.1810	2.6370		11,244.1730	11,244.1730	0.4579		11,253.7891
Total	**20.8793**	**15.2508**	**65.9909**	**0.1359**	**9.1920**	**0.2786**	**9.4706**	**2.4560**	**0.2630**	**2.7190**	**0.0000**	**11,971.0896**	**11,971.0896**	**0.4837**	**0.0131**	**11,985.3110**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	3.8381	0.0788	6.7589	3.5000e-004		0.0367	0.0367		0.0367	0.0367	0.0000	12.0517	12.0517	0.0121	0.0000	12.3064
Energy	0.0600	0.5292	0.3372	3.2700e-003		0.0415	0.0415		0.0415	0.0415		654.8843	654.8843	0.0126	0.0120	658.8698
Mobile	16.9065	14.5381	58.6882	0.1313	9.1478	0.1958	9.3436	2.4442	0.1802	2.6244		11,192.1443	11,192.1443	0.4560		11,201.7195
Total	**20.8046**	**15.1461**	**65.7844**	**0.1350**	**9.1478**	**0.2740**	**9.4218**	**2.4442**	**0.2584**	**2.7026**	**0.0000**	**11,859.0802**	**11,859.0802**	**0.4806**	**0.0120**	**11,872.8957**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.36	0.69	0.31	0.67	0.48	1.67	0.52	0.48	1.75	0.60	0.00	0.94	0.94	0.64	8.39	0.94

3.0 Construction Detail

Construction Phase

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

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

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

OffRoad Equipment

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

Trips and VMT

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

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Demolition - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.7158	0.0000	1.7158	0.2598	0.0000	0.2598			0.0000			0.0000
Off-Road	3.1589	30.4755	22.1905	0.0245		1.9381	1.9381		1.8174	1.8174		2,529.7369	2,529.7369	0.6423		2,543.2251
Total	**3.1589**	**30.4755**	**22.1905**	**0.0245**	**1.7158**	**1.9381**	**3.6539**	**0.2598**	**1.8174**	**2.0772**		**2,529.7369**	**2,529.7369**	**0.6423**		**2,543.2251**

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	0.4506	2.9333	2.0484	5.8600e-003	0.1381	0.0548	0.1929	0.0378	0.0504	0.0882		602.3957	602.3957	5.2500e-003		602.5060
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
Worker	0.3588	0.0919	0.9580	1.7300e-003	0.1453	1.3700e-003	0.1467	0.0385	1.2500e-003	0.0398		155.2382	155.2382	9.4100e-003		155.4359
Total	**0.8094**	**3.0252**	**3.0065**	**7.5900e-003**	**0.2835**	**0.0562**	**0.3396**	**0.0764**	**0.0516**	**0.1280**		**757.6340**	**757.6340**	**0.0147**		**757.9418**

3.2 Demolition - 2014

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.6692	0.0000	0.6692	0.1013	0.0000	0.1013			0.0000			0.0000
Off-Road	3.1589	30.4755	22.1905	0.0245		1.9381	1.9381		1.8174	1.8174	0.0000	2,529.7369	2,529.7369	0.6423		2,543.2251
Total	**3.1589**	**30.4755**	**22.1905**	**0.0245**	**0.6692**	**1.9381**	**2.6073**	**0.1013**	**1.8174**	**1.9187**	**0.0000**	**2,529.7369**	**2,529.7369**	**0.6423**		**2,543.2251**

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	0.4506	2.9333	2.0484	5.8600e-003	0.1381	0.0548	0.1929	0.0378	0.0504	0.0882		602.3957	602.3957	5.2500e-003		602.5060
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
Worker	0.3588	0.0919	0.9580	1.7300e-003	0.1453	1.3700e-003	0.1467	0.0385	1.2500e-003	0.0398		155.2382	155.2382	9.4100e-003		155.4359
Total	**0.8094**	**3.0252**	**3.0065**	**7.5900e-003**	**0.2835**	**0.0562**	**0.3396**	**0.0764**	**0.0516**	**0.1280**		**757.6340**	**757.6340**	**0.0147**		**757.9418**

3.3 Building Construction - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.9077	22.5327	15.3098	0.0220		1.5957	1.5957		1.5432	1.5432		2,064.0797	2,064.0797	0.5005		2,074.5893
Total	**3.9077**	**22.5327**	**15.3098**	**0.0220**		**1.5957**	**1.5957**		**1.5432**	**1.5432**		**2,064.0797**	**2,064.0797**	**0.5005**		**2,074.5893**

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
Vendor	0.5102	2.6583	3.2270	4.9900e-003	0.1437	0.0516	0.1952	0.0409	0.0474	0.0883		508.8554	508.8554	4.6600e-003		508.9531
Worker	2.5392	0.6501	6.7800	0.0122	1.0283	9.7000e-003	1.0380	0.2727	8.8600e-003	0.2816		1,098.6089	1,098.6089	0.0666		1,100.0075
Total	**3.0493**	**3.3083**	**10.0070**	**0.0172**	**1.1720**	**0.0613**	**1.2333**	**0.3136**	**0.0563**	**0.3699**		**1,607.4643**	**1,607.4643**	**0.0713**		**1,608.9606**

3.3 Building Construction - 2014

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.9077	22.5327	15.3098	0.0220		1.5957	1.5957		1.5432	1.5432	0.0000	2,064.0797	2,064.0797	0.5005		2,074.5893
Total	**3.9077**	**22.5327**	**15.3098**	**0.0220**		**1.5957**	**1.5957**		**1.5432**	**1.5432**	**0.0000**	**2,064.0797**	**2,064.0797**	**0.5005**		**2,074.5893**

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
Vendor	0.5102	2.6583	3.2270	4.9900e-003	0.1437	0.0516	0.1952	0.0409	0.0474	0.0883		508.8554	508.8554	4.6600e-003		508.9531
Worker	2.5392	0.6501	6.7800	0.0122	1.0283	9.7000e-003	1.0380	0.2727	8.8600e-003	0.2816		1,098.6089	1,098.6089	0.0666		1,100.0075
Total	**3.0493**	**3.3083**	**10.0070**	**0.0172**	**1.1720**	**0.0613**	**1.2333**	**0.3136**	**0.0563**	**0.3699**		**1,607.4643**	**1,607.4643**	**0.0713**		**1,608.9606**

3.4 Excavation - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					4.6661	0.0000	4.6661	2.5030	0.0000	2.5030			0.0000			0.0000
Off-Road	2.0666	21.9443	14.0902	0.0141		1.1968	1.1968		1.1011	1.1011		1,479.8000	1,479.8000	0.4418		1,489.0774
Total	**2.0666**	**21.9443**	**14.0902**	**0.0141**	**4.6661**	**1.1968**	**5.8629**	**2.5030**	**1.1011**	**3.6041**		**1,479.8000**	**1,479.8000**	**0.4418**		**1,489.0774**

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	4.9399	34.6587	25.4468	0.0787	1.8573	0.5731	2.4304	0.5086	0.5271	1.0357		8,004.6859	8,004.6859	0.0642		8,006.0335
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
Worker	0.2053	0.0507	0.5300	1.0600e-003	0.0894	7.9000e-004	0.0902	0.0237	7.2000e-004	0.0244		92.4515	92.4515	5.3000e-003		92.5628
Total	**5.1451**	**34.7094**	**25.9768**	**0.0797**	**1.9467**	**0.5739**	**2.5206**	**0.5323**	**0.5278**	**1.0601**		**8,097.1374**	**8,097.1374**	**0.0695**		**8,098.5963**

3.4 Excavation - 2015

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.8198	0.0000	1.8198	0.9762	0.0000	0.9762			0.0000			0.0000
Off-Road	2.0666	21.9443	14.0902	0.0141		1.1968	1.1968		1.1011	1.1011	0.0000	1,479.8000	1,479.8000	0.4418		1,489.0774
Total	**2.0666**	**21.9443**	**14.0902**	**0.0141**	**1.8198**	**1.1968**	**3.0166**	**0.9762**	**1.1011**	**2.0772**	**0.0000**	**1,479.8000**	**1,479.8000**	**0.4418**		**1,489.0774**

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	4.9399	34.6587	25.4468	0.0787	1.8573	0.5731	2.4304	0.5086	0.5271	1.0357		8,004.6859	8,004.6859	0.0642		8,006.0335
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
Worker	0.2053	0.0507	0.5300	1.0600e-003	0.0894	7.9000e-004	0.0902	0.0237	7.2000e-004	0.0244		92.4515	92.4515	5.3000e-003		92.5628
Total	**5.1451**	**34.7094**	**25.9768**	**0.0797**	**1.9467**	**0.5739**	**2.5206**	**0.5323**	**0.5278**	**1.0601**		**8,097.1374**	**8,097.1374**	**0.0695**		**8,098.5963**

3.5 Parking Structure - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.4488	3.9879	2.8882	4.1800e-003		0.2914	0.2914		0.2700	0.2700		403.2623	403.2623	0.1056		405.4806
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.4488**	**3.9879**	**2.8882**	**4.1800e-003**		**0.2914**	**0.2914**		**0.2700**	**0.2700**		**403.2623**	**403.2623**	**0.1056**		**405.4806**

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
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
Worker	0.3849	0.0951	0.9938	1.9900e-003	0.1677	1.4800e-003	0.1691	0.0445	1.3500e-003	0.0458		173.3466	173.3466	9.9400e-003		173.5553
Total	**0.3849**	**0.0951**	**0.9938**	**1.9900e-003**	**0.1677**	**1.4800e-003**	**0.1691**	**0.0445**	**1.3500e-003**	**0.0458**		**173.3466**	**173.3466**	**9.9400e-003**		**173.5553**

3.5 Parking Structure - 2015

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.4488	3.9879	2.8882	4.1800e-003		0.2914	0.2914		0.2700	0.2700	0.0000	403.2623	403.2623	0.1056		405.4806
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.4488**	**3.9879**	**2.8882**	**4.1800e-003**		**0.2914**	**0.2914**		**0.2700**	**0.2700**	**0.0000**	**403.2623**	**403.2623**	**0.1056**		**405.4806**

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
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
Worker	0.3849	0.0951	0.9938	1.9900e-003	0.1677	1.4800e-003	0.1691	0.0445	1.3500e-003	0.0458		173.3466	173.3466	9.9400e-003		173.5553
Total	**0.3849**	**0.0951**	**0.9938**	**1.9900e-003**	**0.1677**	**1.4800e-003**	**0.1691**	**0.0445**	**1.3500e-003**	**0.0458**		**173.3466**	**173.3466**	**9.9400e-003**		**173.5553**

3.6 Architectural Coatings - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	5.4288					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.4066	2.5703	1.9018	2.9700e-003		0.2209	0.2209		0.2209	0.2209		281.4481	281.4481	0.0367		282.2177
Total	**5.8354**	**2.5703**	**1.9018**	**2.9700e-003**		**0.2209**	**0.2209**		**0.2209**	**0.2209**		**281.4481**	**281.4481**	**0.0367**		**282.2177**

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
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
Worker	0.4619	0.1141	1.1926	2.3900e-003	0.2012	1.7700e-003	0.2030	0.0534	1.6200e-003	0.0550		208.0159	208.0159	0.0119		208.2664
Total	**0.4619**	**0.1141**	**1.1926**	**2.3900e-003**	**0.2012**	**1.7700e-003**	**0.2030**	**0.0534**	**1.6200e-003**	**0.0550**		**208.0159**	**208.0159**	**0.0119**		**208.2664**

3.6 Architectural Coatings - 2015

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	5.4288					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.4066	2.5703	1.9018	2.9700e-003		0.2209	0.2209		0.2209	0.2209	0.0000	281.4481	281.4481	0.0367		282.2177
Total	**5.8354**	**2.5703**	**1.9018**	**2.9700e-003**		**0.2209**	**0.2209**		**0.2209**	**0.2209**	**0.0000**	**281.4481**	**281.4481**	**0.0367**		**282.2177**

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
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
Worker	0.4619	0.1141	1.1926	2.3900e-003	0.2012	1.7700e-003	0.2030	0.0534	1.6200e-003	0.0550		208.0159	208.0159	0.0119		208.2664
Total	**0.4619**	**0.1141**	**1.1926**	**2.3900e-003**	**0.2012**	**1.7700e-003**	**0.2030**	**0.0534**	**1.6200e-003**	**0.0550**		**208.0159**	**208.0159**	**0.0119**		**208.2664**

3.6 Architectural Coatings - 2016

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	5.4288					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.3685	2.3722	1.8839	2.9700e-003		0.1966	0.1966		0.1966	0.1966		281.4481	281.4481	0.0332		282.1449
Total	**5.7973**	**2.3722**	**1.8839**	**2.9700e-003**		**0.1966**	**0.1966**		**0.1966**	**0.1966**		**281.4481**	**281.4481**	**0.0332**		**282.1449**

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
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
Worker	0.4308	0.1029	1.0764	2.3900e-003	0.2012	1.6800e-003	0.2029	0.0534	1.5500e-003	0.0549		200.8251	200.8251	0.0110		201.0556
Total	**0.4308**	**0.1029**	**1.0764**	**2.3900e-003**	**0.2012**	**1.6800e-003**	**0.2029**	**0.0534**	**1.5500e-003**	**0.0549**		**200.8251**	**200.8251**	**0.0110**		**201.0556**

3.6 Architectural Coatings - 2016

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	5.4288					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.3685	2.3722	1.8839	2.9700e-003		0.1966	0.1966		0.1966	0.1966	0.0000	281.4481	281.4481	0.0332		282.1449
Total	**5.7973**	**2.3722**	**1.8839**	**2.9700e-003**		**0.1966**	**0.1966**		**0.1966**	**0.1966**	**0.0000**	**281.4481**	**281.4481**	**0.0332**		**282.1449**

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
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
Worker	0.4308	0.1029	1.0764	2.3900e-003	0.2012	1.6800e-003	0.2029	0.0534	1.5500e-003	0.0549		200.8251	200.8251	0.0110		201.0556
Total	**0.4308**	**0.1029**	**1.0764**	**2.3900e-003**	**0.2012**	**1.6800e-003**	**0.2029**	**0.0534**	**1.5500e-003**	**0.0549**		**200.8251**	**200.8251**	**0.0110**		**201.0556**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Integrate Below Market Rate Housing

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	16.9065	14.5381	58.6882	0.1313	9.1478	0.1958	9.3436	2.4442	0.1802	2.6244		11,192.1443	11,192.1443	0.4560		11,201.7195
Unmitigated	16.9757	14.5951	58.8693	0.1319	9.1920	0.1967	9.3886	2.4560	0.1810	2.6370		11,244.1730	11,244.1730	0.4579		11,253.7891

4.2 Trip Summary Information

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

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Condo/Townhouse	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking Structure	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
Quality Restaurant	16.60	8.40	6.90	12.00	69.00	19.00	38	18	44
Recreational Swimming Pool	16.60	8.40	6.90	33.00	48.00	19.00	52	39	9
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

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

5.0 Energy Detail

4.4 Fleet Mix

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

Install High Efficiency Lighting

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0600	0.5292	0.3372	3.2700e-003		0.0415	0.0415		0.0415	0.0415		654.8843	654.8843	0.0126	0.0120	658.8698
NaturalGas Unmitigated	0.0655	0.5770	0.3628	3.5700e-003		0.0453	0.0453		0.0453	0.0453		714.8649	714.8649	0.0137	0.0131	719.2155

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					
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	316.281	3.4100e-003	0.0310	0.0261	1.9000e-004		2.3600e-003	2.3600e-003		2.3600e-003	2.3600e-003		37.2096	37.2096	7.1000e-004	6.8000e-004	37.4360
Quality Restaurant	2476.29	0.0267	0.2428	0.2039	1.4600e-003		0.0185	0.0185		0.0185	0.0185		291.3282	291.3282	5.5800e-003	5.3400e-003	293.1012
Recreational Swimming Pool	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Strip Mall	92.5685	1.0000e-003	9.0800e-003	7.6200e-003	5.0000e-005		6.9000e-004	6.9000e-004		6.9000e-004	6.9000e-004		10.8904	10.8904	2.1000e-004	2.0000e-004	10.9567
Apartments Low Rise	467.881	5.0500e-003	0.0431	0.0184	2.8000e-004		3.4900e-003	3.4900e-003		3.4900e-003	3.4900e-003		55.0448	55.0448	1.0600e-003	1.0100e-003	55.3798
Condo/ Townhouse	2723.33	0.0294	0.2510	0.1068	1.6000e-003		0.0203	0.0203		0.0203	0.0203		320.3920	320.3920	6.1400e-003	5.8700e-003	322.3418
Total		**0.0655**	**0.5770**	**0.3628**	**3.5800e-003**		**0.0453**	**0.0453**		**0.0453**	**0.0453**		**714.8649**	**714.8649**	**0.0137**	**0.0131**	**719.2155**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	0.270532	2.9200e-003	0.0265	0.0223	1.6000e-004		2.0200e-003	2.0200e-003		2.0200e-003	2.0200e-003		31.8273	31.8273	6.1000e-004	5.8000e-004	32.0210
Quality Restaurant	2.40419	0.0259	0.2357	0.1980	1.4100e-003		0.0179	0.0179		0.0179	0.0179		282.8457	282.8457	5.4200e-003	5.1900e-003	284.5670
Recreational Swimming Pool	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Strip Mall	0.0826854	8.9000e-004	8.1100e-003	6.8100e-003	5.0000e-005		6.2000e-004	6.2000e-004		6.2000e-004	6.2000e-004		9.7277	9.7277	1.9000e-004	1.8000e-004	9.7869
Apartments Low Rise	0.4106	4.4300e-003	0.0378	0.0161	2.4000e-004		3.0600e-003	3.0600e-003		3.0600e-003	3.0600e-003		48.3059	48.3059	9.3000e-004	8.9000e-004	48.5999
Condo/ Townhouse	2.39851	0.0259	0.2210	0.0941	1.4100e-003		0.0179	0.0179		0.0179	0.0179		282.1778	282.1778	5.4100e-003	5.1700e-003	283.8951
Total		**0.0600**	**0.5292**	**0.3372**	**3.2700e-003**		**0.0415**	**0.0415**		**0.0415**	**0.0415**		**654.8843**	**654.8843**	**0.0126**	**0.0120**	**658.8698**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.8381	0.0788	6.7589	3.5000e-004		0.0367	0.0367		0.0367	0.0367	0.0000	12.0517	12.0517	0.0121	0.0000	12.3064
Unmitigated	3.8381	0.0788	6.7589	3.5000e-004		0.0367	0.0367		0.0367	0.0367	0.0000	12.0517	12.0517	0.0121	0.0000	12.3064

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	0.3109					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.3162					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	0.2110	0.0788	6.7589	3.5000e-004		0.0367	0.0367		0.0367	0.0367		12.0517	12.0517	0.0121		12.3064
Total	**3.8381**	**0.0788**	**6.7589**	**3.5000e-004**		**0.0367**	**0.0367**		**0.0367**	**0.0367**	**0.0000**	**12.0517**	**12.0517**	**0.0121**	**0.0000**	**12.3064**

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	0.3109					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	3.3162					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	0.2110	0.0788	6.7589	3.5000e-004		0.0367	0.0367		0.0367	0.0367		12.0517	12.0517	0.0121		12.3064
Total	**3.8381**	**0.0788**	**6.7589**	**3.5000e-004**		**0.0367**	**0.0367**		**0.0367**	**0.0367**	**0.0000**	**12.0517**	**12.0517**	**0.0121**	**0.0000**	**12.3064**

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

9.0 Operational Offroad

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

10.0 Vegetation

Localized Thresholds of Significance for the Proposed Project Site

Proejct Name: 8899 Beverly Boulevard
Site Acreage 1.73

SCAQMD Table C Site 1 Acres 1
SCAQMD Table C Site 2 Acres 2

SCAQMD Table C Localized Construction Thresholds

NOx to NO_2 Emissions

	Distance to Receptor in meters				
Site Acreage	25	50	100	200	500
1	74	74	82	106	168
2	108	106	110	126	179

CO Emissions

	Distance to Receptor in meters				
Site Acreage	25	50	100	200	500
1	680	882	1259	2406	7911
2	1048	1368	1799	3016	8637

PM_{10} Emissions

	Distance to Receptor in meters				
Site Acreage	25	50	100	200	500
1	5	15	33	70	179
2	8	25	43	80	190

$PM_{2.5}$ Emissions

	Distance to Receptor in meters				
Site Acreage	25	50	100	200	500
1	3	5	10	24	102
2	5	7	12	28	110

SCAQMD Table C Localized Operational Thresholds

NOx to NO_2 Emissions

	Distance to Receptor in meters				
Site Acreage	25	50	100	200	500
1	74	74	82	106	168
2	108	106	110	126	179

CO Emissions

	Distance to Receptor in meters				
Site Acreage	25	50	100	200	500
1	680	882	1259	2406	7911
2	1048	1368	1799	3016	8637

PM_{10} Emissions

	Distance to Receptor in meters				
Site Acreage	25	50	100	200	500
1	2	4	8	17	43
2	2	6	11	20	46

$PM_{2.5}$ Emissions

	Distance to Receptor in meters				
Site Acreage	25	50	100	200	500
1	1	2	3	6	25
2	2	2	3	7	27

Localized Significance Thresholds for the Proposed Project

Construction Emissions Thresholds

	Distance to Receptor in meters				
Emissions	25	50	100	200	500
NOx	98.82	97.36	102.44	120.60	176.03
CO	948.64	1236.78	1653.20	2851.30	8440.98
PM_{10}	7.19	22.30	40.30	77.30	187.03
$PM_{2.5}$	4.46	6.46	11.46	26.92	107.84

Operational Emissions Thresholds

	Distance to Receptor in meters				
Emissions	25	50	100	200	500
NOx	98.82	97.36	102.44	120.60	176.03
CO	948.64	1236.78	1653.20	2851.30	8440.98
PM_{10}	2.00	5.46	10.19	19.19	45.19
$PM_{2.5}$	1.73	2.00	3.00	6.73	26.46