

Revised Draft EIR Appendix B

Air Quality and Greenhouse Gas Emissions
Technical Appendix



100 East Ocean Blvd

Environmental Impact Report

Technical Appendix for Air Quality and Greenhouse Gas Emissions

- Emissions Summary
- CalEEMod Outputs
 - Daily Regional
 - Daily Onsite
 - Annual GHG
- Localized Significance Threshold (LST) Calculation Worksheet

- CO Hotspot Analysis

- Mat Foundation (Concrete Truck) Calculations
 - Concrete Truck Emissions
 - Emission Factors (Running)
 - Emission Factors (Idle and Start)
 - Emission Factors (Paved Road Dust)

AQ SUMMARY OF EMISSIONS							AQ SUMMARY OF EMISSIONS						
Construction Emissions (Unmitigated)							Construction Emissions (Mitigated)						
Regional (Daily) Unmitigated							Regional (Daily) Mitigated						
	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}		ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
2020	5	102	32	<1	8	3	2020	3	84	38	<1	7	2
2020 Mat Foundation	8	75	45	<1	4	2	2020 Mat Foundation	8	75	45	<1	4	2
2021	8	75	45	<1	4	2	2021	4	15	34	<1	6	2
2022	45	16	33	<1	6	2	2022	45	14	33	<1	6	2
MAX	45	102	45	<1	8	3	MAX	45	84	45	<1	7	2
Threshold	75	100	550	150	150	55	Threshold	75	100	550	150	150	55
Difference	(30)	2	(505)	(150)	(142)	(52)	Difference	(30)	(16)	(505)	(150)	(143)	(53)
Impact	No	Yes	No	No	No	No	Impact	No	No	No	No	No	No
Percent Reduction:							Percent Reduction:						
							0% -18% 0% 0% -10% -22%						
Localized (Daily) Unmitigated							Localized (Daily) Mitigated						
2020	3	31	19	<1	3	1	2020	3	17	20	<1	1	<1
2020 Mat Foundation	3	22	24	<1	1	<1	2020 Mat Foundation	3	22	24	<1	1	<1
2021	2	15	19	<1	<1	<1	2021	2	13	19	<1	<1	<1
2022	44	14	19	<1	<1	<1	2022	44	13	19	<1	<1	<1
MAX		31	24	<1	3	1	MAX		22	24		1	<1
Threshold		32	627		6	3	Threshold		32	627		6	3
Difference		(1)	(603)		(3)	(2)	Difference		(10)	(603)		(5)	(2)
Impact		No	No		No	No	Impact		No	No		No	No
Percent Reduction:							Percent Reduction:						
							-28% 0% -60% -28%						

Operation Emissions (With Project Design Features)

Regional Baseline						
Area	<1	<1	<1	<1	<1	<1
Energy	<1	<1	<1	<1	<1	<1
Mobile	<1	<1	<1	<1	<1	<1
Emergency Generator	<1	<1	<1	<1	<1	<1
Total	<1	<1	<1	<1	<1	<1
Regional Baseline (Buildout)						
Area	<1	<1	<1	<1	<1	<1
Energy	<1	<1	<1	<1	<1	<1
Mobile	<1	<1	<1	<1	<1	<1
Emergency Generator	<1	<1	<1	<1	<1	<1
Total	<1	<1	<1	<1	<1	<1
Regional Buildout						
Area	11	<1	<1	<1	<1	<1
Energy	<1	4	4	<1	<1	<1
Mobile	7	29	47	<1	9	2
Emergency Generator	<1	1	1	<1	<1	<1
Total	19	35	52	<1	9	3
Project Regional (Buildout Less Baseline)						
Area	11	<1	<1	<1	<1	<1
Energy	<1	4	4	<1	<1	<1
Mobile	7	29	47	<1	9	2
Emergency Generator	<1	1	1	<1	<1	<1
Total	19	35	52	<1	9	3
Threshold	55	55	550	150	150	55
Difference	(36)	(20)	(498)	(150)	(141)	(52)
Impact	No	No	No	No	No	No
Project Localized (Buildout Less Baseline)						
Onsite Total		6	5		0	0.4
Threshold		40	1180		7.0	3.0
Difference		(34)	(1175)		(7)	(3)
Impact		No	No		No	No

100 E. Ocean Blvd - Construction - South Coast Air Basin, Winter

100 E. Ocean Blvd - Construction
South Coast Air Basin, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	151.00	Space	0.85	40,593.00	0
Hotel	429.00	Room	14.30	446,123.00	0
Quality Restaurant	23.51	1000sqft	0.54	23,512.00	0
Racquet Club	26.85	1000sqft	0.62	26,847.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	11	Operational Year		2022	
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	549	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - 2017 Southern California Edison Carbon Intensity

Land Use - see assumptions

Construction Phase - see assumptions

Off-road Equipment -

Off-road Equipment - see construction assumptions

Off-road Equipment - see construction assumptions

Off-road Equipment - see construction assumptions

Off-road Equipment - see construction assumptions

Off-road Equipment - see construction assumptions

Off-road Equipment - see construction assumptions

Off-road Equipment - see construction assumptions

Trips and VMT - see construction assumptions

Mat Foundation truck trips calculated using spreadsheet

Demolition - see construction assumptions

Grading - see construction assumptions

Vehicle Trips - see assumptions

Woodstoves - no hearths

Energy Use - see assumptions

Construction Off-road Equipment Mitigation - Tier 4 during Grading

Mobile Land Use Mitigation -

Area Mitigation -

Energy Mitigation -

Water Mitigation -

Waste Mitigation -

100 E. Ocean
Project Construction and Operational Emissions (Winter)

Stationary Sources - Emergency Generators and Fire Pumps -

Fleet Mix -

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Table Name	Column Name	Default Value	New Value
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstructionPhase	NumDays	20.00	109.00
tblConstructionPhase	NumDays	300.00	3.00
tblConstructionPhase	NumDays	300.00	44.00
tblConstructionPhase	NumDays	300.00	451.00
tblConstructionPhase	NumDays	300.00	211.00
tblConstructionPhase	NumDays	20.00	25.00
tblConstructionPhase	NumDays	30.00	20.00
tblConstructionPhase	NumDays	20.00	66.00
tblEnergyUse	T24E	3.92	0.43
tblGrading	AcresOfGrading	0.00	0.85
tblGrading	MaterialExported	0.00	23,500.00
tblLandUse	LandUseSquareFeet	60,400.00	40,593.00
tblLandUse	LandUseSquareFeet	622,908.00	446,123.00
tblLandUse	LandUseSquareFeet	23,510.00	23,512.00
tblLandUse	LandUseSquareFeet	26,850.00	26,847.00
tblLandUse	LotAcreage	1.36	0.85
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00

100 E. Ocean
Project Construction and Operational Emissions (Winter)

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
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tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	UsageHours	8.00	6.00
tblOffRoadEquipment	UsageHours	8.00	6.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblProjectCharacteristics	CO2IntensityFactor	702.44	549
tblTripsAndVMT	HaulingTripLength	20.00	75.00
tblTripsAndVMT	HaulingTripLength	20.00	75.00
tblTripsAndVMT	HaulingTripNumber	237.00	1,250.00
tblTripsAndVMT	HaulingTripNumber	2,938.00	2,000.00
tblTripsAndVMT	VendorTripLength	6.90	0.00
tblTripsAndVMT	VendorTripNumber	88.00	0.00
tblTripsAndVMT	VendorTripNumber	88.00	50.00
tblTripsAndVMT	VendorTripNumber	88.00	15.00
tblTripsAndVMT	VendorTripNumber	88.00	5.00
tblTripsAndVMT	VendorTripNumber	0.00	5.00
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tblTripsAndVMT	WorkerTripNumber	15.00	13.00
tblTripsAndVMT	WorkerTripNumber	226.00	248.00
tblTripsAndVMT	WorkerTripNumber	226.00	248.00
tblTripsAndVMT	WorkerTripNumber	226.00	248.00
tblTripsAndVMT	WorkerTripNumber	226.00	248.00
tblTripsAndVMT	WorkerTripNumber	45.00	50.00
tblVehicleTrips	ST_TR	8.19	8.38
tblVehicleTrips	ST_TR	94.36	117.70
tblVehicleTrips	ST_TR	21.35	0.00
tblVehicleTrips	SU_TR	5.95	6.09
tblVehicleTrips	SU_TR	72.16	90.01
tblVehicleTrips	SU_TR	17.40	0.00
tblVehicleTrips	WD_TR	8.17	8.36
tblVehicleTrips	WD_TR	89.95	112.20
tblVehicleTrips	WD_TR	14.03	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					
2020	4.6844	102.3750	31.9227	0.2980	6.8673	1.2921	8.0169	1.8562	1.2299	2.9328						
2021	4.2341	17.1953	34.0002	0.0810	5.6721	0.7901	6.4622	1.5072	0.7549	2.2621						
2022	44.8314	15.9445	32.5378	0.0791	5.6721	0.6750	6.3471	1.5072	0.6452	2.1523						
Maximum	44.8314	102.3750	34.0002	0.2980	6.8673	1.2921	8.0169	1.8562	1.2299	2.9328						

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					
2020	3.4935	83.9889	37.6640	0.2980	6.7587	0.9941	7.2291	1.8409	0.9924	2.2970						
2021	4.0848	15.4640	34.0820	0.0810	5.6721	0.6834	6.3555	1.5072	0.6571	2.1643						
2022	44.8314	14.4334	32.6419	0.0791	5.6721	0.5899	6.2620	1.5072	0.5673	2.0745						
Maximum	44.8314	83.9889	37.6640	0.2980	6.7587	0.9941	7.2291	1.8409	0.9924	2.2970						

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	2.49	15.96	-6.02	0.00	0.60	17.76	4.70	0.31	15.71	11.04						

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	11.1147	5.9000e-004	0.0645	0.0000		2.3000e-004	2.3000e-004		2.3000e-004	2.3000e-004						
Energy	0.4908	4.4614	3.7475	0.0268		0.3391	0.3391		0.3391	0.3391						
Mobile	8.5588	41.3872	90.5034	0.3149	26.6050	0.2630	26.8679	7.1176	0.2452	7.3629						
Stationary	0.4923	1.3760	1.2553	2.3700e-003		0.0724	0.0724		0.0724	0.0724						
Total	20.6567	47.2252	95.5707	0.3440	26.6050	0.6747	27.2796	7.1176	0.6569	7.7746						

Mitigated Operational

100 E. Ocean
Project Construction and Operational Emissions (Winter)

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	11.1147	5.9000e-004	0.0645	0.0000		2.3000e-004	2.3000e-004		2.3000e-004	2.3000e-004						
Energy	0.4908	4.4614	3.7475	0.0268		0.3391	0.3391		0.3391	0.3391						
Mobile	6.8107	28.8662	47.0903	0.1228	8.8462	0.1133	8.9594	2.3666	0.1055	2.4721						
Stationary	0.4923	1.3760	1.2553	2.3700e-003		0.0724	0.0724		0.0724	0.0724						
Total	18.9085	34.7042	52.1576	0.1519	8.8462	0.5250	9.3711	2.3666	0.5172	2.8838						

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	8.46	26.51	45.43	55.84	66.75	22.19	65.65	66.75	21.27	62.91						

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/22/2020	2/25/2020	5	25	
2	Grading	Grading	2/26/2020	3/24/2020	5	20	
3	Mat Foundation	Building Construction	3/26/2020	3/30/2020	5	3	
4	Parking and Podium	Building Construction	3/31/2020	5/31/2020	5	44	
5	Building Construction (Shell)	Building Construction	6/1/2020	2/21/2022	5	451	
6	Building Construction (Finishing)	Building Construction	10/1/2021	7/22/2022	5	211	
7	Architectural Coating	Architectural Coating	2/22/2022	7/22/2022	5	109	
8	Paving	Paving	4/22/2022	7/22/2022	5	66	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0.85

Acres of Paving: 0.85

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 744,723; Non-Residential Outdoor: 248,241; Striped Parking Area:

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	Crushing/Proc. Equipment	1	8.00	85	0.78
Demolition	Excavators	0	8.00	158	0.38
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Bore/Drill Rigs	1	8.00	221	0.50
Grading	Cranes	1	8.00	231	0.29
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	0	8.00	187	0.41
Grading	Rubber Tired Dozers	0	8.00	247	0.40
Grading	Rubber Tired Loaders	2	8.00	203	0.36

100 E. Ocean
Project Construction and Operational Emissions (Winter)

Grading	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Grading	Welders	1	8.00	46	0.45
Mat Foundation	Cement and Mortar Mixers	4	8.00	9	0.56
Mat Foundation	Cranes	0	7.00	231	0.29
Mat Foundation	Forklifts	0	8.00	89	0.20
Mat Foundation	Generator Sets	0	8.00	84	0.74
Mat Foundation	Pumps	4	8.00	84	0.74
Mat Foundation	Tractors/Loaders/Backhoes	0	7.00	97	0.37
Mat Foundation	Welders	0	8.00	46	0.45
Mat Foundation	Welders	1	8.00	46	0.45
Parking and Podium	Aerial Lifts	1	8.00	63	0.31
Parking and Podium	Cranes	0	7.00	231	0.29
Parking and Podium	Forklifts	0	8.00	89	0.20
Parking and Podium	Generator Sets	0	8.00	84	0.74
Parking and Podium	Pumps	2	8.00	84	0.74
Parking and Podium	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Parking and Podium	Welders	1	8.00	46	0.45
Building Construction (Shell)	Aerial Lifts	2	8.00	63	0.31
Building Construction (Shell)	Cranes	0	7.00	231	0.29
Building Construction (Shell)	Forklifts	2	8.00	89	0.20
Building Construction (Shell)	Generator Sets	0	8.00	84	0.74
Building Construction (Shell)	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Building Construction (Shell)	Welders	2	8.00	46	0.45
Building Construction (Finishing)	Aerial Lifts	1	8.00	63	0.31
Building Construction (Finishing)	Air Compressors	1	8.00	78	0.48
Building Construction (Finishing)	Cranes	0	7.00	231	0.29
Building Construction (Finishing)	Forklifts	1	8.00	89	0.20
Building Construction (Finishing)	Generator Sets	0	8.00	84	0.74
Building Construction (Finishing)	Tractors/Loaders/Backhoes	0	7.00	97	0.37
Building Construction (Finishing)	Welders	1	8.00	46	0.45
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	0	6.00		
Paving	Pavers	0	8.00		
Paving	Paving Equipment	1	6.00		
Paving	Rollers	1	6.00		
Paving	Tractors/Loaders/Backhoes	0	8.00		

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	0.00	1,250.00	14.70	6.90	75.00	LD_Mix	HDT_Mix	HHDT
Grading	6	13.00	0.00	2,000.00	14.70	6.90	75.00	LD_Mix	HDT_Mix	HHDT
Mat Foundation	9	248.00	0.00	0.00	14.70	0.00	20.00	LD_Mix	HHDT	HHDT
Parking and Podium	5	248.00	50.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction (Shell)	7	248.00	15.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction (Finishing)	4	248.00	5.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	50.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

100 E. Ocean
Project Construction and Operational Emissions (Winter)

Paving	2	5.00	5.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
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3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment
Water Exposed Area

3.2 Demolition - 2020

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					2.0543	0.0000	2.0543	0.3110	0.0000	0.3110						
Off-Road	2.2603	20.5352	14.4501	0.0249		1.1271	1.1271		1.0721	1.0721						
Total	2.2603	20.5352	14.4501	0.0249	2.0543	1.1271	3.1814	0.3110	1.0721	1.3831						

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	1.2770	40.3074	9.4702	0.1306	3.2720	0.1641	3.4361	0.8963	0.1570	1.0533						
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Worker	0.0493	0.0333	0.3696	1.0800e-003	0.1118	8.5000e-004	0.1126	0.0296	7.9000e-004	0.0304						
Total	1.3264	40.3407	9.8398	0.1317	3.3838	0.1650	3.5487	0.9260	0.1578	1.0838						

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					0.8012	0.0000	0.8012	0.1213	0.0000	0.1213						
Off-Road	1.1138	7.7154	14.2145	0.0249		0.4580	0.4580		0.4580	0.4580						
Total	1.1138	7.7154	14.2145	0.0249	0.8012	0.4580	1.2592	0.1213	0.4580	0.5793						

Mitigated Construction Off-Site

100 E. Ocean
Project Construction and Operational Emissions (Winter)

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	1.2770	40.3074	9.4702	0.1306	3.2720	0.1641	3.4361	0.8963	0.1570	1.0533						
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Worker	0.0493	0.0333	0.3696	1.0800e-003	0.1118	8.5000e-004	0.1126	0.0296	7.9000e-004	0.0304						
Total	1.3264	40.3407	9.8398	0.1317	3.3838	0.1650	3.5487	0.9260	0.1578	1.0838						

3.3 Grading - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.1780	0.0000	0.1780	0.0250	0.0000	0.0250						
Off-Road	2.0661	21.7169	12.5018	0.0354		0.8203	0.8203		0.7616	0.7616						
Total	2.0661	21.7169	12.5018	0.0354	0.1780	0.8203	0.9982	0.0250	0.7616	0.7866						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	2.5541	80.6148	18.9404	0.2612	6.5440	0.3282	6.8722	1.7926	0.3140	2.1066						
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Worker	0.0642	0.0433	0.4805	1.4000e-003	0.1453	1.1100e-003	0.1464	0.0385	1.0200e-003	0.0396						
Total	2.6182	80.6581	19.4209	0.2626	6.6893	0.3293	7.0186	1.8312	0.3150	2.1462						

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					0.0694	0.0000	0.0694	9.7500e-003	0.0000	9.7500e-003						
Off-Road	0.7481	3.3308	18.2431	0.0354		0.1410	0.1410		0.1410	0.1410						
Total	0.7481	3.3308	18.2431	0.0354	0.0694	0.1410	0.2104	9.7500e-003	0.1410	0.1508						

100 E. Ocean
Project Construction and Operational Emissions (Winter)

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	2.5541	80.6148	18.9404	0.2612	6.5440	0.3282	6.8722	1.7926	0.3140	2.1066						
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Worker	0.0642	0.0433	0.4805	1.4000e-003	0.1453	1.1100e-003	0.1464	0.0385	1.0200e-003	0.0396						
Total	2.6182	80.6581	19.4209	0.2626	6.6893	0.3293	7.0186	1.8312	0.3150	2.1462						

3.4 Mat Foundation - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.2698	17.1602	18.0510	0.0317		0.9730	0.9730		0.9730	0.9730						
Total	2.2698	17.1602	18.0510	0.0317		0.9730	0.9730		0.9730	0.9730						

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						
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Worker	1.2237	0.8261	9.1657	0.0267	2.7721	0.0212	2.7932	0.7352	0.0195	0.7546						
Total	1.2237	0.8261	9.1657	0.0267	2.7721	0.0212	2.7932	0.7352	0.0195	0.7546						

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.2698	17.1602	18.0510	0.0317		0.9730	0.9730		0.9730	0.9730						
Total	2.2698	17.1602	18.0510	0.0317		0.9730	0.9730		0.9730	0.9730						

100 E. Ocean
Project Construction and Operational Emissions (Winter)

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						
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Worker	1.2237	0.8261	9.1657	0.0267	2.7721	0.0212	2.7932	0.7352	0.0195	0.7546						
Total	1.2237	0.8261	9.1657	0.0267	2.7721	0.0212	2.7932	0.7352	0.0195	0.7546						

3.5 Parking and Podium - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4375	11.3782	12.6661	0.0205		0.6487	0.6487		0.6369	0.6369						
Total	1.4375	11.3782	12.6661	0.0205		0.6487	0.6487		0.6369	0.6369						

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						
Vendor	0.1736	5.2641	1.4194	0.0124	0.3199	0.0265	0.3464	0.0921	0.0253	0.1174						
Worker	1.2237	0.8261	9.1657	0.0267	2.7721	0.0212	2.7932	0.7352	0.0195	0.7546						
Total	1.3973	6.0902	10.5851	0.0391	3.0920	0.0476	3.1396	0.8273	0.0448	0.8721						

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					

100 E. Ocean
Project Construction and Operational Emissions (Winter)

Off-Road	1.2660	9.4376	12.7284	0.0205		0.5207	0.5207		0.5195	0.5195						
Total	1.2660	9.4376	12.7284	0.0205		0.5207	0.5207		0.5195	0.5195						

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						
Vendor	0.1736	5.2641	1.4194	0.0124	0.3199	0.0265	0.3464	0.0921	0.0253	0.1174						
Worker	1.2237	0.8261	9.1657	0.0267	2.7721	0.0212	2.7932	0.7352	0.0195	0.7546						
Total	1.3973	6.0902	10.5851	0.0391	3.0920	0.0476	3.1396	0.8273	0.0448	0.8721						

3.6 Building Construction (Shell) - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.2609	9.1301	10.3628	0.0146		0.5289	0.5289		0.5005	0.5005						
Total	1.2609	9.1301	10.3628	0.0146		0.5289	0.5289		0.5005	0.5005						

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						
Vendor	0.0521	1.5792	0.4258	3.7200e-003	0.0960	7.9400e-003	0.1039	0.0276	7.5900e-003	0.0352						
Worker	1.2237	0.8261	9.1657	0.0267	2.7721	0.0212	2.7932	0.7352	0.0195	0.7546						
Total	1.2758	2.4053	9.5915	0.0304	2.8680	0.0291	2.8971	0.7628	0.0271	0.7899						

Mitigated Construction On-Site

100 E. Ocean
Project Construction and Operational Emissions (Winter)

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0894	7.1895	10.4251	0.0146		0.4008	0.4008		0.3831	0.3831						
Total	1.0894	7.1895	10.4251	0.0146		0.4008	0.4008		0.3831	0.3831						

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						
Vendor	0.0521	1.5792	0.4258	3.7200e-003	0.0960	7.9400e-003	0.1039	0.0276	7.5900e-003	0.0352						
Worker	1.2237	0.8261	9.1637	0.0267	2.7721	0.0212	2.7932	0.7352	0.0195	0.7546						
Total	1.2758	2.4053	9.5915	0.0304	2.8680	0.0291	2.8971	0.7628	0.0271	0.7899						

3.6 Building Construction (Shell) - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.1262	8.4731	10.2217	0.0146		0.4503	0.4503		0.4261	0.4261						
Total	1.1262	8.4731	10.2217	0.0146		0.4503	0.4503		0.4261	0.4261						

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						
Vendor	0.0443	1.4331	0.3877	3.6900e-003	0.0960	3.0300e-003	0.0990	0.0276	2.8900e-003	0.0305						
Worker	1.1437	0.7435	8.4287	0.0258	2.7721	0.0205	2.7926	0.7352	0.0189	0.7541						
Total	1.1880	2.1766	8.8164	0.0295	2.8680	0.0236	2.8916	0.7628	0.0218	0.7846						

100 E. Ocean
Project Construction and Operational Emissions (Winter)

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	0.9769	6.7419	10.3035	0.0146		0.3436	0.3436		0.3284	0.3284						
Total	0.9769	6.7419	10.3035	0.0146		0.3436	0.3436		0.3284	0.3284						

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						
Vendor	0.0443	1.4331	0.3877	3.6900e-003	0.0960	3.0300e-003	0.0990	0.0276	2.8900e-003	0.0305						
Worker	1.1437	0.7435	8.4287	0.0258	2.7721	0.0205	2.7926	0.7352	0.0189	0.7541						
Total	1.1880	2.1766	8.8164	0.0295	2.8680	0.0236	2.8916	0.7628	0.0218	0.7846						

3.6 Building Construction (Shell) - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0175	7.8318	10.1250	0.0146		0.3785	0.3785		0.3584	0.3584						
Total	1.0175	7.8318	10.1250	0.0146		0.3785	0.3785		0.3584	0.3584						

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						
Vendor	0.0416	1.3603	0.3672	3.6600e-003	0.0960	2.6300e-003	0.0986	0.0276	2.5200e-003	0.0302						
Worker	1.0757	0.6715	7.7807	0.0249	2.7721	0.0199	2.7920	0.7352	0.0184	0.7535						

100 E. Ocean
Project Construction and Operational Emissions (Winter)

Total	1.1173	2.0317	8.1479	0.0286	2.8680	0.0226	2.8906	0.7628	0.0209	0.7837						
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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	0.8908	6.3207	10.2292	0.0146		0.2934	0.2934		0.2806	0.2806						
Total	0.8908	6.3207	10.2292	0.0146		0.2934	0.2934		0.2806	0.2806						

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						
Vendor	0.0416	1.3603	0.3672	3.6600e-003	0.0960	2.6300e-003	0.0986	0.0276	2.5200e-003	0.0302						
Worker	1.0757	0.6715	7.7807	0.0249	2.7721	0.0199	2.7920	0.7352	0.0184	0.7535						
Total	1.1173	2.0317	8.1479	0.0286	2.8680	0.0226	2.8906	0.7628	0.0209	0.7837						

3.7 Building Construction (Finishing) - 2021

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	0.7613	5.3244	6.4041	9.7300e-003		0.2947	0.2947		0.2871	0.2871						
Total	0.7613	5.3244	6.4041	9.7300e-003		0.2947	0.2947		0.2871	0.2871						

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						

100 E. Ocean
Project Construction and Operational Emissions (Winter)

Vendor	0.0148	0.4777	0.1292	1.2300e-003	0.0320	1.0100e-003	0.0330	9.2100e-003	9.6000e-004	0.0102						
Worker	1.1437	0.7435	8.4287	0.0258	2.7721	0.0205	2.7926	0.7352	0.0189	0.7541						
Total	1.1585	1.2212	8.5579	0.0271	2.8041	0.0215	2.8256	0.7444	0.0199	0.7642						

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	0.7613	5.3244	6.4041	9.7300e-003		0.2947	0.2947		0.2871	0.2871						
Total	0.7613	5.3244	6.4041	9.7300e-003		0.2947	0.2947		0.2871	0.2871						

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						
Vendor	0.0148	0.4777	0.1292	1.2300e-003	0.0320	1.0100e-003	0.0330	9.2100e-003	9.6000e-004	0.0102						
Worker	1.1437	0.7435	8.4287	0.0258	2.7721	0.0205	2.7926	0.7352	0.0189	0.7541						
Total	1.1585	1.2212	8.5579	0.0271	2.8041	0.0215	2.8256	0.7444	0.0199	0.7642						

3.7 Building Construction (Finishing) - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6991	4.9561	6.3617	9.7300e-003		0.2531	0.2531		0.2467	0.2467						
Total	0.6991	4.9561	6.3617	9.7300e-003		0.2531	0.2531		0.2467	0.2467						

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
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100 E. Ocean
Project Construction and Operational Emissions (Winter)

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						
Vendor	0.0139	0.4534	0.1224	1.2200e-003	0.0320	8.8000e-004	0.0329	9.2100e-003	8.4000e-004	0.0101							
Worker	1.0757	0.6715	7.7807	0.0249	2.7721	0.0199	2.7920	0.7352	0.0184	0.7535							
Total	1.0896	1.1249	7.9031	0.0261	2.8041	0.0208	2.8249	0.7444	0.0192	0.7636							

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	0.6991	4.9561	6.3617	9.7300e-003		0.2531	0.2531		0.2467	0.2467						
Total	0.6991	4.9561	6.3617	9.7300e-003		0.2531	0.2531		0.2467	0.2467						

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						
Vendor	0.0139	0.4534	0.1224	1.2200e-003	0.0320	8.8000e-004	0.0329	9.2100e-003	8.4000e-004	0.0101						
Worker	1.0757	0.6715	7.7807	0.0249	2.7721	0.0199	2.7920	0.7352	0.0184	0.7535						
Total	1.0896	1.1249	7.9031	0.0261	2.8041	0.0208	2.8249	0.7444	0.0192	0.7636						

3.8 Architectural Coating - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	42.3273					0.0000	0.0000		0.0000	0.0000						
Off-Road	0.2045	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817						
Total	42.5319	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817						

Unmitigated Construction Off-Site

100 E. Ocean
Project Construction and Operational Emissions (Winter)

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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						
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Worker	0.2169	0.1354	1.5687	5.0200e-003	0.5589	4.0200e-003	0.5629	0.1482	3.7000e-003	0.1519						
Total	0.2169	0.1354	1.5687	5.0200e-003	0.5589	4.0200e-003	0.5629	0.1482	3.7000e-003	0.1519						

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	42.3273					0.0000	0.0000		0.0000	0.0000						
Off-Road	0.2045	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817						
Total	42.5319	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817						

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						
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Worker	0.2169	0.1354	1.5687	5.0200e-003	0.5589	4.0200e-003	0.5629	0.1482	3.7000e-003	0.1519						
Total	0.2169	0.1354	1.5687	5.0200e-003	0.5589	4.0200e-003	0.5629	0.1482	3.7000e-003	0.1519						

3.9 Paving - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.2584	2.5977	3.3048	5.0200e-003		0.1382	0.1382		0.1271	0.1271						
Paving	0.0000					0.0000	0.0000		0.0000	0.0000						
Total	0.2584	2.5977	3.3048	5.0200e-003		0.1382	0.1382		0.1271	0.1271						

100 E. Ocean
Project Construction and Operational Emissions (Winter)

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						
Vendor	0.0139	0.4534	0.1224	1.2200e-003	0.0320	8.8000e-004	0.0329	9.2100e-003	8.4000e-004	0.0101						
Worker	0.0217	0.0135	0.1569	5.0000e-004	0.0559	4.0000e-004	0.0563	0.0148	3.7000e-004	0.0152						
Total	0.0356	0.4670	0.2793	1.7200e-003	0.0879	1.2800e-003	0.0892	0.0240	1.2100e-003	0.0252						

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	0.2584	2.5977	3.3048	5.0200e-003		0.1382	0.1382		0.1271	0.1271						
Paving	0.0000					0.0000	0.0000		0.0000	0.0000						
Total	0.2584	2.5977	3.3048	5.0200e-003		0.1382	0.1382		0.1271	0.1271						

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						
Vendor	0.0139	0.4534	0.1224	1.2200e-003	0.0320	8.8000e-004	0.0329	9.2100e-003	8.4000e-004	0.0101						
Worker	0.0217	0.0135	0.1569	5.0000e-004	0.0559	4.0000e-004	0.0563	0.0148	3.7000e-004	0.0152						
Total	0.0356	0.4670	0.2793	1.7200e-003	0.0879	1.2800e-003	0.0892	0.0240	1.2100e-003	0.0252						

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

- Increase Density
- Improve Walkability Design
- Improve Destination Accessibility
- Increase Transit Accessibility
- Improve Pedestrian Network

100 E. Ocean
Project Construction and Operational Emissions (Winter)

Provide Traffic Calming Measures

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	6.8107	28.8662	47.0903	0.1228	8.8462	0.1133	8.9594	2.3666	0.1055	2.4721						
Unmitigated	8.5588	41.3872	90.5034	0.3149	26.6050	0.2630	26.8679	7.1176	0.2452	7.3629						

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated Annual VMT	Mitigated Annual VMT
	Weekday	Saturday	Sunday		
Enclosed Parking with Elevator	0.00	0.00	0.00		
Hotel	3,586.44	3,595.02	2612.61	8,228,823	2,736,084
Quality Restaurant	2,637.82	2,767.13	2116.14	3,675,485	1,222,099
Racquet Club	0.00	0.00	0.00		
Total	6,224.26	6,362.15	4,728.75		

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Quality Restaurant	16.60	8.40	6.90	12.00	69.00	19.00	38	18	44
Racquet Club	16.60	8.40	6.90	11.50	69.50	19.00	52	39	9

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Enclosed Parking with Elevator	0.552111	0.043066	0.201891	0.118512	0.015605	0.005863	0.021387	0.031253	0.002087	0.001818	0.004803	0.000708	0.000896
Hotel	0.552111	0.043066	0.201891	0.118512	0.015605	0.005863	0.021387	0.031253	0.002087	0.001818	0.004803	0.000708	0.000896
Quality Restaurant	0.552111	0.043066	0.201891	0.118512	0.015605	0.005863	0.021387	0.031253	0.002087	0.001818	0.004803	0.000708	0.000896
Racquet Club	0.552111	0.043066	0.201891	0.118512	0.015605	0.005863	0.021387	0.031253	0.002087	0.001818	0.004803	0.000708	0.000896

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

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					

100 E. Ocean
Project Construction and Operational Emissions (Winter)

Natural Gas Mitigated	0.4908	4.4614	3.7475	0.0268		0.3391	0.3391		0.3391	0.3391							
Natural Gas Unmitigated	0.4908	4.4614	3.7475	0.0268		0.3391	0.3391		0.3391	0.3391							

5.2 Energy by Land Use - Natural Gas
Unmitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
Hotel	29309.7	0.3161	2.8735	2.4137	0.0172		0.2184	0.2184		0.2184	0.2184						
Quality Restaurant	14864.7	0.1603	1.4573	1.2242	8.7400e-003		0.1108	0.1108		0.1108	0.1108						
Racquet Club	1331.32	0.0144	0.1305	0.1096	7.8000e-004		9.9200e-003	9.9200e-003		9.9200e-003	9.9200e-003						
Total		0.4908	4.4614	3.7475	0.0268		0.3391	0.3391		0.3391	0.3391						

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
Hotel	29.3097	0.3161	2.8735	2.4137	0.0172		0.2184	0.2184		0.2184	0.2184						
Quality Restaurant	14.8647	0.1603	1.4573	1.2242	8.7400e-003		0.1108	0.1108		0.1108	0.1108						
Racquet Club	1.33132	0.0144	0.1305	0.1096	7.8000e-004		9.9200e-003	9.9200e-003		9.9200e-003	9.9200e-003						
Total		0.4908	4.4614	3.7475	0.0268		0.3391	0.3391		0.3391	0.3391						

6.0 Area Detail

6.1 Mitigation Measures Area

No Hearths Installed

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	11.1147	5.9000e-004	0.0645	0.0000		2.3000e-004	2.3000e-004		2.3000e-004	2.3000e-004						
Unmitigated	11.1147	5.9000e-004	0.0645	0.0000		2.3000e-004	2.3000e-004		2.3000e-004	2.3000e-004						

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	1.2640					0.0000	0.0000		0.0000	0.0000						
Consumer Products	9.8447					0.0000	0.0000		0.0000	0.0000						
Landscaping	6.0000e-003	5.9000e-004	0.0645	0.0000		2.3000e-004	2.3000e-004		2.3000e-004	2.3000e-004						
Total	11.1147	5.9000e-004	0.0645	0.0000		2.3000e-004	2.3000e-004		2.3000e-004	2.3000e-004						

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	1.2640					0.0000	0.0000		0.0000	0.0000						
Consumer Products	9.8447					0.0000	0.0000		0.0000	0.0000						
Landscaping	6.0000e-003	5.9000e-004	0.0645	0.0000		2.3000e-004	2.3000e-004		2.3000e-004	2.3000e-004						
Total	11.1147	5.9000e-004	0.0645	0.0000		2.3000e-004	2.3000e-004		2.3000e-004	2.3000e-004						

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

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
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10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
Emergency Generator	1	1	12	300	0.73	Diesel

Boilers

100 E. Ocean
Project Construction and Operational Emissions (Winter)

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

Equipment Type	Number
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10.1 Stationary Sources

Unmitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	lb/day										lb/day					
Emergency Generator - Diesel (200 - 250 HP)	0.4923	1.3760	1.2553	2.3700e-003		0.0724	0.0724		0.0724	0.0724						
Total	0.4923	1.3760	1.2553	2.3700e-003		0.0724	0.0724		0.0724	0.0724						

11.0 Vegetation

100 E. Ocean Blvd - Construction (Onsite) - South Coast Air Basin, Winter

100 E. Ocean Blvd - Construction (Onsite)
South Coast Air Basin, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	151.00	Space	0.85	40,593.00	0
Hotel	429.00	Room	14.30	446,123.00	0
Quality Restaurant	23.51	1000sqft	0.54	23,512.00	0
Racquet Club	26.85	1000sqft	0.62	26,847.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	11			Operational Year	2022
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	549	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - 2017 Southern California Edison Carbon Intensity

Land Use - see assumptions

Construction Phase - see assumptions

Off-road Equipment -

Off-road Equipment - see construction assumptions

Off-road Equipment - see construction assumptions

Off-road Equipment - see construction assumptions

Off-road Equipment - see construction assumptions

Off-road Equipment - see construction assumptions

Off-road Equipment - see construction assumptions

Off-road Equipment - see construction assumptions

Trips and VMT - see construction assumptions

Mat Foundation truck trips calculated using spreadsheet

Demolition - see construction assumptions

Grading - see construction assumptions

Vehicle Trips - see assumptions

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Woodstoves - no hearths

Energy Use - see assumptions

Construction Off-road Equipment Mitigation - Tier 4 during Grading

Mobile Land Use Mitigation -

Area Mitigation -

100 E. Ocean
Construction Emissions (Onsite)

Energy Mitigation -

Water Mitigation -

Waste Mitigation -

Fleet Mix -

Stationary Sources - Emergency Generators and Fire Pumps -

Table Name	Column Name	Default Value	New Value
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstructionPhase	NumDays	20.00	109.00
tblConstructionPhase	NumDays	300.00	3.00
tblConstructionPhase	NumDays	300.00	44.00
tblConstructionPhase	NumDays	300.00	451.00
tblConstructionPhase	NumDays	300.00	211.00
tblConstructionPhase	NumDays	20.00	25.00
tblConstructionPhase	NumDays	30.00	20.00
tblConstructionPhase	NumDays	20.00	66.00
tblEnergyUse	T24E	3.92	0.43
tblGrading	AcresOfGrading	0.00	0.85
tblGrading	MaterialExported	0.00	23,500.00
tblLandUse	LandUseSquareFeet	60,400.00	40,593.00
tblLandUse	LandUseSquareFeet	622,908.00	446,123.00
tblLandUse	LandUseSquareFeet	23,510.00	23,512.00
tblLandUse	LandUseSquareFeet	26,850.00	26,847.00
tblLandUse	LotAcreage	1.36	0.85
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00

100 E. Ocean
Construction Emissions (Onsite)

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	UsageHours	8.00	6.00
tblOffRoadEquipment	UsageHours	8.00	6.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblProjectCharacteristics	CO2IntensityFactor	702.44	549
tblTripsAndVMT	HaulingTripLength	20.00	0.10
tblTripsAndVMT	HaulingTripLength	20.00	0.10
tblTripsAndVMT	HaulingTripLength	20.00	0.10
tblTripsAndVMT	HaulingTripLength	20.00	0.10
tblTripsAndVMT	HaulingTripLength	20.00	0.10
tblTripsAndVMT	HaulingTripLength	20.00	0.10
tblTripsAndVMT	HaulingTripLength	20.00	0.10
tblTripsAndVMT	HaulingTripLength	20.00	0.10
tblTripsAndVMT	HaulingTripLength	20.00	0.10
tblTripsAndVMT	HaulingTripNumber	237.00	1,250.00
tblTripsAndVMT	HaulingTripNumber	2,938.00	2,000.00
tblTripsAndVMT	VendorTripLength	6.90	0.10
tblTripsAndVMT	VendorTripLength	6.90	0.10
tblTripsAndVMT	VendorTripLength	6.90	0.10
tblTripsAndVMT	VendorTripLength	6.90	0.10
tblTripsAndVMT	VendorTripLength	6.90	0.10
tblTripsAndVMT	VendorTripLength	6.90	0.10
tblTripsAndVMT	VendorTripLength	6.90	0.10
tblTripsAndVMT	VendorTripLength	6.90	0.10
tblTripsAndVMT	VendorTripLength	6.90	0.10
tblTripsAndVMT	VendorTripLength	6.90	0.10
tblTripsAndVMT	VendorTripNumber	88.00	0.00
tblTripsAndVMT	VendorTripNumber	88.00	50.00
tblTripsAndVMT	VendorTripNumber	88.00	15.00
tblTripsAndVMT	VendorTripNumber	88.00	5.00
tblTripsAndVMT	VendorTripNumber	0.00	5.00
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tblTripsAndVMT	WorkerTripLength	14.70	0.10
tblTripsAndVMT	WorkerTripLength	14.70	0.10
tblTripsAndVMT	WorkerTripLength	14.70	0.10
tblTripsAndVMT	WorkerTripLength	14.70	0.10
tblTripsAndVMT	WorkerTripLength	14.70	0.10

100 E. Ocean
Construction Emissions (Onsite)

tblTripsAndVMT	WorkerTripLength	14.70	0.10
tblTripsAndVMT	WorkerTripLength	14.70	0.10
tblTripsAndVMT	WorkerTripLength	14.70	0.10
tblTripsAndVMT	WorkerTripNumber	15.00	13.00
tblTripsAndVMT	WorkerTripNumber	226.00	248.00
tblTripsAndVMT	WorkerTripNumber	226.00	248.00
tblTripsAndVMT	WorkerTripNumber	226.00	248.00
tblTripsAndVMT	WorkerTripNumber	226.00	248.00
tblTripsAndVMT	WorkerTripNumber	45.00	50.00
tblVehicleTrips	ST_TR	8.19	8.38
tblVehicleTrips	ST_TR	94.36	117.70
tblVehicleTrips	ST_TR	21.35	0.00
tblVehicleTrips	SU_TR	5.95	6.09
tblVehicleTrips	SU_TR	72.16	90.01
tblVehicleTrips	SU_TR	17.40	0.00
tblVehicleTrips	WD_TR	8.17	8.36
tblVehicleTrips	WD_TR	89.95	112.20
tblVehicleTrips	WD_TR	14.03	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					
2020	2.5307	30.9922	19.2543	0.0449	2.0606	1.1301	3.1907	0.3129	1.0750	1.3878						
2021	2.3937	15.0881	19.0991	0.0269	0.0450	0.7490	0.7939	0.0127	0.7169	0.7296						
2022	43.7708	14.0357	18.7348	0.0268	0.0450	0.6354	0.6803	0.0127	0.6086	0.6213						
Maximum	43.7708	30.9922	19.2543	0.0449	2.0606	1.1301	3.1907	0.3129	1.0750	1.3878						

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					
2020	2.5307	17.2424	19.8799	0.0449	0.8075	0.9747	1.2685	0.1231	0.9745	0.9805						
2021	2.2444	13.3569	19.1809	0.0269	0.0450	0.6423	0.6872	0.0127	0.6191	0.6318						
2022	43.7708	12.5246	18.8389	0.0268	0.0450	0.5503	0.5952	0.0127	0.5308	0.5434						
Maximum	43.7708	17.2424	19.8799	0.0449	0.8075	0.9747	1.2685	0.1231	0.9745	0.9805						

100 E. Ocean
Construction Emissions (Onsite)

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.31	28.27	-1.42	0.00	58.27	13.81	45.32	56.11	11.50	21.28						

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/22/2020	2/25/2020	5	25	
2	Grading	Grading	2/26/2020	3/24/2020	5	20	
3	Mat Foundation	Building Construction	3/26/2020	3/30/2020	5	3	
4	Parking and Podium	Building Construction	3/31/2020	5/31/2020	5	44	
5	Building Construction (Shell)	Building Construction	6/1/2020	2/21/2022	5	451	
6	Building Construction (Finishing)	Building Construction	10/1/2021	7/22/2022	5	211	
7	Architectural Coating	Architectural Coating	2/22/2022	7/22/2022	5	109	
8	Paving	Paving	4/22/2022	7/22/2022	5	66	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0.85

Acres of Paving: 0.85

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 744,723; Non-Residential Outdoor: 248,241; Striped Parking Area:

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	Crushing/Proc. Equipment	1	8.00	85	0.78
Demolition	Excavators	0	8.00	158	0.38
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Bore/Drill Rigs	1	8.00	221	0.50
Grading	Cranes	1	8.00	231	0.29
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	0	8.00	187	0.41
Grading	Rubber Tired Dozers	0	8.00	247	0.40
Grading	Rubber Tired Loaders	2	8.00	203	0.36
Grading	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Grading	Welders	1	8.00	46	0.45
Mat Foundation	Cement and Mortar Mixers	4	8.00	9	0.56
Mat Foundation	Cranes	0	7.00	231	0.29
Mat Foundation	Forklifts	0	8.00	89	0.20
Mat Foundation	Generator Sets	0	8.00	84	0.74
Mat Foundation	Pumps	4	8.00	84	0.74
Mat Foundation	Tractors/Loaders/Backhoes	0	7.00	97	0.37
Mat Foundation	Welders	0	8.00	46	0.45
Mat Foundation	Welders	1	8.00	46	0.45
Parking and Podium	Aerial Lifts	1	8.00	63	0.31

100 E. Ocean
Construction Emissions (Onsite)

Parking and Podium	Cranes	0	7.00	231	0.29
Parking and Podium	Forklifts	0	8.00	89	0.20
Parking and Podium	Generator Sets	0	8.00	84	0.74
Parking and Podium	Pumps	2	8.00	84	0.74
Parking and Podium	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Parking and Podium	Welders	1	8.00	46	0.45
Building Construction (Shell)	Aerial Lifts	2	8.00	63	0.31
Building Construction (Shell)	Cranes	0	7.00	231	0.29
Building Construction (Shell)	Forklifts	2	8.00	89	0.20
Building Construction (Shell)	Generator Sets	0	8.00	84	0.74
Building Construction (Shell)	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Building Construction (Shell)	Welders	2	8.00	46	0.45
Building Construction (Finishing)	Aerial Lifts	1	8.00	63	0.31
Building Construction (Finishing)	Air Compressors	1	8.00	78	0.48
Building Construction (Finishing)	Cranes	0	7.00	231	0.29
Building Construction (Finishing)	Forklifts	1	8.00	89	0.20
Building Construction (Finishing)	Generator Sets	0	8.00	84	0.74
Building Construction (Finishing)	Tractors/Loaders/Backhoes	0	7.00	97	0.37
Building Construction (Finishing)	Welders	1	8.00	46	0.45
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	0	6.00		
Paving	Pavers	0	8.00		
Paving	Paving Equipment	1	6.00		
Paving	Rollers	1	6.00		
Paving	Tractors/Loaders/Backhoes	0	8.00		

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition		4	10.00	0.00	1,250.00	0.10	0.10	LD_Mix	HDT_Mix	HHDT
Grading		6	13.00	0.00	2,000.00	0.10	0.10	LD_Mix	HDT_Mix	HHDT
Mat Foundation		9	248.00	0.00	0.00	0.10	0.10	LD_Mix	HHDT	HHDT
Parking and Podium		5	248.00	50.00	0.00	0.10	0.10	LD_Mix	HDT_Mix	HHDT
Building Construction (Shell)		7	248.00	15.00	0.00	0.10	0.10	LD_Mix	HDT_Mix	HHDT
Building Construction (Finishing)		4	248.00	5.00	0.00	0.10	0.10	LD_Mix	HDT_Mix	HHDT
Architectural Coating		1	50.00	0.00	0.00	0.10	0.10	LD_Mix	HDT_Mix	HHDT
Paving		2	5.00	5.00	0.00	0.10	0.10	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Water Exposed Area

3.2 Demolition - 2020

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
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100 E. Ocean
Construction Emissions (Onsite)

Category	lb/day										lb/day					
Fugitive Dust					2.0543	0.0000	2.0543	0.3110	0.0000	0.3110						
Off-Road	2.2603	20.5352	14.4501	0.0249			1.1271	1.1271		1.0721	1.0721					
Total	2.2603	20.5352	14.4501	0.0249	2.0543	1.1271	3.1814	0.3110	1.0721	1.3831						

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	0.0940	4.6355	0.7889	4.7100e-003	5.4200e-003	2.9400e-003	8.3600e-003	1.5800e-003	2.8100e-003	4.3900e-003						
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Worker	0.0105	3.3100e-003	0.0485	3.0000e-005	8.6000e-004	7.0000e-005	9.3000e-004	2.4000e-004	6.0000e-005	3.0000e-004						
Total	0.1045	4.6388	0.8354	4.7400e-003	6.2800e-003	3.0100e-003	9.2900e-003	1.8200e-003	2.8700e-003	4.6900e-003						

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					0.8012	0.0000	0.8012	0.1213	0.0000	0.1213						
Off-Road	1.1138	7.7154	14.2145	0.0249		0.4580	0.4580		0.4580	0.4580						
Total	1.1138	7.7154	14.2145	0.0249	0.8012	0.4580	1.2592	0.1213	0.4580	0.5793						

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	0.0940	4.6355	0.7869	4.7100e-003	5.4200e-003	2.9400e-003	8.3600e-003	1.5800e-003	2.8100e-003	4.3900e-003						
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Worker	0.0105	3.3100e-003	0.0485	3.0000e-005	8.6000e-004	7.0000e-005	9.3000e-004	2.4000e-004	6.0000e-005	3.0000e-004						
Total	0.1045	4.6388	0.8354	4.7400e-003	6.2800e-003	3.0100e-003	9.2900e-003	1.8200e-003	2.8700e-003	4.6900e-003						

3.3 Grading - 2020

Unmitigated Construction On-Site

100 E. Ocean
Construction Emissions (Onsite)

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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					0.1780	0.0000	0.1780	0.0250	0.0000	0.0250							
Off-Road	2.0661	21.7169	12.5018	0.0354		0.8203	0.8203		0.7616	0.7616							
Total	2.0661	21.7169	12.5018	0.0354	0.1780	0.8203	0.9982	0.0250	0.7616	0.7866							

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	0.1880	9.2710	1.5737	9.4200e-003	0.0108	5.8800e-003	0.0167	3.1600e-003	5.6200e-003	8.7800e-003							
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000							
Worker	0.0137	4.3100e-003	0.0631	4.0000e-005	1.1200e-003	9.0000e-005	1.2100e-003	3.1000e-004	8.0000e-005	4.0000e-004							
Total	0.2017	9.2753	1.6368	9.4600e-003	0.0120	5.9700e-003	0.0179	3.4700e-003	5.7000e-003	9.1800e-003							

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					0.0694	0.0000	0.0694	9.7500e-003	0.0000	9.7500e-003							
Off-Road	0.7481	3.3308	18.2431	0.0354		0.1410	0.1410		0.1410	0.1410							
Total	0.7481	3.3308	18.2431	0.0354	0.0694	0.1410	0.2104	9.7500e-003	0.1410	0.1508							

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	0.1880	9.2710	1.5737	9.4200e-003	0.0108	5.8800e-003	0.0167	3.1600e-003	5.6200e-003	8.7800e-003							
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000							
Worker	0.0137	4.3100e-003	0.0631	4.0000e-005	1.1200e-003	9.0000e-005	1.2100e-003	3.1000e-004	8.0000e-005	4.0000e-004							
Total	0.2017	9.2753	1.6368	9.4600e-003	0.0120	5.9700e-003	0.0179	3.4700e-003	5.7000e-003	9.1800e-003							

100 E. Ocean
Construction Emissions (Onsite)

3.4 Mat Foundation - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Off-Road	2.2698	17.1602	18.0510	0.0317		0.9730	0.9730		0.9730	0.9730							
Total	2.2698	17.1602	18.0510	0.0317		0.9730	0.9730		0.9730	0.9730							

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							
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000							
Worker	0.2608	0.0822	1.2032	7.6000e-004	0.0213	1.7300e-003	0.0230	5.9600e-003	1.5900e-003	7.5600e-003							
Total	0.2608	0.0822	1.2032	7.6000e-004	0.0213	1.7300e-003	0.0230	5.9600e-003	1.5900e-003	7.5600e-003							

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Off-Road	2.2698	17.1602	18.0510	0.0317		0.9730	0.9730		0.9730	0.9730							
Total	2.2698	17.1602	18.0510	0.0317		0.9730	0.9730		0.9730	0.9730							

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							
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000							

100 E. Ocean
Construction Emissions (Onsite)

Worker	0.2608	0.0822	1.2032	7.6000e-004	0.0213	1.7300e-003	0.0230	5.9600e-003	1.5900e-003	7.5600e-003						
Total	0.2608	0.0822	1.2032	7.6000e-004	0.0213	1.7300e-003	0.0230	5.9600e-003	1.5900e-003	7.5600e-003						

3.5 Parking and Podium - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4375	11.3782	12.6661	0.0205		0.6487	0.6487		0.6369	0.6369						
Total	1.4375	11.3782	12.6661	0.0205		0.6487	0.6487		0.6369	0.6369						

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						
Vendor	0.0770	2.9631	0.8205	2.5900e-003	5.9300e-003	2.1800e-003	8.1100e-003	1.8400e-003	2.0900e-003	3.9300e-003						
Worker	0.2608	0.0822	1.2032	7.6000e-004	0.0213	1.7300e-003	0.0230	5.9600e-003	1.5900e-003	7.5600e-003						
Total	0.3379	3.0453	2.0237	3.3500e-003	0.0272	3.9100e-003	0.0311	7.8000e-003	3.6800e-003	0.0115						

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.2660	9.4376	12.7284	0.0205		0.5207	0.5207		0.5195	0.5195						
Total	1.2660	9.4376	12.7284	0.0205		0.5207	0.5207		0.5195	0.5195						

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					

100 E. Ocean
Construction Emissions (Onsite)

Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0770	2.9631	0.8205	2.5900e-003	5.9300e-003	2.1800e-003	8.1100e-003	1.8400e-003	2.0900e-003	3.9300e-003						
Worker	0.2608	0.0822	1.2032	7.6000e-004	0.0213	1.7300e-003	0.0230	5.9600e-003	1.5900e-003	7.5600e-003						
Total	0.3379	3.0453	2.0237	3.3500e-003	0.0272	3.9100e-003	0.0311	7.8000e-003	3.6800e-003	0.0115						

3.6 Building Construction (Shell) - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.2609	9.1301	10.3628	0.0146		0.5289	0.5289		0.5005	0.5005						
Total	1.2609	9.1301	10.3628	0.0146		0.5289	0.5289		0.5005	0.5005						

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						
Vendor	0.0231	0.8889	0.2461	7.8000e-004	1.7800e-003	6.6000e-004	2.4300e-003	5.5000e-004	6.3000e-004	1.1800e-003						
Worker	0.2608	0.0822	1.2032	7.6000e-004	0.0213	1.7300e-003	0.0230	5.9600e-003	1.5900e-003	7.5600e-003						
Total	0.2839	0.9711	1.4494	1.5400e-003	0.0231	2.3900e-003	0.0255	6.5100e-003	2.2200e-003	8.7400e-003						

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0894	7.1895	10.4251	0.0146		0.4008	0.4008		0.3831	0.3831						
Total	1.0894	7.1895	10.4251	0.0146		0.4008	0.4008		0.3831	0.3831						

Mitigated Construction Off-Site

100 E. Ocean
Construction Emissions (Onsite)

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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						
Vendor	0.0231	0.8889	0.2461	7.8000e-004	1.7800e-003	6.6000e-004	2.4300e-003	5.5000e-004	6.3000e-004	1.1800e-003						
Worker	0.2608	0.0822	1.2032	7.6000e-004	0.0213	1.7300e-003	0.0230	5.9600e-003	1.5900e-003	7.5600e-003						
Total	0.2839	0.9711	1.4494	1.5400e-003	0.0231	2.3900e-003	0.0255	6.5100e-003	2.2200e-003	8.7400e-003						

3.6 Building Construction (Shell) - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.1262	8.4731	10.2217	0.0146		0.4503	0.4503		0.4261	0.4261						
Total	1.1262	8.4731	10.2217	0.0146		0.4503	0.4503		0.4261	0.4261						

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						
Vendor	0.0214	0.8595	0.2289	7.7000e-004	1.7800e-003	4.2000e-004	2.2000e-003	5.5000e-004	4.0000e-004	9.5000e-004						
Worker	0.2388	0.0723	1.0840	7.3000e-004	0.0213	1.6900e-003	0.0230	5.9600e-003	1.5500e-003	7.5200e-003						
Total	0.2602	0.9318	1.3129	1.5000e-003	0.0231	2.1100e-003	0.0252	6.5100e-003	1.9500e-003	8.4700e-003						

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	0.9769	6.7419	10.3035	0.0146		0.3436	0.3436		0.3284	0.3284						
Total	0.9769	6.7419	10.3035	0.0146		0.3436	0.3436		0.3284	0.3284						

100 E. Ocean
Construction Emissions (Onsite)

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						
Vendor	0.0214	0.8595	0.2289	7.7000e-004	1.7800e-003	4.2000e-004	2.2000e-003	5.5000e-004	4.0000e-004	9.5000e-004						
Worker	0.2388	0.0723	1.0840	7.3000e-004	0.0213	1.6900e-003	0.0230	5.9600e-003	1.5500e-003	7.5200e-003						
Total	0.2602	0.9318	1.3129	1.5000e-003	0.0231	2.1100e-003	0.0252	6.5100e-003	1.9500e-003	8.4700e-003						

3.6 Building Construction (Shell) - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0175	7.8318	10.1250	0.0146		0.3785	0.3785		0.3584	0.3584						
Total	1.0175	7.8318	10.1250	0.0146		0.3785	0.3785		0.3584	0.3584						

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						
Vendor	0.0198	0.8399	0.2136	7.6000e-004	1.7800e-003	3.5000e-004	2.1300e-003	5.5000e-004	3.4000e-004	8.9000e-004						
Worker	0.2196	0.0640	0.9816	7.0000e-004	0.0213	1.6500e-003	0.0229	5.9600e-003	1.5200e-003	7.4900e-003						
Total	0.2394	0.9039	1.1952	1.4600e-003	0.0231	2.0000e-003	0.0251	6.5100e-003	1.8600e-003	8.3800e-003						

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	0.8908	6.3207	10.2292	0.0146		0.2934	0.2934		0.2806	0.2806						
Total	0.8908	6.3207	10.2292	0.0146		0.2934	0.2934		0.2806	0.2806						

100 E. Ocean
Construction Emissions (Onsite)

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						
Vendor	0.0198	0.8399	0.2136	7.6000e-004	1.7800e-003	3.5000e-004	2.1300e-003	5.5000e-004	3.4000e-004	8.9000e-004						
Worker	0.2196	0.0640	0.9816	7.0000e-004	0.0213	1.6500e-003	0.0229	5.9600e-003	1.5200e-003	7.4900e-003						
Total	0.2394	0.9039	1.1952	1.4600e-003	0.0231	2.0000e-003	0.0251	6.5100e-003	1.8600e-003	8.3800e-003						

3.7 Building Construction (Finishing) - 2021

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	0.7613	5.3244	6.4041	9.7300e-003		0.2947	0.2947		0.2871	0.2871						
Total	0.7613	5.3244	6.4041	9.7300e-003		0.2947	0.2947		0.2871	0.2871						

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						
Vendor	7.1200e-003	0.2865	0.0763	2.6000e-004	5.9000e-004	1.4000e-004	7.3000e-004	1.8000e-004	1.3000e-004	3.2000e-004						
Worker	0.2388	0.0723	1.0840	7.3000e-004	0.0213	1.6900e-003	0.0230	5.9600e-003	1.5500e-003	7.5200e-003						
Total	0.2460	0.3588	1.1603	9.9000e-004	0.0219	1.8300e-003	0.0237	6.1400e-003	1.6800e-003	7.8400e-003						

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					

100 E. Ocean
Construction Emissions (Onsite)

Off-Road	0.7613	5.3244	6.4041	9.7300e-003		0.2947	0.2947		0.2871	0.2871						
Total	0.7613	5.3244	6.4041	9.7300e-003		0.2947	0.2947		0.2871	0.2871						

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						
Vendor	7.1200e-003	0.2865	0.0763	2.6000e-004	5.9000e-004	1.4000e-004	7.3000e-004	1.8000e-004	1.3000e-004	3.2000e-004						
Worker	0.2388	0.0723	1.0840	7.3000e-004	0.0213	1.6900e-003	0.0230	5.9600e-003	1.5500e-003	7.5200e-003						
Total	0.2460	0.3588	1.1603	9.9000e-004	0.0219	1.8300e-003	0.0237	6.1400e-003	1.6800e-003	7.8400e-003						

3.7 Building Construction (Finishing) - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6991	4.9561	6.3617	9.7300e-003		0.2531	0.2531		0.2467	0.2467						
Total	0.6991	4.9561	6.3617	9.7300e-003		0.2531	0.2531		0.2467	0.2467						

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						
Vendor	6.6000e-003	0.2800	0.0712	2.5000e-004	5.9000e-004	1.2000e-004	7.1000e-004	1.8000e-004	1.1000e-004	3.0000e-004						
Worker	0.2196	0.0640	0.9816	7.0000e-004	0.0213	1.6500e-003	0.0229	5.9600e-003	1.5200e-003	7.4900e-003						
Total	0.2262	0.3439	1.0528	9.5000e-004	0.0219	1.7700e-003	0.0237	6.1400e-003	1.6300e-003	7.7900e-003						

Mitigated Construction On-Site

100 E. Ocean
Construction Emissions (Onsite)

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.6991	4.9561	6.3617	9.7300e-003		0.2531	0.2531		0.2467	0.2467						
Total	0.6991	4.9561	6.3617	9.7300e-003		0.2531	0.2531		0.2467	0.2467						

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						
Vendor	6.6000e-003	0.2800	0.0712	2.5000e-004	5.9000e-004	1.2000e-004	7.1000e-004	1.8000e-004	1.1000e-004	3.0000e-004						
Worker	0.2196	0.0640	0.9816	7.0000e-004	0.0213	1.6500e-003	0.0229	5.9600e-003	1.5200e-003	7.4900e-003						
Total	0.2262	0.3439	1.0528	9.5000e-004	0.0219	1.7700e-003	0.0237	6.1400e-003	1.6300e-003	7.7900e-003						

3.8 Architectural Coating - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	42.3273					0.0000	0.0000		0.0000	0.0000						
Off-Road	0.2045	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817						
Total	42.5319	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817						

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						
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Worker	0.0443	0.0129	0.1979	1.4000e-004	4.2900e-003	3.3000e-004	4.6300e-003	1.2000e-003	3.1000e-004	1.5100e-003						
Total	0.0443	0.0129	0.1979	1.4000e-004	4.2900e-003	3.3000e-004	4.6300e-003	1.2000e-003	3.1000e-004	1.5100e-003						

100 E. Ocean
Construction Emissions (Onsite)

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	42.3273						0.0000	0.0000		0.0000						
Off-Road	0.2045	1.4085	1.8136	2.9700e-003			0.0817	0.0817		0.0817						
Total	42.5319	1.4085	1.8136	2.9700e-003			0.0817	0.0817		0.0817						

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						
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Worker	0.0443	0.0129	0.1979	1.4000e-004	4.2900e-003	3.3000e-004	4.6300e-003	1.2000e-003	3.1000e-004	1.5100e-003						
Total	0.0443	0.0129	0.1979	1.4000e-004	4.2900e-003	3.3000e-004	4.6300e-003	1.2000e-003	3.1000e-004	1.5100e-003						

3.9 Paving - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.2584	2.5977	3.3048	5.0200e-003			0.1382	0.1382		0.1271						
Paving	0.0000						0.0000	0.0000		0.0000						
Total	0.2584	2.5977	3.3048	5.0200e-003			0.1382	0.1382		0.1271						

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						
Vendor	6.6000e-003	0.2800	0.0712	2.5000e-004	5.9000e-004	1.2000e-004	7.1000e-004	1.8000e-004	1.1000e-004	3.0000e-004						
Worker	4.4300e-003	1.2900e-003	0.0198	1.0000e-005	4.3000e-004	3.0000e-005	4.6000e-004	1.2000e-004	3.0000e-005	1.5000e-004						

100 E. Ocean
Construction Emissions (Onsite)

Total	0.0110	0.2813	0.0910	2.6000e-004	1.0200e-003	1.5000e-004	1.1700e-003	3.0000e-004	1.4000e-004	4.5000e-004						
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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	0.2584	2.5977	3.3048	5.0200e-003		0.1382	0.1382		0.1271	0.1271						
Paving	0.0000					0.0000	0.0000		0.0000	0.0000						
Total	0.2584	2.5977	3.3048	5.0200e-003		0.1382	0.1382		0.1271	0.1271						

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						
Vendor	6.6000e-003	0.2800	0.0712	2.5000e-004	5.9000e-004	1.2000e-004	7.1000e-004	1.8000e-004	1.1000e-004	3.0000e-004						
Worker	4.4300e-003	1.2900e-003	0.0198	1.0000e-005	4.3000e-004	3.0000e-005	4.6000e-004	1.2000e-004	3.0000e-005	1.5000e-004						
Total	0.0110	0.2813	0.0910	2.6000e-004	1.0200e-003	1.5000e-004	1.1700e-003	3.0000e-004	1.4000e-004	4.5000e-004						

100 E. Ocean Blvd - Construction - South Coast Air Basin, Annual

100 E. Ocean Blvd - Construction
South Coast Air Basin, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	151.00	Space	0.85	40,593.00	0
Hotel	429.00	Room	14.30	446,123.00	0
Quality Restaurant	23.51	1000sqft	0.54	23,512.00	0
Racquet Club	26.85	1000sqft	0.62	26,847.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	11			Operational Year	2022
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	549	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - 2017 Southern California Edison Carbon Intensity

Land Use - see assumptions

Construction Phase - see assumptions

Off-road Equipment -

Off-road Equipment - see construction assumptions

Off-road Equipment - see construction assumptions

Off-road Equipment - see construction assumptions

Off-road Equipment - see construction assumptions

Off-road Equipment - see construction assumptions

Off-road Equipment - see construction assumptions

Off-road Equipment - see construction assumptions

Trips and VMT - see construction assumptions

Mat Foundation truck trips calculated using spreadsheet

Demolition - see construction assumptions

Grading - see construction assumptions

Vehicle Trips - see assumptions

Woodstoves - no hearths

Energy Use - see assumptions

Construction Off-road Equipment Mitigation - Tier 4 during Grading

Mobile Land Use Mitigation -

Area Mitigation -

Energy Mitigation -

Water Mitigation -

Waste Mitigation -

100 E. Ocean
Annual (GHG) Emissions

Stationary Sources - Emergency Generators and Fire Pumps -

Fleet Mix -

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Table Name	Column Name	Default Value	New Value
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstructionPhase	NumDays	20.00	25.00
tblConstructionPhase	NumDays	30.00	20.00
tblConstructionPhase	NumDays	300.00	3.00
tblConstructionPhase	NumDays	300.00	44.00
tblConstructionPhase	NumDays	300.00	451.00
tblConstructionPhase	NumDays	300.00	211.00
tblConstructionPhase	NumDays	20.00	109.00
tblConstructionPhase	NumDays	20.00	66.00
tblEnergyUse	T24E	3.92	0.43
tblGrading	AcresOfGrading	0.00	0.85
tblGrading	MaterialExported	0.00	23,500.00
tblLandUse	LandUseSquareFeet	60,400.00	40,593.00
tblLandUse	LandUseSquareFeet	622,908.00	446,123.00
tblLandUse	LandUseSquareFeet	23,510.00	23,512.00
tblLandUse	LandUseSquareFeet	26,850.00	26,847.00
tblLandUse	LotAcreage	1.36	0.85
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
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tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
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tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00

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tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
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tblOffRoadEquipment	UsageHours	8.00	6.00
tblOffRoadEquipment	UsageHours	8.00	6.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblProjectCharacteristics	CO2IntensityFactor	702.44	549
tblTripsAndVMT	HaulingTripLength	20.00	75.00
tblTripsAndVMT	HaulingTripLength	20.00	75.00
tblTripsAndVMT	HaulingTripNumber	237.00	1,250.00
tblTripsAndVMT	HaulingTripNumber	2,938.00	2,000.00
tblTripsAndVMT	VendorTripLength	6.90	0.00
tblTripsAndVMT	VendorTripNumber	88.00	0.00
tblTripsAndVMT	VendorTripNumber	88.00	50.00
tblTripsAndVMT	VendorTripNumber	88.00	15.00
tblTripsAndVMT	VendorTripNumber	88.00	5.00
tblTripsAndVMT	VendorTripNumber	0.00	5.00
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tblTripsAndVMT	WorkerTripNumber	15.00	13.00
tblTripsAndVMT	WorkerTripNumber	226.00	248.00
tblTripsAndVMT	WorkerTripNumber	226.00	248.00
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tblTripsAndVMT	WorkerTripNumber	226.00	248.00
tblTripsAndVMT	WorkerTripNumber	45.00	50.00
tblVehicleTrips	ST_TR	8.19	8.38
tblVehicleTrips	ST_TR	94.36	117.70
tblVehicleTrips	ST_TR	21.35	0.00
tblVehicleTrips	SU_TR	5.95	6.09
tblVehicleTrips	SU_TR	72.16	90.01
tblVehicleTrips	SU_TR	17.40	0.00
tblVehicleTrips	WD_TR	8.17	8.36
tblVehicleTrips	WD_TR	89.95	112.20
tblVehicleTrips	WD_TR	14.03	0.00

2.0 Emissions Summary

100 E. Ocean
Annual (GHG) Emissions

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2020	0.3421	3.1139	2.7299	9.8700e-003	0.4225	0.0874	0.5099	0.1103	0.0832	0.1935	0.0000	916.6346	916.6346	0.0820	0.0000	918.6837
2021	0.3467	1.6130	3.0125	7.0500e-003	0.4582	0.0723	0.5305	0.1220	0.0686	0.1906	0.0000	624.4873	624.4873	0.0601	0.0000	625.9887
2022	2.4966	0.8070	1.6864	4.0800e-003	0.2830	0.0364	0.3193	0.0753	0.0350	0.1103	0.0000	361.9474	361.9474	0.0282	0.0000	362.6534
Maximum	2.4966	3.1139	3.0125	9.8700e-003	0.4582	0.0874	0.5305	0.1220	0.0832	0.1935	0.0000	916.6346	916.6346	0.0820	0.0000	918.6837

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2020	0.2976	2.5777	2.7906	9.8700e-003	0.4058	0.0596	0.4654	0.1078	0.0577	0.1655	0.0000	916.6343	916.6343	0.0820	0.0000	918.6835
2021	0.3272	1.3871	3.0232	7.0500e-003	0.4582	0.0583	0.5166	0.1220	0.0558	0.1778	0.0000	624.4871	624.4871	0.0601	0.0000	625.9885
2022	2.4943	0.7798	1.6863	4.0800e-003	0.2830	0.0348	0.3178	0.0753	0.0336	0.1089	0.0000	361.9472	361.9472	0.0282	0.0000	362.6533
Maximum	2.4943	2.5777	3.0232	9.8700e-003	0.4582	0.0596	0.5166	0.1220	0.0577	0.1778	0.0000	916.6343	916.6343	0.0820	0.0000	918.6835

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	2.08	14.26	-0.99	0.00	1.44	22.09	4.42	0.82	21.23	8.53	0.00	0.00	0.00	0.00	0.00	0.00

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
7	12-8-2019	3-7-2020	1.2264	0.9744
8	3-8-2020	6-7-2020	1.1685	0.9968
9	6-8-2020	9-7-2020	0.4562	0.3868
10	9-8-2020	12-7-2020	0.4558	0.3872
11	12-8-2020	3-7-2021	0.4262	0.3638
12	3-8-2021	6-7-2021	0.4218	0.3600
13	6-8-2021	9-7-2021	0.4203	0.3585
14	9-8-2021	12-7-2021	0.6255	0.5644
15	12-8-2021	3-7-2022	0.8135	0.7669
16	3-8-2022	6-7-2022	1.7655	1.7655
17	6-8-2022	9-7-2022	0.8891	0.8891
		Highest	1.7655	1.7655

2.2 Overall Operational

Unmitigated Operational

100 E. Ocean
Annual (GHG) Emissions

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	2.0281	7.0000e-005	8.0600e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005	0.0000	0.0156	0.0156	4.0000e-005	0.0000	0.0167
Energy	0.0896	0.8142	0.6839	4.8900e-003		0.0619	0.0619		0.0619	0.0619	0.0000	2,085.0540	2,085.0540	0.0803	0.0294	2,095.8081
Mobile	1.4312	7.2782	15.7882	0.0553	4.5213	0.0452	4.5665	1.2114	0.0422	1.2536	0.0000	5,112.5768	5,112.5768	0.2641	0.0000	5,119.1796
Stationary	2.9500e-003	8.2600e-003	7.5300e-003	1.0000e-005		4.3000e-004	4.3000e-004		4.3000e-004	4.3000e-004	0.0000	1.3709	1.3709	1.9000e-004	0.0000	1.3757
Waste						0.0000	0.0000		0.0000	0.0000	83.1004	0.0000	83.1004	4.9111	0.0000	205.8778
Water						0.0000	0.0000		0.0000	0.0000	6.2202	70.8724	77.0926	0.6426	0.0159	97.8843
Total	3.5518	8.1008	16.4877	0.0602	4.5213	0.1076	4.6288	1.2114	0.1045	1.3159	89.3207	7,269.8897	7,359.2104	5.8984	0.0452	7,520.1421

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	2.0281	7.0000e-005	8.0600e-003	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005	0.0000	0.0156	0.0156	4.0000e-005	0.0000	0.0167
Energy	0.0896	0.8142	0.6839	4.8900e-003		0.0619	0.0619		0.0619	0.0619	0.0000	2,004.4949	2,004.4949	0.0761	0.0285	2,014.8803
Mobile	1.1260	5.0666	8.0693	0.0217	1.5033	0.0193	1.5227	0.4028	0.0180	0.4208	0.0000	2,011.2455	2,011.2455	0.1366	0.0000	2,014.6604
Stationary	2.9500e-003	8.2600e-003	7.5300e-003	1.0000e-005		4.3000e-004	4.3000e-004		4.3000e-004	4.3000e-004	0.0000	1.3709	1.3709	1.9000e-004	0.0000	1.3757
Waste						0.0000	0.0000		0.0000	0.0000	25.7611	0.0000	25.7611	1.5224	0.0000	63.8221
Water						0.0000	0.0000		0.0000	0.0000	4.9762	58.1575	63.1337	0.5142	0.0127	79.7737
Total	3.2466	5.8891	8.7688	0.0266	1.5033	0.0817	1.5850	0.4028	0.0803	0.4831	30.7373	4,075.2845	4,106.0218	2.2495	0.0412	4,174.5289

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	8.59	27.30	46.82	55.85	66.75	24.06	65.76	66.75	23.12	63.29	65.59	43.94	44.21	61.86	8.94	44.49

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/22/2020	2/25/2020	5	25	
2	Grading	Grading	2/26/2020	3/24/2020	5	20	
3	Mat Foundation	Building Construction	3/26/2020	3/30/2020	5	3	
4	Parking and Podium	Building Construction	3/31/2020	5/31/2020	5	44	
5	Building Construction (Shell)	Building Construction	6/1/2020	2/21/2022	5	45	
6	Building Construction (Finishing)	Building Construction	10/1/2021	7/22/2022	5	211	
7	Architectural Coating	Architectural Coating	2/22/2022	7/22/2022	5	109	
8	Paving	Paving	4/22/2022	7/22/2022	5	66	

Acres of Grading (Site Preparation Phase): 0

100 E. Ocean
Annual (GHG) Emissions

Acres of Grading (Grading Phase): 0.85

Acres of Paving: 0.85

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 744,723; Non-Residential Outdoor: 248,241; Striped Parking Area:

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	Crushing/Proc. Equipment	1	8.00	85	0.78
Demolition	Excavators	0	8.00	158	0.38
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Bore/Drill Rigs	1	8.00	221	0.50
Grading	Cranes	1	8.00	231	0.29
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	0	8.00	187	0.41
Grading	Rubber Tired Dozers	0	8.00	247	0.40
Grading	Rubber Tired Loaders	2	8.00	203	0.36
Grading	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Grading	Welders	1	8.00	46	0.45
Mat Foundation	Cement and Mortar Mixers	4	8.00	9	0.56
Mat Foundation	Cranes	0	7.00	231	0.29
Mat Foundation	Forklifts	0	8.00	89	0.20
Mat Foundation	Generator Sets	0	8.00	84	0.74
Mat Foundation	Pumps	4	8.00	84	0.74
Mat Foundation	Tractors/Loaders/Backhoes	0	7.00	97	0.37
Mat Foundation	Welders	0	8.00	46	0.45
Mat Foundation	Welders	1	8.00	46	0.45
Parking and Podium	Aerial Lifts	1	8.00	63	0.31
Parking and Podium	Cranes	0	7.00	231	0.29
Parking and Podium	Forklifts	0	8.00	89	0.20
Parking and Podium	Generator Sets	0	8.00	84	0.74
Parking and Podium	Pumps	2	8.00	84	0.74
Parking and Podium	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Parking and Podium	Welders	1	8.00	46	0.45
Building Construction (Shell)	Aerial Lifts	2	8.00	63	0.31
Building Construction (Shell)	Cranes	0	7.00	231	0.29
Building Construction (Shell)	Forklifts	2	8.00	89	0.20
Building Construction (Shell)	Generator Sets	0	8.00	84	0.74
Building Construction (Shell)	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Building Construction (Shell)	Welders	2	8.00	46	0.45
Building Construction (Finishing)	Aerial Lifts	1	8.00	63	0.31
Building Construction (Finishing)	Air Compressors	1	8.00	78	0.48
Building Construction (Finishing)	Cranes	0	7.00	231	0.29
Building Construction (Finishing)	Forklifts	1	8.00	89	0.20
Building Construction (Finishing)	Generator Sets	0	8.00	84	0.74
Building Construction (Finishing)	Tractors/Loaders/Backhoes	0	7.00	97	0.37
Building Construction (Finishing)	Welders	1	8.00	46	0.45

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Architectural Coating	Air Compressors	6.00	78	0.48
				0.56
				0.42
				0.36
				0.38
				0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	0.00	1,250.00	14.70	6.90	75.00	LD_Mix	HDT_Mix	HHDT
Grading	6	13.00	0.00	2,000.00	14.70	6.90	75.00	LD_Mix	HDT_Mix	HHDT
Mat Foundation	9	248.00	0.00	0.00	14.70	0.00	20.00	LD_Mix	HHDT	HHDT
Parking and Podium	5	248.00	50.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction (Shell)	7	248.00	15.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction (Finishing)	4	248.00	5.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	50.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	2	5.00	5.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Water Exposed Area

3.2 Demolition - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust												0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road												27.0489	27.0489	5.1200e-003	0.0000	27.1769
Total												27.0489	27.0489	5.1200e-003	0.0000	27.1769

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling												161.2178	161.2178	9.9700e-003	0.0000	161.4670
Vendor												0.0000	0.0000	0.0000	0.0000	0.0000
Worker												1.2358	1.2358	4.0000e-005	0.0000	1.2367
Total												162.4536	162.4536	0.0100	0.0000	162.7036

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Annual (GHG) Emissions

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust												0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road												27.0489	27.0489	5.1200e-003	0.0000	27.1769
Total												27.0489	27.0489	5.1200e-003	0.0000	27.1769

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling												161.2178	161.2178	9.9700e-003	0.0000	161.4670
Vendor												0.0000	0.0000	0.0000	0.0000	0.0000
Worker												1.2358	1.2358	4.0000e-005	0.0000	1.2367
Total												162.4536	162.4536	0.0100	0.0000	162.7036

3.3 Grading - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust												0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road												30.7219	30.7219	9.6100e-003	0.0000	30.9621
Total												30.7219	30.7219	9.6100e-003	0.0000	30.9621

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling												257.9485	257.9485	0.0159	0.0000	258.3471
Vendor												0.0000	0.0000	0.0000	0.0000	0.0000

100 E. Ocean
Annual (GHG) Emissions

Worker													1.2852	1.2852	4.0000e-005	0.0000	1.2861
Total													259.2337	259.2337	0.0160	0.0000	259.6333

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust												0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road												30.7219	30.7219	9.6100e-003	0.0000	30.9620
Total												30.7219	30.7219	9.6100e-003	0.0000	30.9620

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling												257.9485	257.9485	0.0159	0.0000	258.3471
Vendor												0.0000	0.0000	0.0000	0.0000	0.0000
Worker												1.2852	1.2852	4.0000e-005	0.0000	1.2861
Total												259.2337	259.2337	0.0160	0.0000	259.6333

3.4 Mat Foundation - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road												3.9485	3.9485	2.7000e-004	0.0000	3.9554
Total												3.9485	3.9485	2.7000e-004	0.0000	3.9554

Unmitigated Construction Off-Site

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

100 E. Ocean
Annual (GHG) Emissions

Hauling													0.0000	0.0000	0.0000	0.0000	0.0000
Vendor													0.0000	0.0000	0.0000	0.0000	0.0000
Worker													3.6777	3.6777	1.1000e-004	0.0000	3.6804
Total													3.6777	3.6777	1.1000e-004	0.0000	3.6804

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road												3.9485	3.9485	2.7000e-004	0.0000	3.9554
Total												3.9485	3.9485	2.7000e-004	0.0000	3.9554

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling												0.0000	0.0000	0.0000	0.0000	0.0000
Vendor												0.0000	0.0000	0.0000	0.0000	0.0000
Worker												3.6777	3.6777	1.1000e-004	0.0000	3.6804
Total												3.6777	3.6777	1.1000e-004	0.0000	3.6804

3.5 Parking and Podium - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road												38.2583	38.2583	5.0900e-003	0.0000	38.3856
Total												38.2583	38.2583	5.0900e-003	0.0000	38.3856

Unmitigated Construction Off-Site

100 E. Ocean
Annual (GHG) Emissions

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling												0.0000	0.0000	0.0000	0.0000	0.0000
Vendor												26.9112	26.9112	1.8000e-003	0.0000	26.9561
Worker												53.9396	53.9396	1.5500e-003	0.0000	53.9785
Total												80.8508	80.8508	3.3500e-003	0.0000	80.9346

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road												38.2583	38.2583	5.0900e-003	0.0000	38.3856
Total												38.2583	38.2583	5.0900e-003	0.0000	38.3856

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling												0.0000	0.0000	0.0000	0.0000	0.0000
Vendor												26.9112	26.9112	1.8000e-003	0.0000	26.9561
Worker												53.9396	53.9396	1.5500e-003	0.0000	53.9785
Total												80.8508	80.8508	3.3500e-003	0.0000	80.9346

3.6 Building Construction (Shell) - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road												93.3955	93.3955	0.0251	0.0000	94.0234
Total												93.3955	93.3955	0.0251	0.0000	94.0234

100 E. Ocean
Annual (GHG) Emissions

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling												0.0000	0.0000	0.0000	0.0000	0.0000
Vendor												28.2568	28.2568	1.8900e-003	0.0000	28.3039
Worker												188.7887	188.7887	5.4400e-003	0.0000	188.9246
Total												217.0455	217.0455	7.3300e-003	0.0000	217.2285

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road												93.3954	93.3954	0.0251	0.0000	94.0233
Total												93.3954	93.3954	0.0251	0.0000	94.0233

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling												0.0000	0.0000	0.0000	0.0000	0.0000
Vendor												28.2568	28.2568	1.8900e-003	0.0000	28.3039
Worker												188.7887	188.7887	5.4400e-003	0.0000	188.9246
Total												217.0455	217.0455	7.3300e-003	0.0000	217.2285

3.6 Building Construction (Shell) - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road												158.3028	158.3028	0.0417	0.0000	159.3455
Total												158.3028	158.3028	0.0417	0.0000	159.3455

100 E. Ocean
Annual (GHG) Emissions

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling												0.0000	0.0000	0.0000	0.0000	0.0000
Vendor												47.5294	47.5294	3.0600e-003	0.0000	47.6060
Worker												309.6109	309.6109	8.3300e-003	0.0000	309.8192
Total												357.1403	357.1403	0.0114	0.0000	357.4252

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road												158.3026	158.3026	0.0417	0.0000	159.3453
Total												158.3026	158.3026	0.0417	0.0000	159.3453

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling												0.0000	0.0000	0.0000	0.0000	0.0000
Vendor												47.5294	47.5294	3.0600e-003	0.0000	47.6060
Worker												309.6109	309.6109	8.3300e-003	0.0000	309.8192
Total												357.1403	357.1403	0.0114	0.0000	357.4252

3.6 Building Construction (Shell) - 2022

Unmitigated Construction On-Site

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

100 E. Ocean
Annual (GHG) Emissions

Off-Road													21.8404	21.8404	5.6800e-003	0.0000	21.9825
Total													21.8404	21.8404	5.6800e-003	0.0000	21.9825

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling												0.0000	0.0000	0.0000	0.0000	0.0000
Vendor												6.4979	6.4979	4.1000e-004	0.0000	6.5081
Worker												41.1753	41.1753	1.0400e-003	0.0000	41.2013
Total												47.6732	47.6732	1.4500e-003	0.0000	47.7094

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road												21.8404	21.8404	5.6800e-003	0.0000	21.9825
Total												21.8404	21.8404	5.6800e-003	0.0000	21.9825

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling												0.0000	0.0000	0.0000	0.0000	0.0000
Vendor												6.4979	6.4979	4.1000e-004	0.0000	6.5081
Worker												41.1753	41.1753	1.0400e-003	0.0000	41.2013
Total												47.6732	47.6732	1.4500e-003	0.0000	47.7094

3.7 Building Construction (Finishing) - 2021

Unmitigated Construction On-Site

100 E. Ocean
Annual (GHG) Emissions

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road												26.7456	26.7456	4.5900e-003	0.0000	26.8603
Total												26.7456	26.7456	4.5900e-003	0.0000	26.8603

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling												0.0000	0.0000	0.0000	0.0000	0.0000
Vendor												4.0063	4.0063	2.6000e-004	0.0000	4.0128
Worker												78.2924	78.2924	2.1100e-003	0.0000	78.3451
Total												82.2987	82.2987	2.3700e-003	0.0000	82.3578

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road												26.7455	26.7455	4.5900e-003	0.0000	26.8602
Total												26.7455	26.7455	4.5900e-003	0.0000	26.8602

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling												0.0000	0.0000	0.0000	0.0000	0.0000
Vendor												4.0063	4.0063	2.6000e-004	0.0000	4.0128
Worker												78.2924	78.2924	2.1100e-003	0.0000	78.3451
Total												82.2987	82.2987	2.3700e-003	0.0000	82.3578

3.7 Building Construction (Finishing) - 2022

100 E. Ocean
Annual (GHG) Emissions

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road												58.7592	58.7592	9.8500e-003	0.0000	59.0054
Total												58.7592	58.7592	9.8500e-003	0.0000	59.0054

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling												0.0000	0.0000	0.0000	0.0000	0.0000
Vendor												8.7240	8.7240	5.5000e-004	0.0000	8.7377
Worker												165.8451	165.8451	4.1800e-003	0.0000	165.9497
Total												174.5691	174.5691	4.7300e-003	0.0000	174.6874

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road												58.7592	58.7592	9.8500e-003	0.0000	59.0054
Total												58.7592	58.7592	9.8500e-003	0.0000	59.0054

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling												0.0000	0.0000	0.0000	0.0000	0.0000
Vendor												8.7240	8.7240	5.5000e-004	0.0000	8.7377
Worker												165.8451	165.8451	4.1800e-003	0.0000	165.9497

100 E. Ocean
Annual (GHG) Emissions

Total													174.5691	174.5691	4.7300e-003	0.0000	174.6874
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3.8 Architectural Coating - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating												0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road												13.9152	13.9152	9.1000e-004	0.0000	13.9379
Total												13.9152	13.9152	9.1000e-004	0.0000	13.9379

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling												0.0000	0.0000	0.0000	0.0000	0.0000
Vendor												0.0000	0.0000	0.0000	0.0000	0.0000
Worker												25.1350	25.1350	6.3000e-004	0.0000	25.1509
Total												25.1350	25.1350	6.3000e-004	0.0000	25.1509

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating												0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road												13.9152	13.9152	9.1000e-004	0.0000	13.9379
Total												13.9152	13.9152	9.1000e-004	0.0000	13.9379

Mitigated Construction Off-Site

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

100 E. Ocean
Annual (GHG) Emissions

Vendor													0.0000	0.0000	0.0000	0.0000	0.0000
Worker													25.1350	25.1350	6.3000e-004	0.0000	25.1509
Total													25.1350	25.1350	6.3000e-004	0.0000	25.1509

3.9 Paving - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road												14.5623	14.5623	4.7100e-003	0.0000	14.6800
Paving												0.0000	0.0000	0.0000	0.0000	0.0000
Total												14.5623	14.5623	4.7100e-003	0.0000	14.6800

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling												0.0000	0.0000	0.0000	0.0000	0.0000
Vendor												3.9709	3.9709	2.5000e-004	0.0000	3.9772
Worker												1.5219	1.5219	4.0000e-005	0.0000	1.5229
Total												5.4929	5.4929	2.9000e-004	0.0000	5.5001

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road												14.5623	14.5623	4.7100e-003	0.0000	14.6800
Paving												0.0000	0.0000	0.0000	0.0000	0.0000
Total												14.5623	14.5623	4.7100e-003	0.0000	14.6800

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
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100 E. Ocean
Annual (GHG) Emissions

Category	tons/yr										M1/yr					
Hauling												0.0000	0.0000	0.0000	0.0000	0.0000
Vendor												3.9709	3.9709	2.5000e-004	0.0000	3.9772
Worker												1.5219	1.5219	4.0000e-005	0.0000	1.5229
Total												5.4929	5.4929	2.9000e-004	0.0000	5.5001

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

- Increase Density
- Improve Walkability Design
- Improve Destination Accessibility
- Increase Transit Accessibility
- Improve Pedestrian Network
- Provide Traffic Calming Measures

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										M1/yr					
Mitigated											0.0000	2,011.2455	2,011.2455	0.1366	0.0000	2,014.6604
Unmitigated											0.0000	5,112.5768	5,112.5768	0.2641	0.0000	5,119.1796

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated Annual VMT	Mitigated Annual VMT
	Weekday	Saturday	Sunday		
Enclosed Parking with Elevator	0.00	0.00	0.00		
Hotel	3,586.44	3,595.02	2612.61	8,228,823	2,736,084
Quality Restaurant	2,637.82	2,767.13	2116.14	3,675,485	1,222,099
Racquet Club	0.00	0.00	0.00		
					3,958,183

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Quality Restaurant	16.60	8.40	6.90	12.00	69.00	19.00	38	18	44
Racquet Club	16.60	8.40	6.90	11.50	69.50	19.00	52	39	9

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Enclosed Parking with Elevator	0.552111	0.043066	0.201891	0.118512	0.015605	0.005863	0.021387	0.031253	0.002087	0.001818	0.004803	0.000708	0.000896
Hotel	0.552111	0.043066	0.201891	0.118512	0.015605	0.005863	0.021387	0.031253	0.002087	0.001818	0.004803	0.000708	0.000896

100 E. Ocean
Annual (GHG) Emissions

Quality Restaurant	0.552111	0.043066	0.201891	0.118512	0.015605	0.005863	0.021387	0.031253	0.002087	0.001818	0.004803	0.000708	0.000896
Racquet Club	0.552111	0.043066	0.201891	0.118512	0.015605	0.005863	0.021387	0.031253	0.002087	0.001818	0.004803	0.000708	0.000896

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Install High Efficiency Lighting

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated											0.0000	1,118.1440	1,118.1440	0.0591	0.0122	1,123.2622
Electricity Unmitigated											0.0000	1,198.7031	1,198.7031	0.0633	0.0131	1,204.1900
NaturalGas Mitigated											0.0000	886.3509	886.3509	0.0170	0.0163	891.6181
NaturalGas Unmitigated											0.0000	886.3509	886.3509	0.0170	0.0163	891.6181

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Enclosed Parking with Elevator	0											0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hotel	1.0698e+07											0.0000	570.8876	570.8876	0.0109	0.0105	574.2801
Quality Restaurant	5.42563e+006											0.0000	289.5322	289.5322	5.5500e-003	5.3100e-003	291.2528
Racquet Club	485931											0.0000	25.9311	25.9311	5.0000e-004	4.8000e-004	26.0852
Total												0.0000	886.3509	886.3509	0.0170	0.0163	891.6181

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Enclosed Parking with Elevator	0											0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hotel	1.0698e+07											0.0000	570.8876	570.8876	0.0109	0.0105	574.2801
Quality Restaurant	5.42563e+006											0.0000	289.5322	289.5322	5.5500e-003	5.3100e-003	291.2528

100 E. Ocean
Annual (GHG) Emissions

Racquet Club	485931												0.0000	25.9311	25.9311	5.0000e-004	4.8000e-004	26.0852
Total													0.0000	886.3509	886.3509	0.0170	0.0163	891.6181

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Enclosed Parking with Elevator	96205.4	23.9573	1.2700e-003	2.6000e-004	24.0670
Hotel	3.38161e+006	842.0966	0.0445	9.2000e-003	845.9512
Quality Restaurant	1.03782e+006	258.4402	0.0137	2.8200e-003	259.6231
Racquet Club	298002	74.2090	3.9200e-003	8.1000e-004	74.5487
Total					

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Enclosed Parking with Elevator	78446	19.5348	1.0300e-003	2.1000e-004	19.6242
Hotel	3.14294e+006	782.6610	0.0413	8.5500e-003	786.2436
Quality Restaurant	991560	246.9204	0.0130	2.7000e-003	248.0507
Racquet Club	277195	69.0278	3.6500e-003	7.5000e-004	69.3438
Total					

6.0 Area Detail

6.1 Mitigation Measures Area

No Hearths Installed

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated											0.0000	0.0156	0.0156	4.0000e-005	0.0000	0.0167
Unmitigated											0.0000	0.0156	0.0156	4.0000e-005	0.0000	0.0167

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating											0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products											0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping											0.0000	0.0156	0.0156	4.0000e-005	0.0000	0.0167
Total											0.0000	0.0156	0.0156	4.0000e-005	0.0000	0.0167

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating											0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products											0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping											0.0000	0.0156	0.0156	4.0000e-005	0.0000	0.0167
Total											0.0000	0.0156	0.0156	4.0000e-005	0.0000	0.0167

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	63.1337	0.5142	0.0127	79.7737
Unmitigated	77.0926	0.6426	0.0159	97.8843

7.2 Water by Land Use

Unmitigated

100 E. Ocean
Annual (GHG) Emissions

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Hotel	10.8823 / 1.20915	42.0839	0.3566	8.8000e-003	53.6209
Quality Restaurant	7.13608 / 0.455494	26.6630	0.2338	5.7600e-003	34.2241
Racquet Club	1.58799 / 0.973286	8.3456	0.0522	1.3100e-003	10.0392
Total		77.0926	0.6426	0.0159	97.8843

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Hotel	8.70588 / 1.20915	34.3362	0.2854	7.0400e-003	43.5689
Quality Restaurant	5.70886 / 0.455494	21.5824	0.1871	4.6100e-003	27.6325
Racquet Club	1.27039 / 0.973286	7.2151	0.0418	1.0500e-003	8.5724
Total		63.1337	0.5142	0.0127	79.7737

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	25.7611	1.5224	0.0000	63.8221
Unmitigated	83.1004	4.9111	0.0000	205.8778

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
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100 E. Ocean
Annual (GHG) Emissions

Land Use	tons	MT/yr			
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Hotel	234.88	47.6785	2.8177	0.0000	118.1215
Quality Restaurant	21.45	4.3542	0.2573	0.0000	10.7872
Racquet Club	153.05	31.0678	1.8361	0.0000	76.9691
Total		83.1005	4.9111	0.0000	205.8778

Mitigated

Land Use	Waste Disposed	Total CO2	CH4	N2O	CO2e
tons	MT/yr				
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Hotel	72.8128	14.7803	0.8735	0.0000	36.6177
Quality Restaurant	6.6495	1.3498	0.0798	0.0000	3.3440
Racquet Club	47.4455	9.6310	0.5692	0.0000	23.8604
Total		25.7611	1.5224	0.0000	63.8221

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
Emergency Generator	1	1	12	300	0.73	Diesel

Boilers

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

Equipment Type	Number
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10.1 Stationary Sources

Unmitigated/Mitigated

Equipment Type	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
tons/yr	tons/yr										MT/yr					
Emergency Generator - Diesel											0.0000	1.3709	1.3709	1.9000e-004	0.0000	1.3757

100 E. Ocean
Annual (GHG) Emissions

Total												1.3709	1.3709	1.9000e-004	0.0000	1.3757
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11.0 Vegetation

Step 1. Determine Allowable Increase using 98th percentile NO2 and Max NO2 data
South Coastal LA County NO2 Monitoring Data

SRA	City	Design Value	98th percentile, ppb			
		2014-2016	2013	2014	2015	2016
4	SCLA	66	66	64	66	

Threshold (ppb) Allowable Increase (ppb)
100 34

SRA	City	Design Value	Max Hourly, ppb			
		2006-2008	2013	2014	2015	2016
4	SCLA	120	82	79	65	

Threshold (ppb) Allowable Increase (ppb)
180 60

Max Hourly vs. 98th Percentile Ratio (Allowable Increase)	57%
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Step 2. Use ratio in Step 1 to determine LST lookup value. Extrapolate/Interpolate LST look-up value for project area

LST Threshold (SRA 4, 1-acre site)

Distance to Receptor (m)	NO2 (lbs/day)	98th Percentile NO2 (lbs/day)	CO (lbs/day)	PM10 (lbs/day)	PM2.5 (lbs/day)	PM10 Ops (lbs/day)	PM2.5 Ops (lbs/day)
25	57	33	585	4	3	1	1
50	58	33	789	13	5	3	2
100	68	39	1180	29	10	7	3
30	57	32	627	6	3	1	1

100 E. Ocean Project
CO Hotspots Analysis

Alamitos Avenue and Ocean Boulevard

Direction	AM	PM
SBR	415	196
SBT	336	136
SBL	71	98
WBR	58	106
WBT	1,455	850
WBL	405	233
NBR	239	572
NBT	91	539
NBL	20	56
EBR	33	39
EBT	730	1,873
EBL	174	393
Total	4,027	5,091
Average	4,559	
K-Factor (%)	10.0%	
AADT	45,590	