APPENDIX A

Air Quality and Greenhouse Gas Technical Study

AIR QUALITY & GREENHOUSE GAS TECHNICAL STUDY

FOR THE

5426 SAN FERNANDO STUDIOS PROJECT

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EXECUTIVE SUMMARY

Griffith Studio Owner, LLC is proposing to demolish ten warehouse related structures to construct 406,318 gross square feet of studio and support uses, as well as 207,270 square feet of parking space.

In accordance with requirements under the California Environmental Quality Act (CEQA), this Air Quality and Greenhouse Gas Study provides an estimate of emissions for the Project and the potential impacts from associated construction and operation activities. The report includes the categories and types of emission sources resulting from the Project, the calculation procedures used in the analysis, and any assumptions or limitations.

This report also summarizes the potential for the Project to conflict with an applicable air quality plan, violate an air quality standard or threshold, result in a cumulatively net increase of criteria pollutant emissions, expose sensitive receptors to substantial pollutant concentrations, or create objectionable odors affecting a substantial number of people.

The findings of the analyses are as follows:

- The Project would be consistent with air quality policies set forth by the South Coast Air Quality Management District (SCAQMD) and the Air Quality Management Plan.
- Construction and operational emissions would not contribute to short- or long-term emissions that would increase the carcinogenic effects on sensitive receptors. Emissions associated with construction and operation would not exceed the SCAQMD thresholds. Thus, the Project would not result in a regional violation of applicable air quality standards or jeopardize the timely attainment of such standards in South Coast Area Basin.
- Operation of the Project will not employ toxic air contaminant–emitting processes. No substantial pollutant concentration would be generated.
- Project construction and operations would not result in significant levels of odors.
- The Project would result in less than significant cumulative air quality impacts during construction and operation of the Project.
- The Project would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment.
- The Project would not conflict with applicable plan, policy, or regulation of an agency adopted for the purpose of reducing the emissions of GHGs.

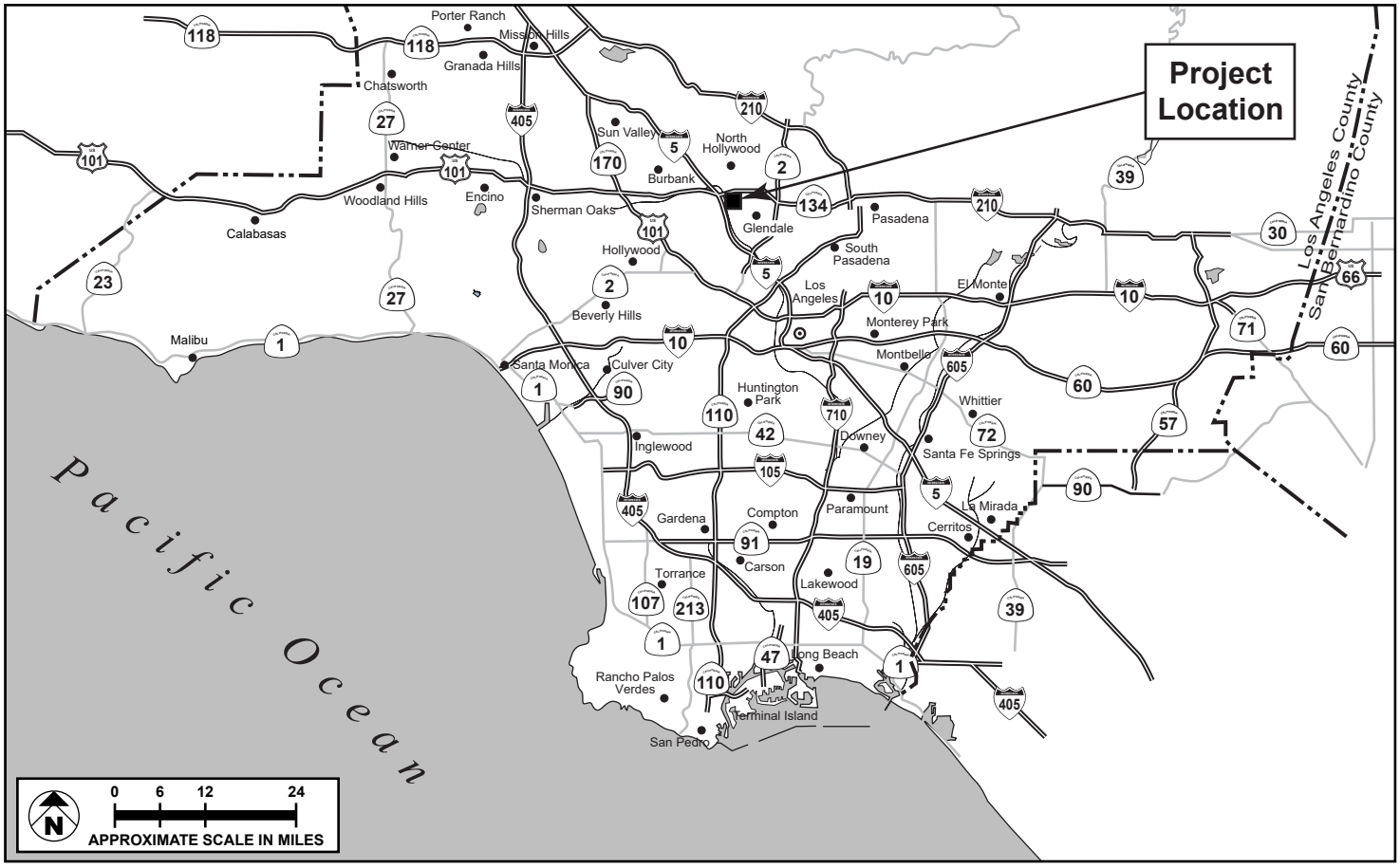
Based upon a worst-case assessment, the proposed Project does not result in significant impacts to surrounding land uses from air quality.

PROJECT DESCRIPTION

The Project site is located in the City of Glendale (City) approximately 500 feet south of the Ventura Freeway (SR-134) and approximately 0.40 miles east of Interstate (I-) 5, as shown in **Figure 1: Regional and Local Vicinity**. The Project site is bound by West Milford Street to the north, medium density residential uses to the east, mixed-use structures to the south, and San Fernando Road to the west. The 9.74-acre Project site is currently developed with ten warehouse related structures. The Project is made up of two parcels (Assessor Parcel Number [APN] 5638-018-023 and 5638-018-032) and is located at 5426 San Fernando Road. The building locations on site are shown in **Figure 2: Project Site Location**. The Project site has a land use designation of Industrial/Commercial Mixed Use (IMU) and is located in the IMU zone.

Nearby uses include residential and industrial uses, as shown in **Figure 2**. The Project is served by multiple bus and shuttle lines operated by the Los Angeles County Metropolitan Transportation Authority (Metro) and the City of Glendale Beeline along San Fernando Road and SR 134. In the vicinity of the Project site, existing bicycle routes are provided on Doran Street and Broadway.

The Project proposes to demolish the existing structures and the existing surface parking for the construction of 4 new structures containing: (a) 10 production sound stage studios (individually, a "Stage" and, collectively, the "Stages"), (b) 3 flex spaces (individually, a "Flex Space"), production office uses (located in two structures, the "Production Office"), (c) various support spaces (both Flex Space support and Stage support), (d) an above grade parking garage that is utilized as a podium for Production Office uses (the "Parking Garage"), (e) and related surface parking lot (the "Surface Parking") as shown in **Figure 3: Proposed Site Plan**. The Project's four structures will contain approximately 406,318 square feet of gross floor area. The first building ("Building 1") fronts West San Fernando Road and West Milford Street and contains approximately 130,535 square feet of gross floor area of Production Office uses and the Parking Garage. The second building ("Building 2") is located to the west of the Building 1, fronts Milford Street and contains approximately 97,905 square feet of gross floor area with Stage and Flex Space uses. The third building ("Building 3") is located to the south of Building 2 separated by part of the fire lane and contains approximately 93,528 square feet of gross floor area of Stage uses. The fourth building ("Building 4") abuts Building 3 to the south with frontage on South Fernando and adjacent to the southern legal non-conforming residential properties. Building 4 contains 84,350 square feet of gross floor area with Production Office, Flex Spaces, and commissary uses.



SOURCE: Google Earth - 2022; Meridian Consultants, LLC - 2022

FIGURE **1**

Regional and Local Vicinity

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SOURCE: Google Earth - 2022; Meridian Consultants - 2022

FIGURE **2**

Project Site Location

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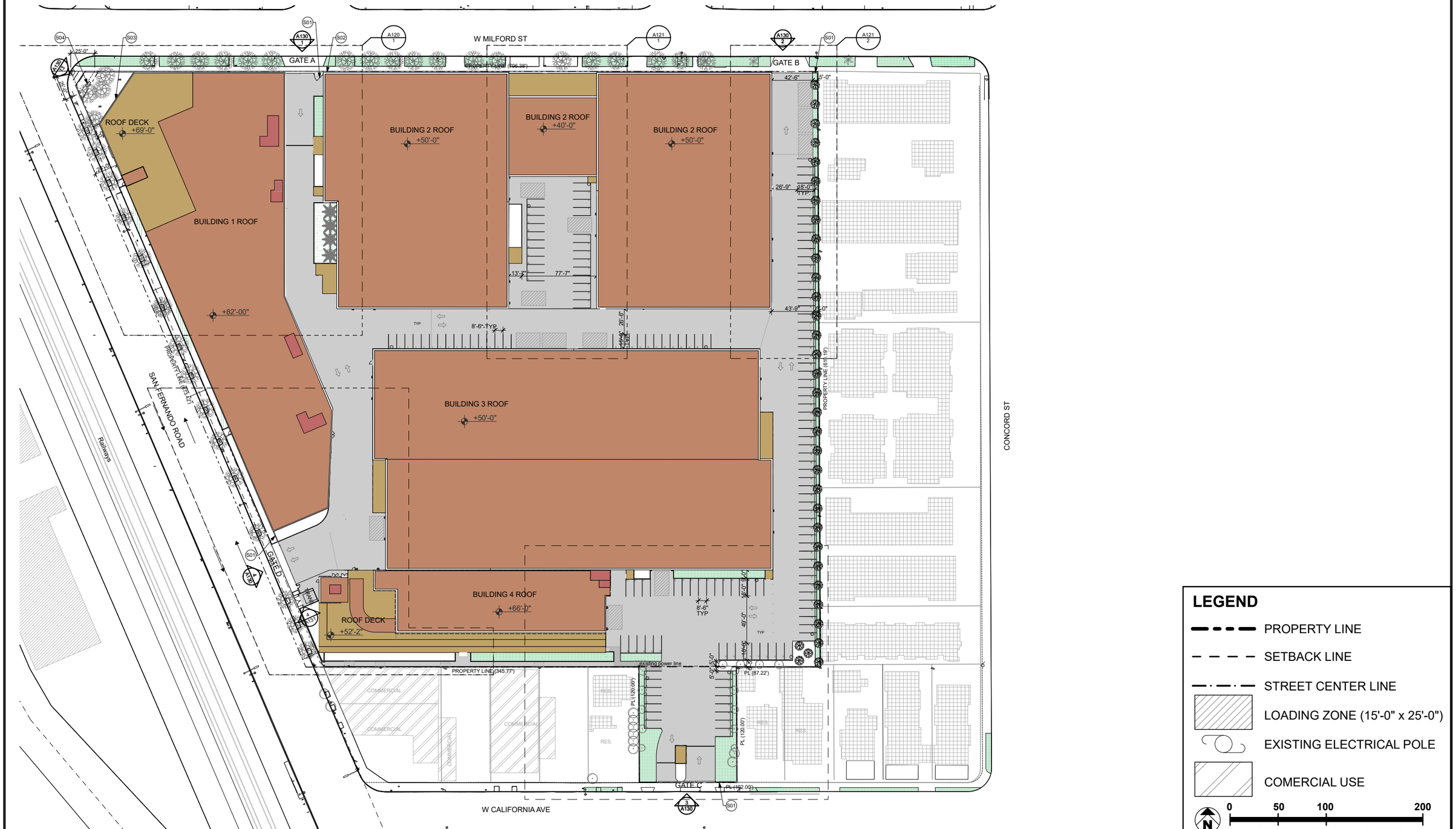

SOURCE: RELATIVITY ARCHTECTS - February 2022, Meridian Consultants - 2022

FIGURE **3**

Proposed Site Plan

321-001-21

REGULATORY SETTING

Ambient air quality emissions present complex environmental issues that require regulatory attention on both large and small scales. The cumulative nature of project-level and localized emissions contributing to greater regional conditions warrants that regulatory policies be instituted on national, State, and regional levels to address air quality concerns. The following sections outline the applicable regulatory framework that exists at the national, State, and regional levels for air quality.

Background

The United States Environmental Protection Agency (USEPA) is responsible for federal oversight and enforcement of air quality management policies under the 1970 Clean Air Act (CAA). Each individual state is tasked with preparing and adhering to State Implementation Plans[1] (SIPs) for achieving the goals set forth within the CAA. California has some of the most stringent air quality policies in the country and, through the California Air Resources Board (CARB) branch of the California Environmental Protection Agency (CalEPA), has developed its own ambient air quality standards (AAQS). The State is divided into air quality jurisdictions; each jurisdiction is governed by a regional air district that oversees policy implementation, permitting of air pollution emission sources, and enforcement of regulatory requirements. Six criteria air pollutants (CAPs) are monitored at the federal, State, and regional levels. These six CAPs—ozone, particulate matter PM10 and PM2.5, nitrogen dioxide, carbon monoxide, lead, and sulfur dioxide—were identified based on a consensus of decades of research that concluded inhalation of each of the chemicals results in adverse health effects in humans. The six pollutants are identified below in **Table 1: Sources and Health Effects of Criteria Air Pollutants**, along with their common sources and primary health effects from inhalation exposure.

TABLE 1
SOURCES AND HEALTH EFFECTS OF CRITERIA AIR POLLUTANTS

Pollutants	Sources	Primary Effects
Ozone (O3)	Formed through chemical reactions between pollutants emitted from vehicles, factories and other industrial sources, fossil fuels, combustion, consumer products, evaporation of paints, and many other sources; VOCs and NOx react in the presence of sunlight	Respiratory symptoms; worsening of lung disease; lung tissue damage; ecosystem damage; damage to rubber and some plastics
Respirable particulate matter (PM10)	Emissions from combustion of gasoline, oil, diesel fuel or wood; dust from construction sites, landfills and agriculture, wildfires and brush/waste burning, industrial sources, wind-blown dust from open lands, pollen and fragments of bacteria; chemical reactions of gases and certain organic compounds	Premature death and hospitalization; worsening of respiratory disease; reduced visibility; surface soiling
Fine particulate matter (PM2.5)	Emissions from combustion of gasoline, oil, diesel fuel or wood; chemical reactions of gases and certain organic compounds	Premature death; hospitalization; asthma-related emergencies; increased asthma symptoms and inhaler use

1 A State Implementation Plan is a document prepared by each state describing existing air quality conditions and measures that will be followed to attain and maintain National Ambient Air Quality Standards.

TABLE 1
SOURCES AND HEALTH EFFECTS OF CRITERIA AIR POLLUTANTS

Pollutants	Sources	Primary Effects
Carbon monoxide (CO)	Incomplete combustion of CO-containing fuels such as natural gas, gasoline, or wood; emitted by a wide variety of combustion sources, including motor vehicles, power plants, wildfires, and incinerators	Chest pain in heart disease patients; headaches; light-headedness; reduced mental alertness
Nitrogen dioxide (NO2)	Emitted from combustion sources similar to CO; formed in the atmosphere through reactions between NO and other air pollutants that require the presence of sunlight (photochemical reactions).	Lung irritation; enhanced allergic responses
Lead (Pb)	Present in soils; ore and metals processing; waste incinerators, utilities, and lead-acid battery manufacturers	Impaired mental function; learning disabilities; brain and kidney damage
Sulfur dioxide (SO2)	Emitted when sulfur-containing fuel is burned; industrial processes, such as natural gas and petroleum extraction, oil refining, and metal processing; volcanic activity and from geothermal fields	Worsening of asthma: increased symptoms, increased medication usage, and emergency room visits; acid rain

Source: California Air Resources Board, "Common Air Pollutants", https://ww2.arb.ca.gov/resources/common-air-pollutants. Accessed June 2022.

Ozone

Ozone (O3) is a gas formed when volatile organic compounds (VOCs) and oxides of nitrogen (NOx), both byproducts of internal combustion engine exhaust and other sources, undergo slow photochemical reactions in the presence of sunlight. Ozone concentrations are generally highest during the summer months, when direct sunlight, light wind, and warm temperature conditions are favorable to the formation of this pollutant.

Volatile Organic Compounds

VOCs are compounds comprised primarily of atoms of hydrogen and carbon. Internal combustion associated with motor vehicle usage is the major source of hydrocarbons. Adverse effects on human health are not caused directly by VOCs, but rather by reactions of VOCs to form secondary air pollutants, including ozone. VOCs themselves are not criteria pollutants; however, they contribute to the formation of ozone and are regulated under State policies.

Respirable Particulate Matter

Respirable particulate matter (PM10) consists of extremely small, suspended particles or droplets 10 micrometers (μm) or smaller in diameter. Some sources of PM10, like pollen and windstorms, are naturally occurring. However, in populated areas, most PM10 is caused by road dust, diesel soot, combustion products, the abrasion of tires and brakes, and construction activities.

Fine Particulate Matter

PM2.5 refers to fine particulate matter that is 2.5 µm or smaller in size. Sources of PM2.5 include fuel combustion from automobiles, power plants, wood burning, industrial processes, and diesel-powered vehicles, such as buses and trucks. These fine particles are also formed in the atmosphere when gases, such as sulfur dioxide (SO2), NOx, and VOCs, are transformed in the air by chemical reactions.

Carbon Monoxide

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

Nitrogen Dioxide

Nitrogen dioxide (NO2) is a reddish-brown, highly reactive gas that is formed in the ambient air through the oxidation of nitric oxide (NO). NO2 is also a byproduct of fuel combustion. The principal form of NO2 produced by combustion is NO, but NO reacts quickly to form NO2, creating the mixture of NO and NO2 referred to as NOx. NO2 acts as an acute irritant and, in equal concentrations, is more injurious than NO. At atmospheric concentrations, however, NOx is only potentially irritating. NO2 absorbs blue light, the result of which is a brownish-red cast to the atmosphere and reduced visibility.

Lead

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

Sulfur Dioxide

SO2 is a colorless, extremely irritating gas or liquid. It enters the atmosphere as a pollutant mainly as a result of the burning of high-sulfur-content fuel oils and coal, as well as from chemical processes occurring at chemical plants and refineries. When SO2 oxidizes in the atmosphere, it forms sulfates (SO4).

Federal

The USEPA sets national vehicle and stationary source emission standards; oversees approval of all SIPs; provides research and guidance for air pollution programs; and sets National Ambient Air Quality Standards (NAAQS). The NAAQS for the six CAPs are shown in **Table 2: Ambient Air Quality Standards**

and were identified from provisions of the 1970 CAA. The sections of the CAA that are most applicable to the Project include Title I: Nonattainment Provisions and Title II: Mobile Source Provisions.

The CAA and the promulgated standards have evolved as a living document over time as research into the effects of air pollution has enhanced regulatory understanding of the associated issues. The 1990 amendments to the CAA identify specific emission reduction goals for areas not meeting the NAAQS. These amendments require both a demonstration of reasonable further progress toward attainment and incorporation of additional sanctions for failure to attain or to meet interim milestones. On the national level, the USEPA designates regions as achieving "attainment" or suffering from "nonattainment" of the NAAQS based on air quality monitoring data. Regions that are designated as being in nonattainment are responsible for devising localized strategies for reducing emissions of CAPs and achieving regional attainment within a predetermined timeframe set by the USEPA.

The NAAQS were further amended in July 1997 to include an 8-hour standard for ozone and to adopt an NAAQS for PM2.5. The NAAQS were amended again in September 2006 to include an established methodology for calculating PM2.5, as well as to revoke the annual PM10 threshold. Additional revisions to the AAQS may be implemented in the future as the science of air quality progresses.

TABLE 2
AMBIENT AIR QUALITY STANDARDS

Pollutant	Averaging Time	California Standards		Federal Standards		
		Concentration	Method	Primary	Secondary	Method
Ozone (O3)	1 hour	0.09 ppm (180 µg/m^3)	Ultraviolet photometry	—	Same as primary standard	Ultraviolet photometry
	8 hours	0.07 ppm (137 µg/m^3)		0.075 ppm (147 µg/m^3)		
Respirable particulate matter (PM10)	24 hours	50 µg/m^3	Gravimetric or beta attenuation	150 µg/m^3	Same as primary standard	Inertial separation and gravimetric analysis
	Annual arithmetic mean	20 µg/m^3		—		
Fine particulate matter (PM2.5)	24 hours	No separate State standard		35 µg/m^3	Same as primary standard	Inertial separation and gravimetric analysis
	Annual arithmetic mean	12 µg/m^3	Gravimetric or beta attenuation	15 µg/m^3		
Carbon monoxide (CO)	8 hours	9.0 ppm (10 mg/m^3)	Nondispersive infrared photometry (NDIR)	9 ppm (10 mg/m^3)	None	NDIR
	1 hour	20 ppm (23 mg/m^3)		35 ppm (40 mg/m^3)		
Nitrogen dioxide (NO2)	Annual arithmetic mean	0.03 ppm (57 µg/m^3)	Gas phase chemilumi-nescence	0.053 ppm (100 µg/m^3)	Same as primary standard	Gas phase chemilumi-nescence
	1 hour	0.18 ppm (339 µg/m^3)		0.100 ppm (188 µg/m^3)		

Source: California Air Resources Board website at: http://www.arb.ca.gov/research/aaqs/aaqs.htm. Accessed June 2022.
Note: ppm = parts per million.

State

The California Clean Air Act, signed into law in 1988, requires all areas of the State to achieve and maintain the California Ambient Air Quality Standards (CAAQS) by the earliest practicable date. CARB is responsible for the coordination and administration of both State and federal air pollution control programs within California. In this capacity, CARB conducts research, sets CAAQS, compiles emission inventories, develops suggested control measures, and provides oversight of local programs.

CARB establishes emissions standards for motor vehicles sold in California, consumer products, and various types of commercial equipment. It also sets fuel specifications to further reduce vehicular emissions and the CAAQS currently in effect for each of the criteria pollutants, as well as other pollutants recognized by the State. The CAAQS are provided in **Table 2**. It should be noted that the CAAQS are generally more stringent than the NAAQS, reflecting California's diligent efforts toward reducing air pollution and improving air quality.

Regional

In California, jurisdiction over air quality management, enforcement, and planning is divided into 35 geographic regions. Within each region, a local air district is responsible for oversight of air quality monitoring, modeling, permitting, and enforcement to ensure that regulatory violations are avoided wherever possible.

The Project site is located within the 6,700-square-mile Basin and is under the SCAQMD's jurisdiction. The Basin includes the southern two-thirds of Los Angeles County, all of Orange County, and the western urbanized portions of Riverside and San Bernardino Counties.

South Coast Air Quality Management District

SCAQMD shares responsibility with CARB for ensuring that all State and federal AAQS are achieved and maintained over an area of approximately 10,743 square miles. This area includes the South Coast and Salton Sea Air Basins, all of Orange County, and the nondesert portions of Los Angeles, Riverside, and San Bernardino Counties. It does not include the Antelope Valley or the nondesert portion of western San Bernardino County.

SCAQMD is responsible for controlling emissions, primarily from stationary sources. SCAQMD maintains air quality monitoring stations throughout the air basins. SCAQMD, in coordination with the Southern California Association of Governments (SCAG), is also responsible for developing, updating, and implementing the Air Quality Management Plan (AQMP) for the air basins. An AQMP is a plan prepared and implemented by an air pollution district for a county or region designated as being in nonattainment of the NAAQS or CAAQS. The term "nonattainment area" is used to refer to an air basin in which one or more AAQS are exceeded. SCAQMD also prepares the SIP for its jurisdiction and promulgates rules and regulations. The SIP includes strategies and tactics to be used to attain the federal ozone standards in the South Coast Air Basin. The SIP elements are taken from the most recent AQMP.

SCAQMD approved a Final 2016 AQMP on March 3, 2017.[2] The 2016 AQMP includes transportation control measures developed by SCAG from its 2016–2040 Regional Transportation Plan/Sustainable Communities Strategy, as well as the integrated strategies and measures needed to meet the NAAQS. The 2016 AQMP demonstrates attainment of the 1-hour and 8-hour ozone NAAQS, as well as the latest 24-hour and annual PM2.5 standards. It should be noted that on September 3, 2020, SCAG adopted the 2020–2045 RTP/SCS,[3] which includes a SCS that addresses regional development and growth forecasts.

SCAQMD is responsible for limiting the amount of emissions that can be generated throughout the air basins by various stationary, area, and mobile sources. Specific rules and regulations have been adopted by the SCAQMD Governing Board that limit the emissions that can be generated by various uses/activities and identifying specific pollution-reduction measures that must be implemented in association with various uses and activities. These rules regulate not only the emissions of the federal and State criteria pollutants, but also toxic air contaminants (TACs) and acutely hazardous materials. The rules are also subject to ongoing refinement by SCAQMD.

Among the SCAQMD rules applicable to the Project are Rule 403 (Fugitive Dust) and Rule 1113 (Architectural Coatings). Rule 403 requires the use of stringent, best available control measures (BACMs) to minimize PM10 emissions during grading and construction activities. Rule 1113 limits the VOC content of coatings, with a VOC content limit for flat coatings of 50 grams per liter (g/L).[4] Additional details regarding these rules and other potentially applicable rules are presented as follows.

Rule 402 (Nuisance). This rule states that a "person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or to the public, or which cause, or have a natural tendency to cause, injury or damage to business or property."[5]

Rule 403 (Fugitive Dust). This rule requires fugitive dust sources to implement BACMs for all sources and prohibits all forms of visible particulate matter from crossing any property line. BACMs may include application of water or chemical stabilizers to disturbed soils covering haul vehicles; restricting vehicle speeds on unpaved roads to 15 miles per hour (mph); sweeping loose dirt from paved site-access roadways; cessation of construction activity when winds exceed 25 mph; and establishing a permanent ground cover on finished sites. SCAQMD Rule 403 is intended to reduce PM10 emissions from any

2 SCAQMD, "Final 2016 Air Quality Management Plan" (2016), https://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-management-plans/2016-air-quality-management-plan/final-2016-aqmp/final2016aqmp.pdf?sfvrsn=15. Accessed June 2022.

3 Southern California Association of Governments (SCAG), Connect SoCal: 2020-2045 Regional Transportation Plan/Sustainable Communities Strategies Draft, "Chapter 1," https://www.connectsocal.org/Pages/Connect-SoCal-Draft-Plan.aspx. Accessed June 2022.

4 SCAQMD, "Rule 1113 Architectural Coating" (amended September 6, 2013), http://www.aqmd.gov/docs/default-source/rule-book/reg-xi/r1113.pdf. Accessed June 2022.

5 SCAQMD, "Rule 402—Nuisance," http://www.aqmd.gov/docs/default-source/rule-book/rule-iv/rule-402.pdf. Accessed June 2022.

transportation, handling, construction, or storage activity that has the potential to generate fugitive dust (see also Rule 1186).

Rule 1113 (Architectural Coatings). This rule requires manufacturers, distributors, and end users of architectural and industrial maintenance coatings to reduce VOC emissions from the use of these coatings, primarily by placing limits on the VOC content of various coating categories.

Rule 1146.2 (Emissions of Oxides of Nitrogen from Large Water Heaters and Small Boilers and Process Heaters). This rule requires manufacturers, distributors, retailers, refurbishers, installers, and operators of new and existing units to reduce NOx emissions from natural-gas-fired water heaters, boilers, and process heaters as defined in this rule.

Rule 1186 (PM10 Emissions from Paved and Unpaved Roads, and Livestock Operations). This rule applies to owners and operators of paved and unpaved roads and livestock operations. The rule is intended to reduce PM10 emissions by requiring the cleanup of material deposited onto paved roads, use of certified street sweeping equipment, and treatment of high-use unpaved roads (see also Rule 403).

Stationary emissions sources subject to these rules are regulated through SCAQMD's permitting process. Through this permitting process, SCAQMD also monitors the amount of stationary emissions being generated and uses this information in developing AQMPs.

South Glendale Community Plan Final Program EIR

According to the South Glendale Community Plan Final Program EIR,[6] Policy AQ-1 requires conditions of approval for construction projects near sensitive receptors and/or that would generate substantial levels of mass emissions to implement emissions reduction strategies. This includes, but is not limited to, the use of electric-powered construction equipment, phasing construction activities, using alternative fuel such as high-performance renewable diesel for construction equipment and vehicles, and ensuring that construction equipment is maintained and tuned according to manufacturer specifications. Furthermore, Policies AQ-8 through AQ-10 would reduce AQ emissions by improving transit opportunities in the City and encouraging transit-oriented land uses to improve transit ridership and reduce automobile use and traffic congestion.

Greenhouse Gas

Greenhouse Gas Reduction Targets

Executive Order S-3-05, signed by Governor Arnold Schwarzenegger and issued in June 2005, proclaimed that California is vulnerable to the impacts of climate change. It declared that increased temperatures could reduce the Sierra snowpack, further exacerbate California's air quality problems, and potentially

6 City of Glendale, South Glendale Community Plan Environmental Impact Report, https://www.glendaleca.gov/government/departments/community-development/planning/community-plans/sgcp-eir. Accessed June 2022.

cause a rise in sea levels. To combat those concerns, the Executive Order established the following total GHG emission targets:

- By 2010, reduce GHG emissions to 2000 levels;
- By 2020, reduce GHG emissions to 1990 levels; and
- By 2050, reduce GHG emissions to 80 percent below 1990 levels.

Executive Order B-30-15, signed by Governor Edmund Gerald "Jerry" Brown and issued in April 29, 2015, established a new Statewide policy goal to reduce GHG emissions to 40 percent below their 1990 levels by 2030. Reducing GHG emissions by 40 percent below 1990 levels in 2030, and by 80 percent below 1990 levels by 2050 (consistent with Executive Order S-3-05), aligns with scientifically established levels needed to limit global warming to less than 2 degrees Celsius.[7]

AB 32, the Global Warming Solutions Act of 2006, requires a sharp reduction of GHG emissions to 1990 levels by 2020. To achieve these goals, which are consistent with the California Climate Action Team which works to coordinate statewide efforts to implement global warming emission reduction programs and the state's Climate Adaptation Strategy after the passing of AB 32, AB 32 mandates that CARB establish a quantified emissions cap and institute a schedule to meet the cap; implement regulations to reduce Statewide GHG emissions from stationary sources consistent with the California Climate Action Team strategies; and develop tracking, reporting, and enforcement mechanisms to ensure that reductions are achieved. To reach the reduction targets, AB 32 requires CARB to adopt—in an open, public process—rules and regulations that achieve the maximum technologically feasible and cost-effective GHG reductions.

Climate Change Scoping Plan

CARB approved a Climate Change Scoping Plan (Scoping Plan) on December 11, 2008, as required by AB 32. The Scoping Plan proposed a "comprehensive set of actions designed to reduce overall carbon GHG emissions in California, improve our environment, reduce our dependence on oil, diversify our energy sources, save energy, create new jobs, and enhance public health."[8] The Scoping Plan had a range of GHG reduction actions, including direct regulations; alternative compliance mechanisms; monetary and nonmonetary incentives; voluntary actions; market-based mechanisms, such as a cap-and-trade system; and an AB 32 implementation regulation to fund the program.

The Scoping Plan called for a "coordinated set of strategies" to address all major categories of GHG emissions.[9] Transportation emissions were to be addressed through a combination of higher standards

7 Office of the Governor, Governor Brown Established Most Ambitious Greenhouse Gas Reduction Target in North America (April 29, 2015), https://www.ca.gov/archive/gov39/2015/04/29/news18938/index.html. Accessed June 2022.

8 CARB, Climate Change Scoping Plan: A Framework for Change, https://www.arb.ca.gov/cc/scopingplan/document/adopted_scoping_plan.pdf. Accessed June 2022.

9 CARB, Climate Change Scoping Plan, p. ES-7, https://ww2.arb.ca.gov/our-work/programs/ab-32-climate-change-scoping-plan. Accessed June 2022.

for vehicle fuel economy, implementation of the Low Carbon Fuel Standard,[10] and greater consideration to reducing trip length and generation through land use planning and transit-oriented development. Buildings, land use, and industrial operations were encouraged and, sometimes, required to implement energy efficiency practices. Utility energy supplies will change to include more renewable energy sources through implementation of the Renewables Portfolio Standard. This will be complemented with emphasis on local generation, including rooftop photovoltaics and solar hot water installations. Additionally, the Scoping Plan emphasized opportunities for households and businesses to save energy and money through increasing energy efficiency. It indicated that substantial savings of electricity and natural gas would be accomplished through improving energy efficiency.

CARB updated the Scoping Plan in May 2014 (2014 Scoping Plan). The 2014 Scoping Plan[11] adjusted the 1990 GHG emissions levels to 431 million metric tons of carbon dioxide equivalents ($MMTCO_2e$); the updated 2020 GHG emissions forecast is 509 $MMTCO_2e$, which credited for certain GHG emission reduction measures already in place (e.g., the RPS). The 2014 Scoping Plan also recommended a 40 percent reduction in GHG emissions from 1990 levels by 2030, and a 60 percent reduction in GHG emissions from 1990 levels by 2040.

The 2017 Scoping Plan,[12] approved on December 14, 2017, builds on previous programs and takes aim at the 2030 target established by the SB 32 (Pavley), which is further discussed below. The 2017 Scoping Plan outlines options to meet California's aggressive goals to reduce GHGs by 40 percent below 1990 levels by 2030. In addition, the plan incorporates the State's updated RPS requiring utilities to procure 50 percent of their electricity from renewable energy sources by 2030. It also raises the State's Low Carbon Fuel Standard[13] and aims to reduce emissions of methane and hydrofluorocarbons by 40 percent from 2013 levels by 2030 and emissions of black carbon by 50 percent from 2013 levels.

The 2017 Scoping Plan[14] advises that absent conformity with a qualified GHG reduction plan, projects should incorporate all feasible GHG reduction measures and that achieving "no net additional increase in GHG emissions, resulting in no contribution to GHG impacts, is an appropriate overall objective for new development."

10 Office of the Governor, Executive Order S-01-07, (January 18, 2007), https://climateactionnetwork.ca/wp-content/uploads/2011/06/eos0107.pdf. Accessed June 2022.

11 CARB, First Update to the Climate Change Scoping Plan: Building on the Framework (May 2014), https://ww2.arb.ca.gov/sites/default/files/classic/cc/scopingplan/2013_update/first_update_climate_change_scoping_plan.pdf. Accessed June 2022.

12 CARB, California's 2017 Climate Change Scoping Plan, https://ww2.arb.ca.gov/sites/default/files/classic//cc/scopingplan/scoping_plan_2017.pdf. Accessed June 2022.

13 Office of the Governor, Executive Order S-01-07, (January 18, 2007), https://climateactionnetwork.ca/wp-content/uploads/2011/06/eos0107.pdf. Accessed June 2022.

14 California Air Resources Board, 2017. California's 2017 Climate Change Scoping Plan. pp. 100-101.Available: https://ww2.arb.ca.gov/sites/default/files/classic//cc/scopingplan/scoping_plan_2017.pdf. Accessed June 2022.

Transportation

Executive Order S-1-07, the Low Carbon Fuel Standard (issued on January 18, 2007), requires a reduction of at least 10 percent in the carbon intensity of California's transportation fuels by 2020.[15] Regulatory proceedings and implementation of the Low Carbon Fuel Standard have been directed to CARB. The Low Carbon Fuel Standard has been identified by CARB as a discrete early action item in the adopted Scoping Plan. CARB expects the Low Carbon Fuel Standard to achieve the minimum 10 percent reduction goal; however, many of the early action items outlined in the Scoping Plan work in tandem with one another. Other specific emission reduction measures included are the Million Solar Roofs Program[16] and Assembly Bill (AB) 1493 (Pavley I), and Vehicle Emissions: Greenhouse Gases which establishes motor vehicle GHG emissions standards.[17] To avoid the potential for double-counting emission reductions associated with AB 1493, the Scoping Plan has modified the aggregate reduction expected from the Low Carbon Fuel Standard to 9.1 percent. CARB released a draft version of the Low Carbon Fuel Standard in October 2008. The final regulation was approved by the Office of Administrative Law and filed with the Secretary of State on January 12, 2010; the Low Carbon Fuel Standard became effective on the same day.

Additionally, SCAG has prepared and adopted the 2020–2045 RTP/SCS,[18] which includes a Sustainable Communities Strategy that addresses regional development and growth forecasts. The SCAG 2020–2045 RTP/SCS is a long-range visioning plan that balances future mobility and housing needs with economic, environmental, and public health goals, with a specific goal of achieving an 8 percent reduction in passenger vehicle GHG emissions on a per capita basis by 2020, 19 percent reduction by 2035, and 21 percent reduction by 2040 compared to the 2005 level.

Energy

The California Energy Commission (CEC) first adopted the Energy Efficiency Standards for Residential and Nonresidential Buildings (California Code of Regulations, Title 24, Part 6) in 1978 in response to a legislative mandate to reduce energy consumption in the State. Although not originally intended to reduce GHG emissions, increased energy efficiency and reduced consumption of electricity, natural gas, and other fuels would result in fewer GHG emissions from residential and nonresidential buildings subject to the standard. The standards are updated periodically to allow for the consideration and inclusion of new energy efficiency technologies and methods.

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15 Office of the Governor, Executive Order S-01-07 (January 18, 2007), https://climateactionnetwork.ca/wp-content/uploads/2011/06/eos0107.pdf. Accessed June 2022.

16 US Department of Energy, Laying the Foundation for Solar America: The Million Solar Roofs Initiative, https://www.nrel.gov/docs/fy07osti/40483.pdf. Accessed June 2022.

17 The standards enacted in Pavley I are the first GHG standards in the nation for passenger vehicles and took effect for model years starting in 2009 and going through 2016. Pavley I could potentially result in 27.7 million metric tons CO2e reduction in 2020. Pavley II will cover model years 2017 to 2025 and potentially result in an additional reduction of 4.1 million metric tons CO2e.

18 Southern California Association of Governments (SCAG), Connect SoCal: 2020-2045 Regional Transportation Plan/Sustainable Communities Strategies Draft, Chapter 1, https://www.connectsocal.org/Pages/Connect-SoCal-Draft-Plan.aspx. Accessed June 2022.

Part 11 of the Title 24 Building Energy Efficiency Standards is referred to as the California Green Building Standards (CALGreen) Code. The purpose of the CALGreen Code is to "improve public health, safety and general welfare by enhancing the design and construction of buildings through the use of building concepts having a positive environmental impact and encouraging sustainable construction practices in the following categories: (1) Planning and design; (2) Energy efficiency; (3) Water efficiency and conservation; (4) Material conservation and resource efficiency; and (5) Environmental air quality." The CALGreen Code is mandatory for all new buildings constructed in the State and establishes mandatory measures for new residential and non-residential buildings. Such mandatory measures include energy efficiency, water conservation, material conservation, planning and design, and overall environmental quality. The CALGreen Code was most recently updated in 2022 to include new mandatory measures for residential as well as nonresidential uses; the new measures took effect on January 1, 2023.

SB 1078 (Chapter 516, Statutes of 2002) requires retail sellers of electricity, including investor-owned utilities and community choice aggregators, to provide at least 20 percent of their supply from renewable sources by 2017. SB 107 (Chapter 464, Statutes of 2006) changed the target date to 2010. In November 2008, Governor Schwarzenegger signed Executive Order S-14-08, which expands the State's Renewables Portfolio Standard to 33 percent renewable power by 2020. Pursuant to Executive Order S-21-09, CARB was also preparing regulations to supplement the Renewables Portfolio Standard with a Renewable Energy Standard that will result in a total renewable energy requirement for utilities of 33 percent by 2020. But, on April 12, 2011, Governor Jerry Brown signed SB X1-2 to increase California's Renewables Portfolio Standard to 33 percent by 2020. SB 350 (Chapter 547, Statues of 2015), signed into law on October 7, 2015, further increased the Renewables Portfolio Standard to 50 percent by 2030. The legislation also included interim targets of 40 percent by 2024 and 45 percent by 2027.

Greener Glendale Plan

In March 2012, the City completed the Greener Glendale Plan,[19] consisting of the Greener Glendale 2010 Report, the Greener Glendale Plan for Municipal Operations, and the Greener Glendale Plan for Community Activities. The Greener Glendale Plan analyzes City activities related to sustainability and GHG emissions to show how implementing sustainability measures will result in reduced GHG emissions. The list of quantifiable GHG reduction categories in the Greener Glendale Plan includes 2020 emissions reduction targets to be achieved through California vehicle and fuel standards, building energy efficiency audits and upgrades, smart grid applications, green building standards, Zero Waste Plans, EV charging station installation, and a plastic bag ban, to name a few. The Greener Glendale Plan identified 2035 reduction targets through continued implementation of California vehicle and fuel standards, building energy and water efficiency audits and upgrades, Zero Waste Plan 90 percent diversion by 2030, tree planning programs, and turf reduction rebates.

19 City of Glendale, Greener Glendale, https://www.glendaleca.gov/government/departments/management-services/office-of-sustainability/greener-glendale. Accessed June 2022.

South Glendale Community Plan Final Program EIR

According to the South Glendale Community Plan Final Program EIR,[20] Policy GHG-1 requires the City to update the Greener Glendale Plan for community and municipal operations, and establish GHG reduction goals that are consistent with California's established goals of 40 percent below baseline emissions by 2030 and 80 percent below baseline emissions by 2050. This update would be evaluated against potential environmental impacts with the objective of qualifying the Greener Glendale Plan as the City's Climate Action Plan. The updated plan would include quantifiable and feasible measures that the City can implement to achieve established GHG reduction targets. Furthermore, Policy GHG-3 requires the City to reduce GHG emissions from new development by discouraging auto-dependent sprawl and dependence on the private automobile; promoting water conservation and recycling; promoting development that is compact, mixed use, pedestrian friendly, and transit oriented; and promoting energy-efficient building design and site planning.

Ordinance No. 5999

On November 15, 2022 the City of Glendale adopted reach codes to electrify new construction, increase local solar generation, and increase electric vehicle (EV) charging.[21] These ordinances mean that new homes and businesses built in Glendale after January 1, 2023, would be all-electric, with increased capacity to generate local solar power and increased availability of EV charging infrastructure. Ordinance No. 5999 also supports the City's recent authorization to prepare a Climate Action and Adaptation Plan (CAAP) which will aim to reduce communitywide emissions.

ENVIRONMENTAL SETTING

Air Quality

USEPA is the federal agency responsible for overseeing the country's air quality and setting the NAAQS for the CAPs. The NAAQS were devised based on extensive modeling and monitoring of air pollution across the country; they are designed to protect public health and prevent the formation of atmospheric ozone. Air quality of a region is considered to be in attainment of the NAAQS if the measured ambient air pollutant levels do not exceed the applicable concentration threshold. **Table 2** presents the federal and State AAQS.

As noted previously, CARB is the State agency responsible for setting the CAAQS. Air quality of a region is considered to be in attainment of the CAAQS if the measured ambient air pollutant levels for O3, CO, NO2, SO2, PM10, PM2.5, and Pb are not exceeded, and all other standards are not equaled or exceeded at any time in any consecutive 3-year period. The CAAQS are also presented in **Table 2**.

20 City of Glendale, South Glendale Community Plan Environmental Impact Report, https://www.glendaleca.gov/government/departments/community-development/planning/community-plans/sgcp-eir. Accessed June 2022.

21 City of Glendale, Ordinance No. 5999, November 15, 2022.

For evaluation purposes, the SCAQMD territory is divided into 38 source receptor areas (SRAs). These SRAs are designated to provide a general representation of the local meteorological, terrain, and air quality conditions within the particular geographical area.

The Project site is within SRA 7, East San Fernando Valley.[22] The nearest air monitoring station SCAQMD operation is located at 1630 North Main Street.[23] This station monitors O3, NO2, PM10 and PM2.5. **Table 3: Air Quality Monitoring Summary** summarizes published monitoring data from 2018 through 2020, the most recent 3-year period available. The data shows that during the past few years, the region has exceeded the O3, PM10, and PM2.5 standards.

USEPA and the CARB designate air basins where AAQS are exceeded as "nonattainment" areas. If standards are met, the area is designated as an "attainment" area. If there is inadequate or inconclusive data to make a definitive attainment designation, they are considered "unclassified." Federal nonattainment areas are further designated as marginal, moderate, serious, severe, or extreme as a function of deviation from standards.

The current attainment designations for the Basin are shown in **Table 4: South Coast Air Basin Attainment Status**. The Basin is currently designated as being in nonattainment at the federal level for O3 and PM2.5; and at the State level for O3, PM10, and PM2.5.

TABLE 3
AIR QUALITY MONITORING SUMMARY

Air Pollutant	Average Time (Units)	2018	2019	2020
Ozone (O3)	State Max 1 hour (ppm)	0.098	0.093	0.185
	Days > CAAQS threshold (0.09 ppm)	2	0	14
	National Max 8 hour (ppm)	0.073	0.080	0.118
	Days > NAAQS threshold (0.075 ppm)	4	2	22
	State Max 8 hour (ppm)	0.074	0.080	0.118
	Days > CAAQS threshold (0.07 ppm)	4	2	22
Carbon monoxide (CO)		—	—	—
Nitrogen dioxide (NO2)	National Max 1 hour (ppm)	0.070	0.070	0.061
	Days > NAAQS threshold (0.100 ppm)	0	0	0
	State Max 1 hour (ppm)	0.070	0.069	0.061
	Days > CAAQS threshold (0.18 ppm)	0	0	0
Respirable particulate matter (PM10)	National Max (µg/m3)	68.2	62.4	83.7
	National Annual Average (µg/m3)	30.2	23.0	33.1
	Days > NAAQS threshold (150 µg/m3)	0	0	0

22 SCAQMD, General Forecast Areas and Air Monitoring Areas, map, http://www.aqmd.gov/docs/default-source/default-document-library/map-of-monitoring-areas.pdf. Accessed June 2022.

23 South Coast Air Quality Management District, Site Survey Report for Los Angeles (Central)–North Main Street, AQS ID 060371103, http://www.aqmd.gov/docs/default-source/clean-air-plans/air-quality-monitoring-network-plan/aaqmnp-losangeles.pdf?sfvrsn=16. Accessed June 2022.

TABLE 3 AIR QUALITY MONITORING SUMMARY				
Air Pollutant	**Average Time (Units)**	**2018**	**2019**	**2020**
	State Max (µg/m3)	81.2	93.9	185.2
	State Annual Average (µg/m3)	34.0	—	33.9
	Days > CAAQS threshold (50 µg/m3)	31	15	34
Fine particulate matter (PM2.5)	National Max (µg/m3)	61.4	43.5	175.0
	National Annual Average (µg/m3)	12.8	10.8	13.7
	Days > NAAQS threshold (35 µg/m3)	6	1	12
	State Max (µg/m3)	65.3	43.5	175.0
	State Annual Average (µg/m3)	16.0	10.8	15.0

Source: CARB, iADAM: Air Quality Data Statistics.
Note: (—) = Data not available.

TABLE 4 SOUTH COAST AIR BASIN ATTAINMENT STATUS		
Pollutant	**State Status**	**National Status**
Ozone (O3)	Nonattainment	Nonattainment
Carbon monoxide (CO)	Attainment	Unclassified/Attainment
Nitrogen dioxide (NO2)	Attainment	Unclassified/Attainment
Sulfur dioxide (SO2)	Attainment	Unclassified/Attainment
Respirable particulate matter (PM10)	Nonattainment	Attainment
Fine particulate matter (PM2.5)	Nonattainment	Nonattainment

Source: California Air Resources Board (CARB) Area Designation Maps / State and National, https://ww2.arb.ca.gov/resources/documents/maps-state-and-federal-area-designations. Accessed June 2022.

Greenhouse Gases

California is the second largest contributor of GHGs in the United States and the 16th largest in the world.[24] In 2019, California produced 418.2 million metric tons of carbon dioxide equivalents ($MMTCO_2e$), including imported electricity, and excluding combustion of international fuels and carbon sinks or storage. The major source of GHGs in California is transportation, contributing to 40 percent of the State's total GHG emissions. The Statewide inventory of GHGs by sector is shown in **Table 5: California GHG Inventory 2011-2019.**

24 California Energy Commission, Inventory of California Greenhouse Gas Emissions and Sinks: 1990 to 2004, Staff Final Report, CEC-600-2006-013-SF, https://planning.lacity.org/eir/8150Sunset/References/4.E.%20Greenhouse%20Gas%20Emissions/GHG.20_CEC%20GHG%20Emissions%20and%20Sinks.pdf. Accessed June 2022.

TABLE 5
CALIFORNIA GHG INVENTORY 2011-2019

Main Sector	Emissions ($MMTCO_2e$)								
	2011	2012	2013	2014	2015	2016	2017	2018	2019
Transportation[a]	161.8	161.4	161.3	162.6	166.2	169.8	171.2	169.6	166.1
Electric Power	89.2	98.2	91.4	88.9	84.8	68.6	62.1	63.1	58.8
Industrial[b]	89.4	88.9	91.7	92.5	90.3	89.0	88.8	89.2	88.2
Commercial and Residential	46.0	43.5	44.2	38.2	38.8	40.6	41.3	41.4	43.8
Agriculture	34.4	35.5	33.8	34.7	33.5	33.3	32.5	32.7	31.8
High GWP[c,d]	14.5	15.5	16.8	17.7	18.6	19.2	20.0	20.4	20.6
Recycled and waste	8.4	8.3	8.4	8.4	8.5	8.6	8.7	8.7	8.9
Total Emissions	**443.7**	**451.3**	**447.6**	**443.0**	**440.7**	**429.1**	**424.6**	**425.1**	**418.2**

Source: CARB, GHG Current California Emission Inventory Data, https://ww2.arb.ca.gov/ghg-inventory-data. Accessed June 2022.
[a] Includes equipment used in construction, mining, oil drilling, industrial and airport ground operations.
[b] Reflects emissions from combustion of natural gas, diesel, and lease fuel plus fugitive emissions.
[c] These categories are listed in the Industrial sector of CARB's GHG Emission Inventory sectors.
[d] This category is listed in the Electric Power sector of CARB's GHG Emission Inventory sectors.
Note: $MMTCO_2e$ - million metric tons of carbon dioxide equivalent emissions

EXISTING OPERATIONAL EMISSIONS

Air Quality Emissions

As discussed previously, the Project site is currently developed with ten warehouse-related structures, which would be demolished as part of the Project. The current site usage generates existing vehicle trips and air quality emissions from operations related to these uses. Specifically, the existing uses generate approximately 344 daily vehicle trips.[25] **Table 6: Existing Operational Air Quality Emissions to be Removed** identifies the emissions from the existing warehouse facilities.

TABLE 6
EXISTING OPERATIONAL AIR QUALITY EMISSIONS TO BE REMOVED

Source	VOC	NOx	CO	SOx	PM10	PM2.5
	pounds/day					
Mobile	1	<1	2	<1	<1	<1
Area	6	<1	8	<1	<1	<1
Energy	<1	2	1	<1	<1	<1
Total	**7**	**2**	**12**	**<1**	**<1**	**<1**

*Source: Refer to the data sheets in **Attachment A**.*
Note: Totals may not add up exactly due to rounding in the modeling calculations.

25 Gibson Transportation Consulting, Inc., CEQA Transportation Analysis for the 5426 San Fernando Studios Glendale, California, August 10, 2021. Existing uses currently generate 362 trips including 18 transit trips, for a total of 344 driveway trips.

Sensitive Receptors

SCAQMD considers a sensitive receptor to be a person in the population who is particularly susceptible to health effects due to exposure to an air contaminant. Sensitive receptors are identified near sources of air pollution to determine the potential for health hazards. Locations evaluated for exposure to air pollution include, but are not limited to, residences, schools, hospitals, and convalescent facilities.

The Project site is predominantly surrounded by a mix of residential and industrial uses. As mentioned previously, the Project site is bound by West Milford Street to the north, medium density residential uses to the east, mixed-use structures to the south, and San Fernando Road to the west. The nearest sensitive receptors to the Project site include:

- Residential uses to the east along W. Milford Street
- Residential use to the south along W. California Avenue
- Residential uses to the north along W. Milford Street

Figure 4: Sensitive Receptor Map provides a detailed image of the proximal land uses and identifies the sensitive receptors closest to the Project site. These uses represent the nearest sensitive receptors who may be impacted by emissions of air pollutants due to the Project.

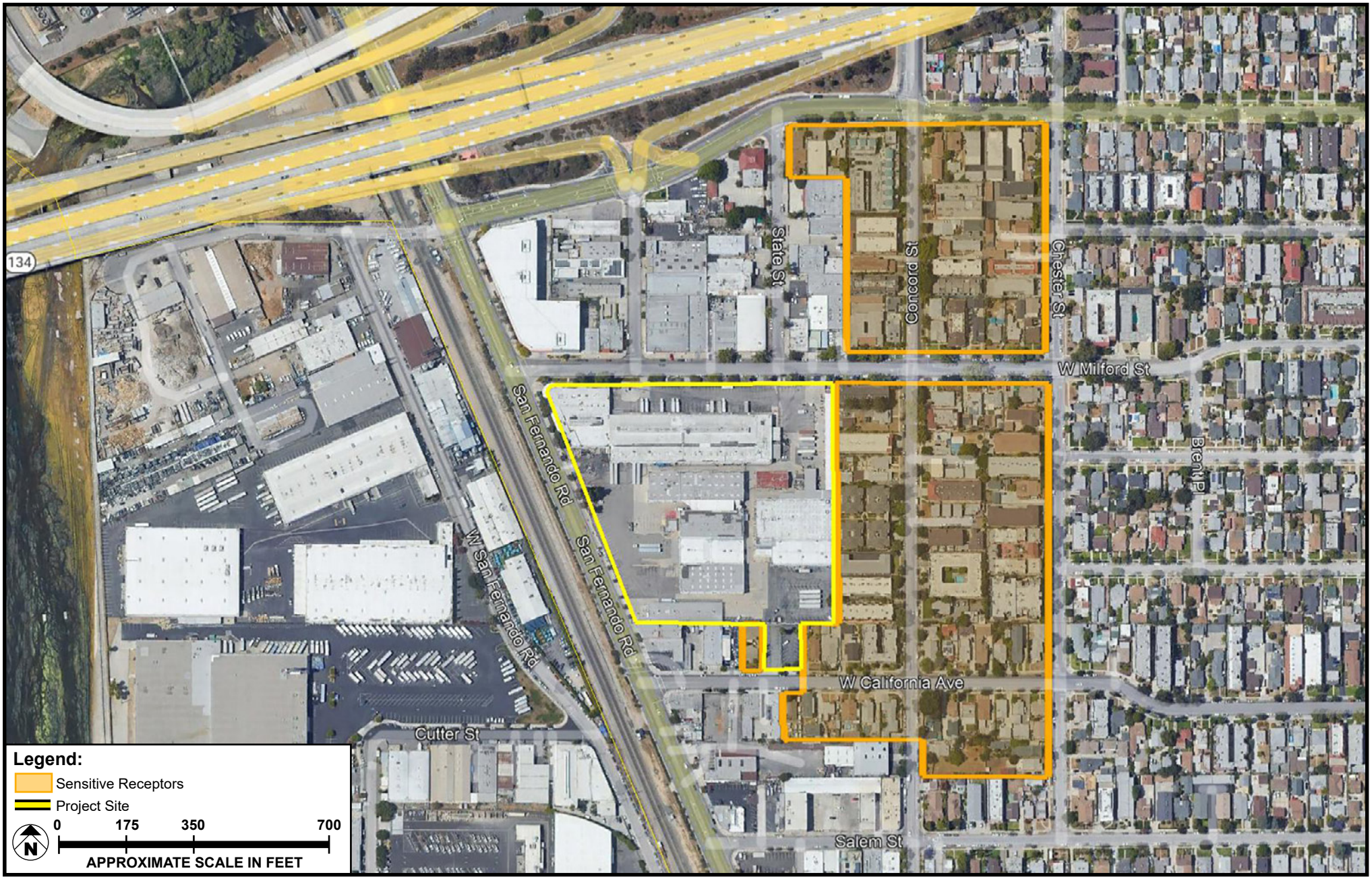
Greenhouse Gases

The GHG emissions from the existing warehouse facilities are provided in **Table 7: Existing Operational GHG Emissions to be Removed**. Similar to the air quality emissions provided above, the emissions were estimated using CalEEMod. As shown in **Table 7**, the existing uses currently generate 1,331 $MTCO_2e$ per year.

TABLE 7
EXISTING OPERATIONAL GHG EMISSIONS TO BE REMOVED

GHG Emissions Source	Existing Emissions ($MTCO_2e$/year)
Mobile	9
Area	4
Energy	1117
Water	122
Waste	71
Refrigerants	8
Annual Total	**1,331**

MTCO2e = metric tons of carbon dioxide emissions.
*Refer to **Attachment** A.*



SOURCE: Google Earth - 2022; Meridian Consultants, LLC - 2022

FIGURE **4**

Sensitive Receptor Map

321-001-21

METHODOLOGY

Air Quality

Construction

Construction of the Project has the potential to generate temporary criteria pollutant emissions through the use of heavy-duty construction equipment, such as tractors and forklifts, and through vehicle trips generated from workers and haul trucks traveling to and from the Project site. Mobile-source emissions, primarily NOx, would result from the use of construction equipment, such as dozers and loaders. Construction emissions can vary substantially from day to day, depending on the level of activity, the specific type of construction activity, and prevailing weather conditions. The assessment of construction air quality impacts considers each of these potential sources.

Daily regional emissions during construction are forecasted by assuming a conservative estimate of construction activities (i.e., assuming all construction occurs at the earliest feasible date) and applying the mobile source and fugitive dust emissions factors. The Project would be required to comply with SCAQMD Rule 403, which identifies measures to reduce fugitive dust and is required to be implemented at all construction sites located with SCAB. Therefore, the following condition is applied—which would be required to reduce fugitive dust in compliance with SCAQMD Rule 403:

- **Control Efficiency of PM10**. During construction, methods and techniques should be applied to various operations or equipment when appropriate to reduce estimated emissions related to particulate matter. This includes replacing ground cover in disturbed areas as quick as possible, yielding to emission reduction efficiency of 15 – 49 percent.[26]

In addition, SCAQMD Staff recommends that the Lead Agency require the use of Tier 4 construction equipment of 50 horsepower or greater during construction. Alternative, applicable strategies include equipment outfitted with Best Available Control Technology (BACT) devices and CARB certified Level 3 Diesel Particulate Filters (DPF). Level 3 DPFs are capable of achieving at least an 85 percent reduction in particulate matter emissions.[27] Therefore, the following condition would be recommended by SCAQMD:

- **Construction Equipment Controls**. During construction, all off-road construction equipment greater than 50 horsepower shall meet USEPA Tier 3 emission standards with Level 3 DPF to minimize emissions of NOx associated with diesel construction equipment.

The emissions are estimated using the CalEEMod (Version 2020.1) software, an emissions inventory software program recommended by SCAQMD. The emissions are estimated using the SCAQMD-recommended CalEEMod software. CalEEMod is based on outputs from the CARB off-road emissions model

26 SCAQMD, CEQA Handbook, Tables 11-4, p. 11-15 and A11-9-A, page A11-77, http://www.aqmd.gov/docs/default-source/ceqa/handbook/localized-significance-thresholds/final-sample-construction-scenario-report.pdf. Accessed June 2022.

27 California Air Resources Board, Verification Procedure: Stationary, https://ww2.arb.ca.gov/our-work/programs/verification-procedure-warranty-and-use-compliance-requirements-use-strategies-4. Accessed June 2022.

(OFFROAD) and the CARB on-road vehicle emissions model (EMFAC), which are emissions estimation models developed by CARB and used to calculate emissions from construction activities, including on- and off-road vehicles. The input values used in this analysis are based on conservative assumptions in CalEEMod, with appropriate, Project-specific adjustments based on equipment types and expected construction activities. These values were then applied to the construction phasing assumptions used in the criteria pollutant analysis to generate criteria pollutant emissions values for each construction activity. Detailed construction equipment lists, construction scheduling, and emissions calculations are provided in **Attachment B**.

Operation

Operation of the Project has the potential to generate criteria pollutant emissions through vehicle trips traveling to and from the Project site. In addition, emissions would result from area sources on site, such as landscaping equipment and use of consumer products. Area-source emissions are based on landscaping equipment, and consumer product (including paint) usage rates provided in CalEEMod.

Operational emissions were estimated using the CalEEMod software, which was used to forecast the daily regional emissions from area sources that would occur during long-term Project operations. In calculating mobile-source emissions, trip-length values were based on the distances provided in CalEEMod.

Greenhouse Gases

The analysis of the Project's GHG emissions consists of a quantitative analysis of the GHG emissions generated by the construction and operation activities and a qualitative analysis of the Project's consistency with adopted GHG-related legislation, plans, and policies. This approach is in accordance with CEQA Guidelines Section 15064.4(a), which affirms the discretion of a lead agency to determine, in the context of a particular project, whether to use quantitative and/or qualitative methodologies to determine the significance of a project's impacts.

Emissions Inventory Modeling

The total GHG emissions from the Project were quantified to determine the level of the Project's estimated annual GHG emissions. As with the Air Quality section calculations, construction emissions were estimated using CalEEMod by assuming a conservative estimate of construction activities and applying the mobile-source emissions factors. The modeling used the same input values as previously discussed under the methodology section for air quality. SCAQMD's *Draft Guidance Document—Interim CEQA Greenhouse Gas (GHG) Significance Threshold*[28] recognizes that construction-related GHG emissions from projects occur over a relatively short-term period of time and contributes a relatively small portion of a project's overall lifetime GHG emissions. The guidance recommends that a project's construction-related GHG emissions be amortized over a 30-year project lifetime so that GHG reduction

28 SCAQMD, Draft Guidance Document—Interim CEQA Greenhouse Gas (GHG) Significance Threshold, http://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-(ghg)-ceqa-significance-thresholds/ghgboardsynopsis.pdf?sfvrsn=2. Accessed June 2022.

measures will address construction GHG emissions as part of the operation GHG reduction strategies. Detailed construction equipment lists, construction scheduling, and emissions calculations are provided in **Attachment B**.

CalEEMod was also used to estimate operational GHG emissions from electricity, solid waste, water and wastewater, and landscaping equipment. CalEEMod calculates energy use from systems covered by Title 24 (e.g., heating, ventilation, and air conditioning [HVAC] system, water heating system, and lighting system); energy use from lighting; and energy use from office equipment, appliances, plug-ins, and other sources not covered by Title 24 or lighting. Mobile-source emissions were estimated based on the CARB EMFAC model. For mobile sources, CalEEMod was used to generate the vehicle miles traveled from the existing and Project uses based on the Project transportation analysis.[29]

With regard to energy demand, the consumption of fossil fuels to generate electricity and to provide heating and hot water generates GHG emissions. Energy demand rates were estimated based on square footage as well as predicted water supply needs for this use. Energy demand (off-site electricity generation) for the Project was calculated within CalEEMod using the CEC's CEUS data set, which provides energy demand by building type and climate zone.

Emissions of GHGs from solid waste disposal were also calculated using CalEEMod software. The emissions are based on the waste disposal rate for the land uses, the waste diversion rate, and the GHG emission factors for solid waste decomposition. The GHG emission factors, particularly for methane, depend on characteristics of the landfill, such as the presence of a landfill gas capture system and subsequent flaring or energy recovery. The default values, as provided in CalEEMod, for landfill gas capture (e.g., no capture, flaring, energy recovery), which are Statewide averages, were used in this assessment.

Emissions of GHGs from water and wastewater result from the required energy to supply and distribute the water and treat the wastewater. Wastewater also results in emissions of GHGs from wastewater treatment systems. Emissions are calculated using CalEEMod and are based on the water usage rate for the proposed uses; the electrical intensity factors for water supply, treatment, and distribution as well as for wastewater treatment; the GHG emission factors for the electricity utility provider; and the emission factors for the wastewater treatment process.

CalEEMod also quantifies common refrigerant GHGs used in air conditioning and refrigeration equipment, some of which are HFCs.

With respect to emission rates, CalEEMod incorporates EMFAC2021 emission rates by vehicle class and vehicle process. Specifically to CO2 emissions, EMFAC and subsequently CalEEMod take into account the following emission processes related to CO2 on an annual basis:

29 Gibson Transportation Consulting, Inc., CEQA Transportation Analysis for the 5426 San Fernando Studios Glendale, California, August 10, 2021.

- **Start Exhaust:** Extra emissions that occur when starting a vehicle.
- **Idle Exhaust:** Emissions that occur during extended idling events or when the vehicle is not operating any significant distance.
- **Run Exhaust:** Emissions that occur when traveling on the road, including at speed and idling, as part of normal driving.

SIGNIFICANCE THRESHOLDS

Air Quality

The determination of a project's significance on air quality shall be made considering the factors provided in the SCAQMD *CEQA Air Quality Handbook* (Handbook). The City has not adopted specific Citywide significance thresholds for air quality impacts; rather, the thresholds and methodologies contained in the SCAQMD Handbook for both construction and operational emissions are utilized for evaluating projects in the City. These thresholds are described below.

Construction Emission Thresholds

The Project will have a significant impact if it exceeds the construction thresholds listed in **Table 8: Construction Thresholds**.

TABLE 8
CONSTRUCTION THRESHOLDS

Pollutant	Construction Emissions (pounds/day)
Volatile organic compounds (VOCs)	75
Nitrogen dioxide (NO2)	100
Carbon monoxide (CO)	550
Sulfur dioxide (SO2)	150
Respirable particulate matter (PM10)	150
Fine particulate matter (PM2.5)	55

Construction and Operational Localized Significance Thresholds

The local significance thresholds (LST) are based on the SCAQMD's Final Localized Significance Threshold Methodology (LST Methodology)[30] guidance document for short-duration construction activities. The SCAQMD recommends the evaluation of localized air quality impacts to sensitive receptors in the immediate vicinity of the Project site because of construction activities. The SCAQMD provides voluntary guidance on the evaluation of localized air quality impacts to public agencies conducting environmental review of projects located within its jurisdiction. Localized air quality impacts are evaluated by

30 SCAQMD, Final Localized Significance Threshold (LST) Methodology, http://www.aqmd.gov/home/rules-compliance/ceqa/air-quality-analysis-handbook/localized-significance-thresholds. Accessed June 2022.

examining the on-site generation of pollutants and their resulting downwind concentrations. For construction, pollutant concentrations are compared to significance thresholds for particulates (PM10 and PM2.5), CO, and NO2. The significance threshold for PM10 represents compliance with SCAQMD Rule 403 (Fugitive Dust). The threshold for PM2.5 is designed to limit emissions and to allow progress toward attainment of the AAQS. Thresholds for CO and NO2 represent the allowable increase in concentrations above background levels that would not cause or contribute to an exceedance of their respective AAQS.

The LST Methodology provides lookup tables of maximum allowable emissions in pounds per day that are based on the area of a construction site from 1 acre up to 5 acres in size.[31] The threshold is a daily emissions level and thus the acreage is an approximation of the daily disturbed area.[32] Based on the anticipated off-road equipment utilized during construction, the maximum daily disturbed area during proposed Project construction would be 2.5 acres. Thus, the ambient conditions for a 2.5-acre site within East San Fernando Valley, as recorded in SRA 7 by the SCAQMD, were used in determining appropriate threshold levels. Thresholds for each criteria pollutant for construction activity and Project operation are listed in **Table 9: Localized Significance Thresholds**.

Lead agencies may use the LST mass rate look-up tables as a screening analysis. If the project exceeds any applicable LST when the mass rate look-up tables are used as a screening analysis, then project specific air quality modeling may be performed.

Based on the SCAQMD Handbook, thresholds for each criteria pollutant for the operations of the Project are provided in **Table 10: Operational Thresholds.**

TABLE 9
LOCALIZED SIGNIFICANCE THRESHOLDS

Pollutant	Construction	Operational
	pounds/day	
Nitrogen dioxide (NO2)	118	118
Carbon monoxide (CO)	868	868
Respirable particulate matter (PM10)	8	2
Fine particulate matter (PM2.5)	5	1

Notes:
Based on a distance to sensitive receptors of 25 meters (82 feet). SCAQMD's Localized Significance Threshold (LST) Methodology for CEQA Evaluations *guidance document provides that projects with boundaries located closer than 25 meters to the nearest receptor should use the LSTs for receptors located at 50 meters.*

31 SCAQMD, Final Localized Significance Threshold (LST) Methodology, Appendix C - Mass Rate LST Look-up Table , http://www.aqmd.gov/docs/default-source/ceqa/handbook/localized-significance-thresholds/appendix-c-mass-rate-lst-look-up-tables.pdf?sfvrsn=2. Accessed June 2022.

32 See Example 1 of SCAQMD Fact Sheet for Applying CalEEMod to Localized Significance Thresholds, http://www.aqmd.gov/docs/default-source/ceqa/handbook/localized-significance-thresholds/caleemod-guidance.pdf?sfvrsn=2. Accessed June 2022.

TABLE 10 OPERATIONAL THRESHOLDS	
Pollutant	**Operational Emissions (pounds/day)**
Volatile organic compounds (VOCs)	55
Nitrogen dioxide (NO2)	55
Carbon monoxide (CO)	550
Sulfur dioxide (SO2)	150
Respirable particulate matter (PM10)	150
Fine particulate matter (PM2.5)	55

Toxic Air Contaminants

As set forth in the SCAQMD Handbook, the determination of significance of a project with respect TACs shall be made on a case-by-case basis, considering the following factors:

- Regulatory framework for toxic materials and process involved;
- Proximity of TACs to sensitive receptors;
- Quantity, volume, and toxicity of the contaminants expected to be emitted;
- Likelihood and potential level of exposure; and
- Degree to which project design will reduce risk of exposure.

Consistency with Applicable Air Quality Plans

Section 15125 of the State CEQA Guidelines requires an analysis of project consistency with applicable governmental plans and policies. In accordance with the SCAQMD Handbook, the following criteria were used to evaluate the Project's consistency with SCAQMD and SCAG regional plans and policies, including the AQMP:

- Will the Project result in any of the following:
  - Increase the frequency or severity of existing air quality violations?
  - Cause or contribute to new air quality violations?
  - Delay the timely attainment of the air quality standards or the interim emission reductions specified in the AQMP?
- Will the Project exceed the assumptions utilized in preparing the AQMP?
- Is the Project consistent with the population and employment growth projections upon which AQMP forecasted emission levels are based?
- Does the Project include air quality mitigation measures?
- To what extent is Project development consistent with the AQMP land use policies?

Cumulative Threshold

SCAQMD recommends that a project be considered to result in a cumulatively considerable impact to air quality if any construction-related emissions and operational emissions from individual development projects exceed the mass daily emissions thresholds for individual projects.[33]

The SCAQMD neither recommends quantified analyses of the emissions generated by a set of cumulative development projects nor provides thresholds of significance to be used to assess the impacts associated with these emissions.

A project is also considered to result in a cumulatively considerable contribution to significant impacts if the population and employment projections for the project exceed the rate of growth defined in SCAQMD's AQMP.

Greenhouse Gases

Pursuant to CEQA Guidelines Section 15064.4, the methods suitable for analysis of GHG emissions are:

1. Use a model or methodology to quantify greenhouse gas emissions resulting from a project. The Lead Agency has discretion to select the model it considers most appropriate provided it supports its decision with substantial evidence. The Lead Agency should explain the limitation of the particular model or methodology selected for use.
2. Rely on a qualitative analysis or performance-based standards.

The City has not adopted a numerical significance threshold for assessing impacts related to GHG emissions. Nor have SCAQMD, OPR, CARB, CAPCOA, or any other State or regional agency adopted a numerical significance threshold for assessing GHG emissions that is applicable to the Project. Assessing the significance of a project's contribution to cumulative global climate change involves: (1) developing pertinent inventories of GHG emissions, and (2) considering project consistency with applicable emission reduction strategies and goals. This evaluation of consistency with such plans is the sole basis for determining the significance of the Project's GHG-related impacts on the environment.

IMPACT ANALYSIS

Air Quality

Emissions of air pollutants were estimated for construction and operation of the Project. In California, the California Air Pollution Control Officer's Association recommends the use of CalEEMod to calculate and organize emissions data for new development projects. CalEEMod is a program that relies on project-

33 SCAQMD, White Paper on Regulatory Options for Addressing Cumulative Impacts from Air Pollution Emissions, board meeting, Agenda No. 29 (September 5, 2003), Appendix D, p. D-3, http://www.aqmd.gov/docs/default-source/Agendas/Environmental-Justice/cumulative-impacts-working-group/cumulative-impacts-white-paper-appendix.pdf. Accessed June 2022.

specific information pertaining to geographic setting, utility service provision, construction scheduling and equipment inventory, and operational design features to generate estimates of air pollutant and GHG emissions. Information needed to parameterize the Project in CalEEMod was obtained from the construction engineer and the Project architect.

Table 11: Project Construction Schedule provides the dates and durations of each of the activities that will take place during construction of the Project, as well as a brief description of the scope of work. Future dates represent approximations based on the general Project timeline and are subject to change pending unpredictable circumstances that may arise.

TABLE 11
PROJECT CONSTRUCTION SCHEDULE

Construction Activity	Approximate Start Date	Approximate End Date	Duration (Days)	Description
Demolition	10/1/2023	11/10/2023	30	Removal of existing warehouse facilities
Grading	11/11/2023	2/2/2024	60	Grading of site and export of 20,000 cubic yards of soil
Building Construction	2/3/2024	5/3/2025	325	Construction of approximately 406,318 square feet of studio and support space
Paving	3/3/2025	5/3/2025	45	Paving of asphalt surfaces
Architectural Coating	2/3/2025	5/3/2025	65	Application of architectural coatings to building materials

*Note: Refer to **Attachment B**.*

Construction

An assessment of air pollutant emissions was prepared utilizing the construction schedule in **Table 11**. **Table 12: Project Construction Diesel Equipment Inventory** displays the construction equipment required for each activity described in **Table 11**. Under regulatory compliance measures in CalEEMod, construction would be required to adhere to SCAQMD Rule 403 (Fugitive Dust) and Rule 1113 (Architectural Coatings).

TABLE 12
PROJECT CONSTRUCTION DIESEL EQUIPMENT INVENTORY

Phase	Off-Road Equipment Type	Amount	Daily Hours	Horsepower [HP] (Load Factor)
Demolition	Concrete/Industrial Saws	1	8	81 (0.73)
	Rubber Tired Dozers	2	8	247 (0.40)
	Excavators	3	8	158 (0.38)
Grading	Excavators	1	8	158 (0.38)
	Graders	1	8	187 (0.41)
	Rubber Tired Dozers	1	8	247 (0.40)
	Tractors/Loaders/Backhoes	3	8	97 (0.37)

TABLE 12
PROJECT CONSTRUCTION DIESEL EQUIPMENT INVENTORY

Phase	Off-Road Equipment Type	Amount	Daily Hours	Horsepower [HP] (Load Factor)
Building Construction	Cranes	1	7	231 (0.29)
	Forklifts	3	8	89 (0.20)
	Generator Sets	1	8	84 (0.74)
	Tractors/Loaders/Backhoes	3	7	97 (0.37)
	Welders	1	8	46 (0.45)
Architectural Coating	Air compressors	1	6	78 (0.48)
Paving	Pavers	2	8	130 (0.42)
	Paving Equipment	2	8	132 (0.36)
	Rollers	2	8	80 (0.38)

*Refer to **Attachment B**.*

Maximum daily emissions of air pollutants during construction of the Project were calculated using CalEEMod. Construction activities involving grading and excavation would primarily generate PM2.5 and PM10 emissions. Approximately 76,000 cubic yards of soil would be exported for the subterranean parking garage. Mobile sources (such as diesel-fueled equipment on-site and vehicles traveling to and from the Project site) would primarily generate NOx emissions. The application of architectural coatings would primarily result in the release of VOC emissions. **Table 13: Maximum Construction Emissions** identifies daily emissions that are estimated for peak construction days for each construction year. It is important to note, emissions presented in **Table 13** includes regulatory compliance measures such as control efficiency of PM10 (dust control measures per SCAQMD Rule 403). Based on the modeling, construction of the Project would not exceed regional VOC, NOx, CO, SOx, PM10, and PM2.5 concentration thresholds. All criteria air pollutants would be below SCAQMD construction thresholds. Construction of the Project would not generate any significant environmental impacts associated with air quality compliance.

TABLE 13
MAXIMUM CONSTRUCTION EMISSIONS

Year	VOC	NOx	CO	SOx	PM10	PM2.5
	pounds/day					
2023	3	39	29	<1	6	2
2024	2	22	29	<1	4	2
2025	33	24	42	<1	5	2
Maximum	33	39	42	<1	6	2
SCAQMD Mass Daily Threshold	75	100	550	150	150	55
Threshold exceeded?	**No**	**No**	**No**	**No**	**No**	**No**

Source: CalEEMod.
Notes: CO = carbon monoxide; NOx = nitrogen oxides; PM10 = particulate matter less than 10 microns; PM2.5 = particulate matter less than 2.5 microns; SOx = sulfur oxides; VOC = volatile organic compounds.
*Refer to **Attachment B**, for maximum on-site plus off-site emissions during both the summer and winter seasons.*

Operation

As mentioned previously, the Project would replace the existing warehouse facilities with 406,318 gross square feet of studio and support uses, and 207,270 square feet of parking space. Operational emissions would result primarily from passenger vehicles traveling to and from the Project site. The results presented in **Table 14: Maximum Operational Emissions** are compared to the SCAQMD-established operational significance thresholds. As shown in **Table 14**, the operational emissions would not exceed the regional VOC, NOx, CO, SOx, PM10, and PM2.5 concentration thresholds. Operation of the Project would not generate any significant environmental impacts associated with air quality compliance.

TABLE 14
MAXIMUM OPERATIONAL EMISSIONS

Source	VOC	NOx	CO	SOx	PM10	PM 2.5
	pounds/day					
Mobile	8	2	17	<1	0	0
Area	13	0	25	<1	<1	<1
Total	21	2	42	<1	<1	<1
Existing	*7*	*2*	*12*	*<1*	<1	<1
Net Total	**14**	<1	**30**	**<1**	<1	<1
SCAQMD Mass Daily Threshold	55	55	550	150	150	55
Threshold exceeded?	**No**	**No**	**No**	**No**	**No**	**No**

Source: CalEEMod.
CO = carbon monoxide; NOx = nitrogen oxides; PM10 = particulate matter less than 10 microns; PM2.5 = particulate matter less than 2.5 microns; SOx = sulfur oxides; VOC = volatile organic compounds.
*Refer to **Attachment B**, for maximum operational emissions during both the summer and winter seasons.*

Localized Significance Thresholds

The results of the LST analysis are provided in **Table 15: Localized Construction and Operational Emissions**. These estimates assume the maximum area that would be disturbed during construction on any given day during Project buildout. It is important to note, emissions presented in **Table 15** include regulatory compliance measures such as control efficiency of PM10 (dust control measures per SCAQMD Rule 403) to provide a worst-case scenario analysis. As shown in **Table 15**, emissions would not exceed the localized significance construction and operational thresholds.

TABLE 15
LOCALIZED CONSTRUCTION AND OPERATIONAL EMISSIONS

Source	NOx	CO	PM10	PM2.5
	On-Site Emissions (pounds/day)			
Construction				
Total maximum emissions	27	24	4	2
LST threshold	118	868	8	5
Threshold Exceeded?	**No**	**No**	**No**	**No**
Operational				
Project area/energy emissions	<1	25	<1	<1
LST threshold	118	868	2	1
Threshold Exceeded?	**No**	**No**	**No**	**No**

TABLE 15
LOCALIZED CONSTRUCTION AND OPERATIONAL EMISSIONS

Source	NOx	CO	PM10	PM2.5
	On-Site Emissions (pounds/day)			

Notes:
Totals in table may not appear to add exactly due to rounding in the computer model calculations.
CO = carbon monoxide; NOx = nitrogen oxide; PM10 = particulate matter less than 10 microns; PM2.5 = particulate matter less than 2.5 microns.
*Refer to **Attachment B**, for maximum on-site emissions during both the summer and winter seasons.*

Toxic Air Contaminants

Project construction would result in short-term emissions of diesel particulate matter, which is a TAC. Off-road heavy-duty diesel equipment would emit diesel particulate matter over the course of the construction period. Localized diesel particulate emissions (strongly correlated with PM2.5 emissions) would be minimal and would be substantially below localized thresholds, as shown in **Table 15**. Project compliance with the CARB anti-idling measure, which limits idling to no more than 5 minutes at any location for diesel-fueled commercial vehicles, would further minimize diesel particulate matter emissions in the Project area.

Project operations would generate only minor amounts of diesel emissions from delivery trucks and incidental maintenance activities. Trucks would comply with the applicable provisions of the CARB Truck and Bus regulation to minimize and reduce emission from existing diesel trucks. In addition, Project operations would only result in minimal emissions of air toxics from maintenance or other ongoing activities, such as from the use of architectural coatings or household cleaning products. As a result, toxic or carcinogenic air pollutants are not expected to occur in any meaningful amounts in conjunction with operation of the proposed uses within the Project site. Based on the uses expected on the Project site, potential long-term operational impacts associated with the release of TACs would be minimal and would not be expected to exceed the SCAQMD thresholds of significance.

Odors

As shown in **Table 15**, the construction of the Project would result in emissions below the localized significance thresholds. Mandatory compliance with SCAQMD Rule 1113 would limit the amount of VOCs in architectural coatings and solvents. According to SCAQMD, while almost any source may emit objectionable odors, some land uses are more likely to produce odors because of their operation. Land uses more likely to produce odors include agriculture, chemical plants, composting operations, dairies, fiberglass molding manufacturing, landfills, refineries, rendering plants, rail yards, and wastewater treatment plants. The Project does not contain any active manufacturing activities and would not convert current agricultural land to residential land uses. Therefore, objectionable odors would not be emitted by the proposed uses.

Any unforeseen odors generated by the Project will be controlled in accordance with SCAQMD Rule 402. As previously noted, Rule 402 prohibits the discharge of air contaminants that harm, endanger, or annoy

individuals or the public; endanger the comfort, health or safety of individuals or the public; or cause injury or damage to business or property. Failure to comply with Rule 402 could subject the offending facility to possible fines and/or operational limitations in an approved odor control or odor abatement plan.

Consistency with AQMP

The Basin is designated nonattainment at the federal level for O3 and PM2.5, and State level for O3, PM10, and PM2.5. SCAQMD developed regional emissions thresholds, as shown in **Table 8** and **Table 9**, to determine whether a project would contribute to air pollutant violations. If a project exceeds the regional air pollutant thresholds, then it would significantly contribute to air quality violations in the Basin.

As shown in **Table 13**, temporary emissions associated with construction of the Project would fall below SCAQMD thresholds for VOCs, NOx, CO, SOx, PM10, and PM2.5.

As shown in **Table 14**, long-term emissions associated with operation of the Project would not exceed SCAQMD thresholds for VOCs, NOx, CO, SOx, PM10, and PM2.5.

The Project's maximum potential NOx, CO, PM10, and PM2.5 daily emissions during construction and operation were analyzed to determine potential effects on localized concentrations and to determine if the potential exists for such emissions to cause or affect a violation of an applicable AAQS. As shown in **Table 15**, NOx, CO, PM10, and PM2.5 emissions would not exceed the SCAQMD localized significance thresholds.

The Project is also located in an urban area, which would reduce vehicle trips and vehicle miles traveled due to the Project's urban infill characteristic and proximity to public transit stops. These measures and features are consistent with existing recommendations to reduce air emissions.

Cumulative

Development of the Project in conjunction with any related projects near the Project would result in an increase in construction and operational emissions in an already urbanized area of the City. However, cumulative air quality impacts from construction, based on SCAQMD guidelines, are not analyzed in a manner similar to project-specific air quality impacts. Instead, SCAQMD recommends that a project's potential contribution to cumulative impacts should be assessed utilizing the same significance criteria as those for project-specific impacts. According to SCAQMD, individual development projects that generate construction or operational emissions that exceed SCAQMD recommended daily regional or localized thresholds for project-specific impacts would also cause a cumulatively considerable increase in emissions for those pollutants for which the Basin is in nonattainment.

Based on the Project impact analysis above, the Project would not generate construction or operational emissions that exceed SCAQMD recommended daily regional or localized thresholds. With the

implementation of regulatory compliance measures, such as Rule 403 (Fugitive Dust) and Rule 1113 (Architectural Coating), the Project's construction and operational emissions are not expected to significantly contribute to cumulative emissions for CO, NOx, PM10, and PM2.5. As such, the Project's contribution to cumulative air quality emissions in combination with any related projects would not be cumulatively considerable.

As discussed previously, the Project would not jeopardize the attainment of air quality standards in the 2016 AQMP for the South Coast Air Basin and the Los Angeles County portion of the South Coast Air Basin. As such, the Project would not have a cumulatively considerable contribution to a potential conflict with or obstruction of the implementation of the AQMP regional reduction plans. Cumulative impacts would be less than significant.

Greenhouse Gas Emissions

The forecasting of construction-related GHG emissions requires assumptions regarding the timing of construction as the emission factors for some of the Project's construction-related GHG emission sources decline over time. As shown in **Table 16: Construction GHG Emissions**, total construction emissions would be 1,319 metric tons of CO2e (MTCO2e). One-time, short-term emissions are converted to average annual emissions by amortizing them over the service life of a building. For buildings in general, it is reasonable to look at a 30-year time frame because this is a typical interval before a new building requires its first major renovation.[34] As shown in **Table 16**, when amortized over an average 30-year Project lifetime, average annual construction emissions from the Project would be 44 MTCO2e per year.

TABLE 16
CONSTRUCTION GHG EMISSIONS

Construction Phase	MTCO2e/Year
2023	277
2024	994
2025	394
Overall Total	**1,665**
30-Year Annual Amortized Rate	**56**

*Refer to **Attachment B** for overall construction emissions.*
Notes: GHG = greenhouse gas; MTCO2e = metric tons of carbon dioxide equivalent.

Operation of the Project has the potential to generate GHG emissions through vehicle trips traveling to and from the Project site. In addition, emissions would result from area sources on site, such as landscaping equipment and use of consumer products. Emissions from mobile and area sources, and indirect emissions from energy and water use, wastewater, waste management as well as refrigerants, would occur every year after full development of the uses allowed by the Project. The Project would

34 International Energy Agency (IEA), Energy Efficiency Requirements in Building Codes, Energy Efficiency Policies for New Buildings, IEA Information Paper, https://www.iea.org/reports/energy-efficiency-requirements-in-building-codes-policies-for-new-buildings. Accessed June 2022.

comply with the City's reach codes and would be all-electric. Operational Project emissions from area sources, energy sources, mobile sources, solid waste, refrigerants, and water and wastewater conveyance are shown in **Table 17: Operational GHG Emissions** below. As shown in **Table 17**, average annual net operational emissions from the proposed Project would be 1,571 MTCO2e per year.

TABLE 17
OPERATIONAL GHG EMISSIONS

Source	Unmitigated MTCO2e per year
Construction (amortized)	56
Mobile	71
Area	12
Energy	2382
Water	236
Waste	136
Refrigerants	8
Total	2,902
Existing	*1,331*
Net Total	**1,571**

*Refer to **Attachment B** for maximum annual operation emissions.*
Abbreviation: MTCO2e = metric tons of carbon dioxide emissions.

Conflict with Applicable Greenhouse Gas Reduction Plans, Policies, or Regulations

There are no federal, State, or local quantitative adopted thresholds of significance for addressing a project's GHG emissions. In the absence of any adopted, numeric threshold, this analysis evaluates the significance of a project by considering whether the project conflicts with applicable regulations or requirements adopted to implement a Statewide, regional, or local plan for the reduction of mitigation of greenhouse gas emissions. The following analysis describes the extent the Project complies with the regulations and policies outlined in SCAG's 2020-2045 RTP/SCS, the City's Greener Glendale Plan, and the City's South Glendale Community Plan Final Program EIR.

Consistency with SCAG's 2020-2045 RTP/SCS

The 2020-2045 RTP/SCS identifies strategies and investments to support development in areas with a range of transportation choices to reduce GHG emissions through decreasing vehicle miles traveled (VMT). The Project is served by multiple bus and shuttle lines operated by Metro and the City of Glendale Beeline along San Fernando Road and SR 134. In the vicinity of the Project site, existing bicycle routes are provided on Doran Street and Broadway. These features would offer alternative modes of transportation and would reduce VMT's, thereby reducing GHG emissions.

For these reasons, the proposed Project would not conflict with SCAG's 2020-2045 RTP/SCS.

Consistency with Greener Glendale Plan

As discussed previously, the City adopted the Greener Glendale Plan which identified 2035 reduction targets through continued implementation of California vehicle and fuel standards, building energy and water efficiency audits and upgrades, Zero Waste Plan 90 percent diversion by 2030, tree planning programs, and turf reduction rebates.[35] The Project would not conflict with these programs as they would be implemented at the State level. Moreover, the Project would comply with the California Green Building Standards Code (CALGreen), and the City's reach codes by being all-electric. As such, the Project would be consistent with the Greener Glendale Plan..

Consistency with South Glendale Community Plan Final Program EIR

As discussed previously, Policy GHG-3 of the South Glendale Community Plan Final Program EIR requires the City to reduce GHG emissions from new development by discouraging auto-dependent sprawl and dependence on the private automobile; promoting water conservation and recycling; promoting development that is compact, mixed use, pedestrian friendly, and transit oriented; and promoting energy-efficient building design and site planning. As mentioned previously, the Project is served by multiple bus and shuttle lines operated by Metro and the City of Glendale Beeline along San Fernando Road and SR 134. In the vicinity of the Project site, existing bicycle routes are provided on Doran Street and Broadway. Furthermore, the Project is committed to meeting the requirements of the CALGreen Code by incorporating strategies such as low-flow toilets, low-flow faucets, and other energy and resource conservation measures. The Project would comply with applicable energy, water, and waste efficiency measures specified in the Title 24 Building Energy Efficiency Standards and CALGreen standards. Moreover, the Project would comply with the City's reach codes and be developed as all-electric. As such, the Project would be consistent with the policies mentioned in the South Glendale Community Plan Final Program EIR.

For the reasons described above, the Project would be consistent with State-applicable plans, policies, and regulations adopted for the purpose of reducing GHG emissions; impacts would not be considered significant.

Cumulative Impacts

To achieve Statewide goals, CARB is in the process of establishing and implementing regulations to reduce Statewide GHG emissions. Currently, there is no generally accepted methodology that exists to determine whether GHG emissions associated with a specific project represent new emissions or existing and/or displaced emissions. Therefore, consistent with CEQA Guidelines Section 15064h(3), this analysis has determined that the Project's contribution to cumulative GHG emission and global climate change would be less than significant if the Project is consistent with the applicable regulatory plans and polices to reduce GHG emissions. Accordingly, the analysis above considered the potential for the Project to contribute to the cumulative impact of global climate change. As stated above, with compliance of regulatory measures and implementation of CALGreen Building Standards, the Project would not conflict

35 City of Glendale, "Greener Glendale," https://www.glendaleca.gov/government/departments/management-services/office-of-sustainability/greener-glendale. Accessed June 2022.

with applicable plans including SCAG's 2020-2045 RTP/SCS, the City's Greener Glendale Plan, and the City's South Glendale Community Plan Final Program EIR. As such, cumulative impacts would be less than significant during construction and operation.

San Fernando Studios - Existing Custom Report

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1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	San Fernando Studios - Existing
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	2.50
Precipitation (days)	20.2
Location	34.15140404057885, -118.2727931268387
County	Los Angeles-South Coast
City	Glendale
Air District	South Coast AQMD
Air Basin	South Coast
TAZ	3984
EDFZ	18
Electric Utility	Glendale Water & Power
Gas Utility	Southern California Gas

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
General Heavy Industry	184	1000sqft	9.50	184,575	0.00	—	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

No measures selected

2. Emissions Summary

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	2.66	6.62	2.01	11.7	0.01	0.14	0.00	0.14	0.14	0.00	0.14	205	7,205	7,409	21.2	0.27	48.0	8,069
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.22	5.28	1.96	4.13	0.01	0.13	0.00	0.13	0.13	0.00	0.13	205	7,172	7,377	21.2	0.27	48.0	8,037
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.89	5.89	1.92	8.78	0.01	0.14	0.00	0.14	0.14	0.00	0.14	205	7,177	7,381	21.2	0.27	48.0	8,039
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.35	1.07	0.35	1.60	< 0.005	0.02	0.00	0.02	0.03	0.00	0.03	33.9	1,188	1,222	3.51	0.04	7.95	1,331

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Mobile	1.05	1.03	0.27	2.27	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	—	63.2	63.2	0.06	0.03	0.00	72.2
Area	1.43	5.50	0.07	8.02	< 0.005	0.01	—	0.01	0.01	—	0.01	—	33.0	33.0	< 0.005	< 0.005	—	34.0
Energy	0.18	0.09	1.66	1.40	0.01	0.13	—	0.13	0.13	—	0.13	—	6,720	6,720	0.50	0.04	—	6,745
Water	—	—	—	—	—	—	—	—	—	—	—	81.5	388	470	8.39	0.20	—	739
Waste	—	—	—	—	—	—	—	—	—	—	—	123	0.00	123	12.3	0.00	—	430
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	48.0	48.0
Total	2.66	6.62	2.01	11.7	0.01	0.14	0.00	0.14	0.14	0.00	0.14	205	7,205	7,409	21.2	0.27	48.0	8,069
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	1.04	1.01	0.30	2.73	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	—	64.1	64.1	0.06	0.03	0.00	73.7
Area	—	4.18	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Energy	0.18	0.09	1.66	1.40	0.01	0.13	—	0.13	0.13	—	0.13	—	6,720	6,720	0.50	0.04	—	6,745
Water	—	—	—	—	—	—	—	—	—	—	—	81.5	388	470	8.39	0.20	—	739
Waste	—	—	—	—	—	—	—	—	—	—	—	123	0.00	123	12.3	0.00	—	430
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	48.0	48.0
Total	1.22	5.28	1.96	4.13	0.01	0.13	0.00	0.13	0.13	0.00	0.13	205	7,172	7,377	21.2	0.27	48.0	8,037
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.73	0.71	0.21	1.89	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	—	45.7	45.7	0.04	0.02	0.00	52.4
Area	0.98	5.09	0.05	5.49	< 0.005	0.01	—	0.01	0.01	—	0.01	—	22.6	22.6	< 0.005	< 0.005	—	23.3
Energy	0.18	0.09	1.66	1.40	0.01	0.13	—	0.13	0.13	—	0.13	—	6,720	6,720	0.50	0.04	—	6,745
Water	—	—	—	—	—	—	—	—	—	—	—	81.5	388	470	8.39	0.20	—	739
Waste	—	—	—	—	—	—	—	—	—	—	—	123	0.00	123	12.3	0.00	—	430
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	48.0	48.0
Total	1.89	5.89	1.92	8.78	0.01	0.14	0.00	0.14	0.14	0.00	0.14	205	7,177	7,381	21.2	0.27	48.0	8,039
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.13	0.13	0.04	0.34	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	—	7.56	7.56	0.01	< 0.005	0.00	8.68
Area	0.18	0.93	0.01	1.00	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.74	3.74	< 0.005	< 0.005	—	3.85

Energy	0.03	0.02	0.30	0.26	< 0.005	0.02	—	0.02	0.02	—	0.02	—	1,113	1,113	0.08	0.01	—	1,117
Water	—	—	—	—	—	—	—	—	—	—	—	13.5	64.2	77.7	1.39	0.03	—	122
Waste	—	—	—	—	—	—	—	—	—	—	—	20.4	0.00	20.4	2.03	0.00	—	71.2
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	7.95	7.95
Total	0.35	1.07	0.35	1.60	< 0.005	0.02	0.00	0.02	0.03	0.00	0.03	33.9	1,188	1,222	3.51	0.04	7.95	1,331

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Mobile source emissions results are presented in Sections 2.6. No further detailed breakdown of emissions is available.

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Heavy Industry	—	—	—	—	—	—	—	—	—	—	—	—	4,734	4,734	0.32	0.04	—	4,753
Total	—	—	—	—	—	—	—	—	—	—	—	—	4,734	4,734	0.32	0.04	—	4,753
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Heavy Industry	—	—	—	—	—	—	—	—	—	—	—	—	4,734	4,734	0.32	0.04	—	4,753

Total	—	—	—	—	—	—	—	—	—	—	—	—	4,734	4,734	0.32	0.04	—	4,753
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Heavy Industry	—	—	—	—	—	—	—	—	—	—	—	—	784	784	0.05	0.01	—	787
Total	—	—	—	—	—	—	—	—	—	—	—	—	784	784	0.05	0.01	—	787

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Heavy Industry	0.18	0.09	1.66	1.40	0.01	0.13	—	0.13	0.13	—	0.13	—	1,986	1,986	0.18	< 0.005	—	1,992
Total	0.18	0.09	1.66	1.40	0.01	0.13	—	0.13	0.13	—	0.13	—	1,986	1,986	0.18	< 0.005	—	1,992
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Heavy Industry	0.18	0.09	1.66	1.40	0.01	0.13	—	0.13	0.13	—	0.13	—	1,986	1,986	0.18	< 0.005	—	1,992
Total	0.18	0.09	1.66	1.40	0.01	0.13	—	0.13	0.13	—	0.13	—	1,986	1,986	0.18	< 0.005	—	1,992
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Heavy Industry	0.03	0.02	0.30	0.26	< 0.005	0.02	—	0.02	0.02	—	0.02	—	329	329	0.03	< 0.005	—	330
Total	0.03	0.02	0.30	0.26	< 0.005	0.02	—	0.02	0.02	—	0.02	—	329	329	0.03	< 0.005	—	330

4.3. Area Emissions by Source

4.3.2. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	—	3.95	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.23	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	1.43	1.32	0.07	8.02	< 0.005	0.01	—	0.01	0.01	—	0.01	—	33.0	33.0	< 0.005	< 0.005	—	34.0
Total	1.43	5.50	0.07	8.02	< 0.005	0.01	—	0.01	0.01	—	0.01	—	33.0	33.0	< 0.005	< 0.005	—	34.0
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	—	3.95	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.23	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	4.18	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	—	0.72	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.04	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Landsca Equipment	0.18	0.16	0.01	1.00	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.74	3.74	< 0.005	< 0.005	—	3.85
Total	0.18	0.93	0.01	1.00	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.74	3.74	< 0.005	< 0.005	—	3.85

4.4. Water Emissions by Land Use

4.4.2. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Heavy Industry	—	—	—	—	—	—	—	—	—	—	—	81.5	388	470	8.39	0.20	—	739
Total	—	—	—	—	—	—	—	—	—	—	—	81.5	388	470	8.39	0.20	—	739
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Heavy Industry	—	—	—	—	—	—	—	—	—	—	—	81.5	388	470	8.39	0.20	—	739
Total	—	—	—	—	—	—	—	—	—	—	—	81.5	388	470	8.39	0.20	—	739
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Heavy Industry	—	—	—	—	—	—	—	—	—	—	—	13.5	64.2	77.7	1.39	0.03	—	122
Total	—	—	—	—	—	—	—	—	—	—	—	13.5	64.2	77.7	1.39	0.03	—	122

4.5. Waste Emissions by Land Use

4.5.2. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Heavy Industry	—	—	—	—	—	—	—	—	—	—	—	123	0.00	123	12.3	0.00	—	430
Total	—	—	—	—	—	—	—	—	—	—	—	123	0.00	123	12.3	0.00	—	430
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Heavy Industry	—	—	—	—	—	—	—	—	—	—	—	123	0.00	123	12.3	0.00	—	430
Total	—	—	—	—	—	—	—	—	—	—	—	123	0.00	123	12.3	0.00	—	430
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Heavy Industry	—	—	—	—	—	—	—	—	—	—	—	20.4	0.00	20.4	2.03	0.00	—	71.2
Total	—	—	—	—	—	—	—	—	—	—	—	20.4	0.00	20.4	2.03	0.00	—	71.2

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Heavy Industry	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	48.0	48.0
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	48.0	48.0
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Heavy Industry	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	48.0	48.0
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	48.0	48.0
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Heavy Industry	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	7.95	7.95
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	7.95	7.95

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Total all Land Uses	344	0.00	0.00	89,686	0.00	0.00	0.00	0.00

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
0	0.00	276,863	92,288	—

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	250

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
General Heavy Industry	3,533,484	489	0.0330	0.0040	6,198,113

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
General Heavy Industry	42,550,000	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
General Heavy Industry	228	0.00

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
General Heavy Industry	Other commercial A/C and heat pumps	R-410A	2,088	0.30	4.00	4.00	18.0

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor

5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)

5.17. User Defined

Equipment Type	Fuel Type
—	—

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

8. User Changes to Default Data

Screen	Justification
Characteristics: Utility Information	Updated CO2 intensity factor per City's 2021 power content label.
Land Use	Site is 9.5 acres.

Operations: Architectural Coatings	Consistent with SCAQMD Rule 1113 assumed VOC content of 50 grams per liter for architectural coatings.

San Fernando Studios - Project Custom Report

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8. User Changes to Default Data

1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	San Fernando Studios - Project
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	2.50
Precipitation (days)	20.2
Location	34.15141756507143, -118.27308099441504
County	Los Angeles-South Coast
City	Glendale
Air District	South Coast AQMD
Air Basin	South Coast
TAZ	3984
EDFZ	18
Electric Utility	Glendale Water & Power
Gas Utility	Southern California Gas

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
General Office Building	214	1000sqft	1.00	214,885	0.00	—	—	—
General Heavy Industry	191	1000sqft	4.17	191,433	0.00	—	—	—

Enclosed Parking with Elevator	419	Space	0.63	167,600	0.00	—	—	—
Parking Lot	114	Space	1.03	0.00	0.00	—	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

Sector	#	Measure Title
Energy	E-15	Require All-Electric Development

2. Emissions Summary

2.1. Construction Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.00	32.8	23.4	45.2	0.06	0.85	4.44	5.29	0.76	1.08	1.84	—	10,877	10,877	0.45	0.58	22.3	11,085
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.16	32.8	38.9	42.3	0.09	1.31	5.17	6.48	1.21	1.15	2.27	—	12,237	12,237	0.66	1.39	0.58	12,669
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.96	5.91	12.0	20.7	0.03	0.41	2.55	2.95	0.38	0.65	1.03	—	5,877	5,877	0.25	0.39	5.96	6,005
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.36	1.08	2.19	3.77	0.01	0.07	0.46	0.54	0.07	0.12	0.19	—	973	973	0.04	0.06	0.99	994

Exceeds (Daily Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Threshold	75.0	75.0	100	550	150	—	—	150	—	—	55.0	—	—	—	—	—	—	—
Unmit.	No	No	No	No	No	—	—	No	—	—	No	—	—	—	—	—	—	—
Exceeds (Average Daily)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Threshold	75.0	75.0	100	550	150	—	—	150	—	—	55.0	—	—	—	—	—	—	—
Unmit.	No	No	No	No	No	—	—	No	—	—	No	—	—	—	—	—	—	—

2.3. Construction Emissions by Year, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Year	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily - Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2024	2.77	2.28	15.8	31.4	0.04	0.54	3.67	4.21	0.50	0.90	1.40	—	8,532	8,532	0.35	0.54	20.5	8,723
2025	4.00	32.8	23.4	45.2	0.06	0.85	4.44	5.29	0.76	1.08	1.84	—	10,877	10,877	0.45	0.58	22.3	11,085
Daily - Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2023	4.16	3.09	38.9	28.8	0.09	1.31	5.17	6.48	1.21	1.15	2.27	—	12,237	12,237	0.66	1.39	0.53	12,669
2024	2.76	2.26	22.1	28.9	0.05	0.88	3.67	4.21	0.81	1.15	1.96	—	8,372	8,372	0.35	0.55	0.53	8,544
2025	3.99	32.8	23.7	42.3	0.06	0.85	4.44	5.29	0.76	1.08	1.84	—	10,678	10,678	0.46	0.59	0.58	10,866
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2023	0.62	0.47	5.62	4.58	0.01	0.21	0.70	0.91	0.19	0.20	0.39	—	1,620	1,620	0.08	0.16	1.05	1,672
2024	1.96	1.60	12.0	20.7	0.03	0.41	2.55	2.95	0.38	0.65	1.03	—	5,877	5,877	0.25	0.39	5.96	6,005

2025	0.82	5.91	4.77	8.84	0.01	0.16	1.00	1.16	0.14	0.24	0.39	—	2,337	2,337	0.10	0.14	2.22	2,383
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
2023	0.11	0.09	1.03	0.84	< 0.005	0.04	0.13	0.17	0.03	0.04	0.07	—	268	268	0.01	0.03	0.17	277
2024	0.36	0.29	2.19	3.77	0.01	0.07	0.46	0.54	0.07	0.12	0.19	—	973	973	0.04	0.06	0.99	994
2025	0.15	1.08	0.87	1.61	< 0.005	0.03	0.18	0.21	0.03	0.04	0.07	—	387	387	0.02	0.02	0.37	394

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	12.4	21.1	2.29	41.6	0.01	0.05	0.00	0.05	0.06	0.00	0.06	392	15,704	16,096	41.1	0.71	50.4	17,384
Mit.	12.4	21.1	2.29	41.6	0.01	0.05	0.00	0.05	0.06	0.00	0.06	392	15,704	16,096	41.1	0.71	50.4	17,384
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	7.88	16.9	2.25	20.0	0.01	0.01	0.00	0.01	0.01	0.00	0.01	392	15,608	16,000	41.1	0.72	50.4	17,293
Mit.	7.88	16.9	2.25	20.0	0.01	0.01	0.00	0.01	0.01	0.00	0.01	392	15,608	16,000	41.1	0.72	50.4	17,293
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	8.62	17.4	1.72	30.9	< 0.005	0.03	0.00	0.03	0.04	0.00	0.04	392	15,526	15,919	41.0	0.66	50.4	17,189
Mit.	8.62	17.4	1.72	30.9	< 0.005	0.03	0.00	0.03	0.04	0.00	0.04	392	15,526	15,919	41.0	0.66	50.4	17,189
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	1.57	3.18	0.31	5.64	< 0.005	0.01	0.00	0.01	0.01	0.00	0.01	65.0	2,571	2,636	6.78	0.11	8.34	2,846
Mit.	1.57	3.18	0.31	5.64	< 0.005	0.01	0.00	0.01	0.01	0.00	0.01	65.0	2,571	2,636	6.78	0.11	8.34	2,846
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Exceeds (Daily Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Threshold	55.0	55.0	55.0	550	150	—	—	150	—	—	55.0	—	—	—	—	—	—	—
Unmit.	No	No	No	No	No	—	—	No	—	—	No	—	—	—	—	—	—	—
Mit.	No	No	No	No	No	—	—	No	—	—	No	—	—	—	—	—	—	—
Exceeds (Average Daily)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Threshold	55.0	55.0	55.0	550	150	—	—	150	—	—	55.0	—	—	—	—	—	—	—
Unmit.	No	No	No	No	No	—	—	No	—	—	No	—	—	—	—	—	—	—
Mit.	No	No	No	No	No	—	—	No	—	—	No	—	—	—	—	—	—	—

2.6. Operations Emissions by Sector, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	7.97	7.78	2.08	16.7	0.01	0.01	0.00	0.01	0.01	0.00	0.01	—	521	521	0.41	0.20	0.00	591
Area	4.44	13.3	0.21	25.0	< 0.005	0.03	—	0.03	0.04	—	0.04	—	103	103	< 0.005	< 0.005	—	103
Energy	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	14,331	14,331	0.97	0.12	—	14,390
Water	—	—	—	—	—	—	—	—	—	—	—	158	750	907	16.2	0.39	—	1,428

Waste	—	—	—	—	—	—	—	—	—	—	—	235	0.00	235	23.5	0.00	—	822
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	50.4	50.4
Total	12.4	21.1	2.29	41.6	0.01	0.05	0.00	0.05	0.06	0.00	0.06	392	15,704	16,096	41.1	0.71	50.4	17,384
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	7.88	7.66	2.25	20.0	0.01	0.01	0.00	0.01	0.01	0.00	0.01	—	528	528	0.46	0.21	0.00	602
Area	—	9.22	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Energy	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	14,331	14,331	0.97	0.12	—	14,390
Water	—	—	—	—	—	—	—	—	—	—	—	158	750	907	16.2	0.39	—	1,428
Waste	—	—	—	—	—	—	—	—	—	—	—	235	0.00	235	23.5	0.00	—	822
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	50.4	50.4
Total	7.88	16.9	2.25	20.0	0.01	0.01	0.00	0.01	0.01	0.00	0.01	392	15,608	16,000	41.1	0.72	50.4	17,293
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	5.58	5.42	1.58	13.8	< 0.005	0.01	0.00	0.01	0.01	0.00	0.01	—	376	376	0.32	0.15	0.00	428
Area	3.04	12.0	0.14	17.1	< 0.005	0.02	—	0.02	0.03	—	0.03	—	70.3	70.3	< 0.005	< 0.005	—	70.6
Energy	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	14,331	14,331	0.97	0.12	—	14,390
Water	—	—	—	—	—	—	—	—	—	—	—	158	750	907	16.2	0.39	—	1,428
Waste	—	—	—	—	—	—	—	—	—	—	—	235	0.00	235	23.5	0.00	—	822
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	50.4	50.4
Total	8.62	17.4	1.72	30.9	< 0.005	0.03	0.00	0.03	0.04	0.00	0.04	392	15,526	15,919	41.0	0.66	50.4	17,189
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	1.02	0.99	0.29	2.52	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	—	62.2	62.2	0.05	0.02	0.00	70.9
Area	0.55	2.20	0.03	3.12	< 0.005	< 0.005	—	< 0.005	0.01	—	0.01	—	11.6	11.6	< 0.005	< 0.005	—	11.7
Energy	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	2,373	2,373	0.16	0.02	—	2,382
Water	—	—	—	—	—	—	—	—	—	—	—	26.1	124	150	2.68	0.06	—	236
Waste	—	—	—	—	—	—	—	—	—	—	—	38.9	0.00	38.9	3.89	0.00	—	136
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	8.34	8.34

Total	1.57	3.18	0.31	5.64	< 0.005	0.01	0.00	0.01	0.01	0.00	0.01	65.0	2,571	2,636	6.78	0.11	8.34	2,846

3. Construction Emissions Details

3.2. Demolition (2023) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	3.39	2.84	27.3	23.5	0.03	1.20	—	1.20	1.10	—	1.10	—	3,425	3,425	0.14	0.03	—	3,437
Demolition	—	—	—	—	—	—	2.70	2.70	—	0.41	0.41	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.28	0.23	2.25	1.93	< 0.005	0.10	—	0.10	0.09	—	0.09	—	282	282	0.01	< 0.005	—	282
Demolition	—	—	—	—	—	—	0.22	0.22	—	0.03	0.03	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.05	0.04	0.41	0.35	< 0.005	0.02	—	0.02	0.02	—	0.02	—	46.6	46.6	< 0.005	< 0.005	—	46.8

Demolition	—	—	—	—	—	—	0.04	0.04	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.07	0.09	1.04	0.00	0.00	0.20	0.20	0.00	0.05	0.05	—	205	205	0.01	0.01	0.02	208
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.69	0.17	11.5	4.23	0.06	0.11	2.28	2.39	0.11	0.61	0.72	—	8,607	8,607	0.51	1.36	0.51	9,025
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.09	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	—	17.1	17.1	< 0.005	< 0.005	0.03	17.4
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.06	0.01	0.96	0.35	< 0.005	0.01	0.19	0.19	0.01	0.05	0.06	—	707	707	0.04	0.11	0.69	742
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.83	2.83	< 0.005	< 0.005	0.01	2.87
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.01	< 0.005	0.17	0.06	< 0.005	< 0.005	0.03	0.04	< 0.005	0.01	0.01	—	117	117	0.01	0.02	0.11	123

3.4. Grading (2023) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.43	2.04	20.0	19.7	0.03	0.94	—	0.94	0.87	—	0.87	—	2,958	2,958	0.12	0.02	—	2,968
Dust From Material Movement	—	—	—	—	—	—	1.85	1.85	—	0.89	0.89	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.24	0.20	1.99	1.97	< 0.005	0.09	—	0.09	0.09	—	0.09	—	295	295	0.01	< 0.005	—	296
Dust From Material Movement	—	—	—	—	—	—	0.18	0.18	—	0.09	0.09	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.04	0.04	0.36	0.36	< 0.005	0.02	—	0.02	0.02	—	0.02	—	48.9	48.9	< 0.005	< 0.005	—	49.0
Dust From Material Movement	—	—	—	—	—	—	0.03	0.03	—	0.02	0.02	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.08	0.07	0.09	1.04	0.00	0.00	0.20	0.20	0.00	0.05	0.05	—	205	205	0.01	0.01	0.02	208
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.24	0.06	3.98	1.47	0.02	0.04	0.79	0.83	0.04	0.21	0.25	—	2,986	2,986	0.18	0.47	0.18	3,131
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.11	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	—	20.8	20.8	< 0.005	< 0.005	0.04	21.1
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.02	0.01	0.40	0.15	< 0.005	< 0.005	0.08	0.08	< 0.005	0.02	0.02	—	298	298	0.02	0.05	0.29	313
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	3.44	3.44	< 0.005	< 0.005	0.01	3.49
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	0.07	0.03	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	49.3	49.3	< 0.005	0.01	0.05	51.8

3.6. Grading (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	2.26	1.90	18.2	18.8	0.03	0.84	—	0.84	0.77	—	0.77	—	2,958	2,958	0.12	0.02	—	2,969

Dust From Material Movement	—	—	—	—	—	—	1.85	1.85	—	0.89	0.89	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.15	0.12	1.18	1.22	< 0.005	0.05	—	0.05	0.05	—	0.05	—	191	191	0.01	< 0.005	—	192
Dust From Material Movement	—	—	—	—	—	—	0.12	0.12	—	0.06	0.06	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.02	0.21	0.22	< 0.005	0.01	—	0.01	0.01	—	0.01	—	31.6	31.6	< 0.005	< 0.005	—	31.7
Dust From Material Movement	—	—	—	—	—	—	0.02	0.02	—	0.01	0.01	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.07	0.08	0.96	0.00	0.00	0.20	0.20	0.00	0.05	0.05	—	201	201	0.01	0.01	0.02	203
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.22	0.06	3.81	1.41	0.02	0.04	0.77	0.81	0.04	0.21	0.25	—	2,939	2,939	0.16	0.47	0.18	3,083

Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	0.01	0.06	0.00	0.00	0.01	0.01	0.00	< 0.005	< 0.005	—	13.2	13.2	< 0.005	< 0.005	0.02	13.3
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.01	< 0.005	0.25	0.09	< 0.005	< 0.005	0.05	0.05	< 0.005	0.01	0.02	—	190	190	0.01	0.03	0.19	199
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.01	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	2.18	2.18	< 0.005	< 0.005	< 0.005	2.21
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	< 0.005	< 0.005	0.05	0.02	< 0.005	< 0.005	0.01	0.01	< 0.005	< 0.005	< 0.005	—	31.4	31.4	< 0.005	0.01	0.03	33.0

3.8. Building Construction (2024) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.44	1.20	11.2	13.1	0.02	0.50	—	0.50	0.46	—	0.46	—	2,398	2,398	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.44	1.20	11.2	13.1	0.02	0.50	—	0.50	0.46	—	0.46	—	2,398	2,398	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.94	0.78	7.31	8.55	0.02	0.32	—	0.32	0.30	—	0.30	—	1,562	1,562	0.06	0.01	—	1,568
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.17	0.14	1.33	1.56	< 0.005	0.06	—	0.06	0.05	—	0.05	—	259	259	0.01	< 0.005	—	260
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.09	0.99	1.05	16.6	0.00	0.00	2.87	2.87	0.00	0.67	0.67	—	3,100	3,100	0.13	0.10	12.2	3,146
Vendor	0.24	0.09	3.57	1.75	0.02	0.04	0.80	0.85	0.04	0.22	0.26	—	3,035	3,035	0.12	0.42	8.23	3,171
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.08	0.97	1.24	14.0	0.00	0.00	2.87	2.87	0.00	0.67	0.67	—	2,938	2,938	0.13	0.11	0.32	2,974
Vendor	0.24	0.09	3.71	1.79	0.02	0.04	0.80	0.85	0.04	0.22	0.26	—	3,036	3,036	0.12	0.42	0.21	3,164
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.70	0.63	0.81	9.60	0.00	0.00	1.85	1.85	0.00	0.43	0.43	—	1,943	1,943	0.09	0.07	3.44	1,970
Vendor	0.16	0.06	2.45	1.16	0.01	0.03	0.52	0.55	0.03	0.14	0.17	—	1,978	1,978	0.08	0.27	2.31	2,064
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.13	0.11	0.15	1.75	0.00	0.00	0.34	0.34	0.00	0.08	0.08	—	322	322	0.01	0.01	0.57	326
Vendor	0.03	0.01	0.45	0.21	< 0.005	0.01	0.09	0.10	0.01	0.03	0.03	—	327	327	0.01	0.05	0.38	342
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.10. Building Construction (2025) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.35	1.13	10.4	13.0	0.02	0.43	—	0.43	0.40	—	0.40	—	2,398	2,398	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	1.35	1.13	10.4	13.0	0.02	0.43	—	0.43	0.40	—	0.40	—	2,398	2,398	0.10	0.02	—	2,406
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.32	0.27	2.51	3.14	0.01	0.10	—	0.10	0.10	—	0.10	—	577	577	0.02	< 0.005	—	579
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.06	0.05	0.46	0.57	< 0.005	0.02	—	0.02	0.02	—	0.02	—	95.6	95.6	< 0.005	< 0.005	—	95.9
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.05	0.94	0.95	15.3	0.00	0.00	2.87	2.87	0.00	0.67	0.67	—	3,036	3,036	0.13	0.10	11.1	3,081
Vendor	0.21	0.09	3.39	1.66	0.02	0.04	0.80	0.85	0.02	0.22	0.24	—	2,984	2,984	0.12	0.42	8.17	3,120
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	1.04	0.93	1.06	13.0	0.00	0.00	2.87	2.87	0.00	0.67	0.67	—	2,877	2,877	0.13	0.11	0.29	2,914
Vendor	0.21	0.09	3.54	1.68	0.02	0.04	0.80	0.85	0.02	0.22	0.24	—	2,986	2,986	0.12	0.42	0.21	3,114
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.25	0.22	0.27	3.27	0.00	0.00	0.68	0.68	0.00	0.16	0.16	—	703	703	0.03	0.03	1.16	712
Vendor	0.05	0.02	0.86	0.40	0.01	0.01	0.19	0.20	0.01	0.05	0.06	—	718	718	0.03	0.10	0.85	750
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.05	0.04	0.05	0.60	0.00	0.00	0.12	0.12	0.00	0.03	0.03	—	116	116	0.01	< 0.005	0.19	118
Vendor	0.01	< 0.005	0.16	0.07	< 0.005	< 0.005	0.03	0.04	< 0.005	0.01	0.01	—	119	119	< 0.005	0.02	0.14	124
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.12. Paving (2025) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Off-Road Equipment	0.95	0.80	7.45	9.98	0.01	0.35	—	0.35	0.32	—	0.32	—	1,511	1,511	0.06	0.01	—	1,517
Paving	—	0.10	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.95	0.80	7.45	9.98	0.01	0.35	—	0.35	0.32	—	0.32	—	1,511	1,511	0.06	0.01	—	1,517
Paving	—	0.10	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.12	0.10	0.92	1.23	< 0.005	0.04	—	0.04	0.04	—	0.04	—	186	186	0.01	< 0.005	—	187
Paving	—	0.01	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.02	0.02	0.17	0.22	< 0.005	0.01	—	0.01	0.01	—	0.01	—	30.9	30.9	< 0.005	< 0.005	—	31.0
Paving	—	< 0.005	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.06	0.06	1.04	0.00	0.00	0.20	0.20	0.00	0.05	0.05	—	207	207	0.01	0.01	0.76	210
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.07	0.06	0.07	0.88	0.00	0.00	0.20	0.20	0.00	0.05	0.05	—	197	197	0.01	0.01	0.02	199
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.11	0.00	0.00	0.02	0.02	0.00	0.01	0.01	—	24.6	24.6	< 0.005	< 0.005	0.04	24.9
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	< 0.005	< 0.005	< 0.005	0.02	0.00	0.00	< 0.005	< 0.005	0.00	< 0.005	< 0.005	—	4.07	4.07	< 0.005	< 0.005	0.01	4.13
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

3.14. Architectural Coating (2025) - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Location	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Onsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.15	0.13	0.88	1.14	< 0.005	0.03	—	0.03	0.03	—	0.03	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	—	29.3	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.15	0.13	0.88	1.14	< 0.005	0.03	—	0.03	0.03	—	0.03	—	134	134	0.01	< 0.005	—	134
Architectural Coatings	—	29.3	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.03	0.02	0.16	0.20	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	23.8	23.8	< 0.005	< 0.005	—	23.9
Architectural Coatings	—	5.22	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Off-Road Equipment	0.01	< 0.005	0.03	0.04	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	3.94	3.94	< 0.005	< 0.005	—	3.95
Architectural Coatings	—	0.95	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Onsite truck	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Offsite	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.21	0.19	0.19	3.06	0.00	0.00	0.57	0.57	0.00	0.13	0.13	—	607	607	0.03	0.02	2.22	616

Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.21	0.19	0.21	2.59	0.00	0.00	0.57	0.57	0.00	0.13	0.13	—	575	575	0.03	0.02	0.06	583
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.04	0.03	0.04	0.48	0.00	0.00	0.10	0.10	0.00	0.02	0.02	—	104	104	< 0.005	< 0.005	0.17	105
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Worker	0.01	0.01	0.01	0.09	0.00	0.00	0.02	0.02	0.00	< 0.005	< 0.005	—	17.2	17.2	< 0.005	< 0.005	0.03	17.5
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	0.00	0.00	0.00	0.00

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.2. Mitigated

Mobile source emissions results are presented in Sections 2.5. No further detailed breakdown of emissions is available.

4.2. Energy

4.2.2. Electricity Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	6,015	6,015	0.41	0.05	—	6,040
General Heavy Industry	—	—	—	—	—	—	—	—	—	—	—	—	7,434	7,434	0.50	0.06	—	7,464
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	—	829	829	0.06	0.01	—	832
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	—	52.5	52.5	< 0.005	< 0.005	—	52.7
Total	—	—	—	—	—	—	—	—	—	—	—	—	14,331	14,331	0.97	0.12	—	14,390
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	6,015	6,015	0.41	0.05	—	6,040
General Heavy Industry	—	—	—	—	—	—	—	—	—	—	—	—	7,434	7,434	0.50	0.06	—	7,464
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	—	829	829	0.06	0.01	—	832
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	—	52.5	52.5	< 0.005	< 0.005	—	52.7
Total	—	—	—	—	—	—	—	—	—	—	—	—	14,331	14,331	0.97	0.12	—	14,390
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	996	996	0.07	0.01	—	1,000
General Heavy Industry	—	—	—	—	—	—	—	—	—	—	—	—	1,231	1,231	0.08	0.01	—	1,236
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	—	137	137	0.01	< 0.005	—	138
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	—	8.68	8.68	< 0.005	< 0.005	—	8.72
Total	—	—	—	—	—	—	—	—	—	—	—	—	2,373	2,373	0.16	0.02	—	2,382

4.2.4. Natural Gas Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
General Heavy Industry	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
General Heavy Industry	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
General Heavy Industry	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Parking Lot	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00

4.3. Area Emissions by Source

4.3.1. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	—	8.70	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.52	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	4.44	4.10	0.21	25.0	< 0.005	0.03	—	0.03	0.04	—	0.04	—	103	103	< 0.005	< 0.005	—	103
Total	4.44	13.3	0.21	25.0	< 0.005	0.03	—	0.03	0.04	—	0.04	—	103	103	< 0.005	< 0.005	—	103
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	—	8.70	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.52	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	9.22	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	—	1.59	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.10	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Landscape Equipme	0.55	0.51	0.03	3.12	< 0.005	< 0.005	—	< 0.005	0.01	—	0.01	—	11.6	11.6	< 0.005	< 0.005	—	11.7
Total	0.55	2.20	0.03	3.12	< 0.005	< 0.005	—	< 0.005	0.01	—	0.01	—	11.6	11.6	< 0.005	< 0.005	—	11.7

4.4. Water Emissions by Land Use

4.4.1. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	—	72.9	347	420	7.50	0.18	—	661
General Heavy Industry	—	—	—	—	—	—	—	—	—	—	—	84.6	403	487	8.71	0.21	—	768
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	158	750	907	16.2	0.39	—	1,428
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	—	72.9	347	420	7.50	0.18	—	661

General Heavy Industry	—	—	—	—	—	—	—	—	—	—	—	84.6	403	487	8.71	0.21	—	768
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	158	750	907	16.2	0.39	—	1,428
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	—	12.1	57.4	69.5	1.24	0.03	—	109
General Heavy Industry	—	—	—	—	—	—	—	—	—	—	—	14.0	66.7	80.7	1.44	0.03	—	127
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	26.1	124	150	2.68	0.06	—	236

4.5. Waste Emissions by Land Use

4.5.1. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

General Office Building	—	—	—	—	—	—	—	—	—	—	—	107	0.00	107	10.7	0.00	—	375
General Heavy Industry	—	—	—	—	—	—	—	—	—	—	—	128	0.00	128	12.8	0.00	—	447
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	235	0.00	235	23.5	0.00	—	822
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	—	107	0.00	107	10.7	0.00	—	375
General Heavy Industry	—	—	—	—	—	—	—	—	—	—	—	128	0.00	128	12.8	0.00	—	447
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	235	0.00	235	23.5	0.00	—	822
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	—	17.8	0.00	17.8	1.77	0.00	—	62.1
General Heavy Industry	—	—	—	—	—	—	—	—	—	—	—	21.1	0.00	21.1	2.11	0.00	—	73.9

Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Parking Lot	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	38.9	0.00	38.9	3.89	0.00	—	136

4.6. Refrigerant Emissions by Land Use

4.6.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.52	0.52
General Heavy Industry	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	49.8	49.8
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	50.4	50.4
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.52	0.52
General Heavy Industry	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	49.8	49.8
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	50.4	50.4

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.09	0.09
General Heavy Industry	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	8.25	8.25
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	8.34	8.34

4.7. Offroad Emissions By Equipment Type

4.7.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.4. Soil Carbon Accumulation By Vegetation Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.5. Above and Belowground Carbon Accumulation by Land Use Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.6. Avoided and Sequestered Emissions by Species - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Sequest	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.1. Construction Schedule

Phase Name	Phase Type	Start Date	End Date	Days Per Week	Work Days per Phase	Phase Description
Demolition	Demolition	10/1/2023	11/10/2023	5.00	30.0	—
Grading	Grading	11/11/2023	2/2/2024	5.00	60.0	—
Building Construction	Building Construction	2/3/2024	5/3/2025	5.00	325	—
Paving	Paving	3/3/2025	5/3/2025	5.00	45.0	—
Architectural Coating	Architectural Coating	2/3/2025	5/3/2025	5.00	65.0	—

5.2. Off-Road Equipment

5.2.2. Mitigated

Phase Name	Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor
Demolition	Concrete/Industrial Saws	Diesel	Average	1.00	8.00	33.0	0.73
Demolition	Excavators	Diesel	Average	3.00	8.00	36.0	0.38
Demolition	Rubber Tired Dozers	Diesel	Average	2.00	8.00	367	0.40
Grading	Excavators	Diesel	Average	1.00	8.00	36.0	0.38
Grading	Graders	Diesel	Average	1.00	8.00	148	0.41

Grading	Rubber Tired Dozers	Diesel	Average	1.00	8.00	367	0.40
Grading	Tractors/Loaders/Backhoes	Diesel	Average	3.00	8.00	84.0	0.37
Building Construction	Cranes	Diesel	Average	1.00	7.00	367	0.29
Building Construction	Forklifts	Diesel	Average	3.00	8.00	82.0	0.20
Building Construction	Generator Sets	Diesel	Average	1.00	8.00	14.0	0.74
Building Construction	Tractors/Loaders/Backhoes	Diesel	Average	3.00	7.00	84.0	0.37
Building Construction	Welders	Diesel	Average	1.00	8.00	46.0	0.45
Paving	Pavers	Diesel	Average	2.00	8.00	81.0	0.42
Paving	Paving Equipment	Diesel	Average	2.00	8.00	89.0	0.36
Paving	Rollers	Diesel	Average	2.00	8.00	36.0	0.38
Architectural Coating	Air Compressors	Diesel	Average	1.00	6.00	37.0	0.48

5.3. Construction Vehicles

5.3.2. Mitigated

Phase Name	Trip Type	One-Way Trips per Day	Miles per Trip	Vehicle Mix
Demolition	—	—	—	—
Demolition	Worker	15.0	18.5	LDA,LDT1,LDT2
Demolition	Vendor	—	10.2	HHDT,MHDT
Demolition	Hauling	120	20.0	HHDT
Demolition	Onsite truck	—	—	HHDT
Grading	—	—	—	—
Grading	Worker	15.0	18.5	LDA,LDT1,LDT2
Grading	Vendor	—	10.2	HHDT,MHDT
Grading	Hauling	41.7	20.0	HHDT
Grading	Onsite truck	—	—	HHDT

Building Construction	—	—	—	—
Building Construction	Worker	220	18.5	LDA,LDT1,LDT2
Building Construction	Vendor	94.1	10.2	HHDT,MHDT
Building Construction	Hauling	0.00	20.0	HHDT
Building Construction	Onsite truck	—	—	HHDT
Paving	—	—	—	—
Paving	Worker	15.0	18.5	LDA,LDT1,LDT2
Paving	Vendor	—	10.2	HHDT,MHDT
Paving	Hauling	0.00	20.0	HHDT
Paving	Onsite truck	—	—	HHDT
Architectural Coating	—	—	—	—
Architectural Coating	Worker	43.9	18.5	LDA,LDT1,LDT2
Architectural Coating	Vendor	—	10.2	HHDT,MHDT
Architectural Coating	Hauling	0.00	20.0	HHDT
Architectural Coating	Onsite truck	—	—	HHDT

5.4. Vehicles

5.4.1. Construction Vehicle Control Strategies

Control Strategies Applied	PM10 Reduction	PM2.5 Reduction
Water unpaved roads twice daily	55%	55%
Limit vehicle speeds on unpaved roads to 25 mph	44%	44%
Sweep paved roads once per month	9%	9%

5.5. Architectural Coatings

Phase Name	Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)

Architectural Coating	0.00	0.00	610,712	203,296	4,328

5.6. Dust Mitigation

5.6.1. Construction Earthmoving Activities

Phase Name	Material Imported (Cubic Yards)	Material Exported (Cubic Yards)	Acres Graded (acres)	Material Demolished (Building Square Footage)	Acres Paved (acres)
Demolition	0.00	0.00	0.00	313,300	—
Grading	—	20,000	60.0	0.00	—
Paving	0.00	0.00	0.00	0.00	1.66

5.6.2. Construction Earthmoving Control Strategies

Control Strategies Applied	Frequency (per day)	PM10 Reduction	PM2.5 Reduction
Water Exposed Area	3	74%	74%
Water Demolished Area	Other	74%	74%

5.7. Construction Paving

Land Use	Area Paved (acres)	% Asphalt
General Office Building	0.00	0%
General Heavy Industry	0.00	0%
Enclosed Parking with Elevator	0.63	100%
Parking Lot	1.03	100%

5.8. Construction Electricity Consumption and Emissions Factors

kWh per Year and Emission Factor (lb/MWh)

Year	kWh per Year	CO2	CH4	N2O

2023	0.00	489	0.03	< 0.005
2024	0.00	489	0.03	< 0.005
2025	0.00	489	0.03	< 0.005

5.9. Operational Mobile Sources

5.9.2. Mitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Total all Land Uses	3,012	0.00	0.00	785,271	0.00	0.00	0.00	0.00

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.2. Mitigated

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
0	0.00	610,712	203,296	4,328

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	250

5.10.4. Landscape Equipment - Mitigated

Season	Unit	Value

Snow Days	day/yr	0.00
Summer Days	day/yr	250

5.11. Operational Energy Consumption

5.11.2. Mitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
General Office Building	4,490,060	489	0.0330	0.0040	0.00
General Heavy Industry	5,548,753	489	0.0330	0.0040	0.00
Enclosed Parking with Elevator	618,684	489	0.0330	0.0040	0.00
Parking Lot	39,151	489	0.0330	0.0040	0.00

5.12. Operational Water and Wastewater Consumption

5.12.2. Mitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
General Office Building	38,035,022	0.00
General Heavy Industry	44,168,750	0.00
Enclosed Parking with Elevator	0.00	0.00
Parking Lot	0.00	0.00

5.13. Operational Waste Generation

5.13.2. Mitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
General Office Building	199	0.00

General Heavy Industry	237	0.00
Enclosed Parking with Elevator	0.00	0.00
Parking Lot	0.00	0.00

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.2. Mitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
General Office Building	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
General Office Building	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
General Heavy Industry	Other commercial A/C and heat pumps	R-410A	2,088	0.30	4.00	4.00	18.0

5.15. Operational Off-Road Equipment

5.15.2. Mitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor

5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)

5.17. User Defined

Equipment Type	Fuel Type
—	—

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.2. Mitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.2. Mitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.2. Mitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

8. User Changes to Default Data

Screen	Justification
Characteristics: Utility Information	Updated CO2 intensity factor per City's 2021 power content label.
Land Use	Provided project-specific square footages.
Construction: Construction Phases	Construction schedule per applicant.

Construction: Architectural Coatings	Consistent with SCAQMD Rule 1113 assumed VOC content of 50 grams per liter for architectural coatings.
Construction: Electricity	Updated CO2 intensity factor per City's 2021 power content label.
Operations: Vehicle Data	Source: Gibson Transportation Consulting, Inc., CEQA Transportation Analysis for 5426 San Fernando Studios, Glendale, California, August 10, 2021.
Operations: Architectural Coatings	Consistent with SCAQMD Rule 1113 assumed VOC content of 50 grams per liter for architectural coatings.
Operations: Energy Use	Assumed all-electric development.

Commercial Use Alternative Custom Report

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1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Commercial Use Alternative
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	2.50
Precipitation (days)	20.2
Location	34.15120977864565, -118.2729552333956
County	Los Angeles-South Coast
City	Glendale
Air District	South Coast AQMD
Air Basin	South Coast
TAZ	3984
EDFZ	18
Electric Utility	Glendale Water & Power
Gas Utility	Southern California Gas

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
General Office Building	392	1000sqft	3.40	392,070	0.00	—	—	—
Regional Shopping Center	196	1000sqft	1.60	196,030	0.00	—	—	—

Enclosed Parking with Elevator	578	1000sqft	4.60	578,000	0.00	—	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

Sector	#	Measure Title
Energy	E-15	Require All-Electric Development

2. Emissions Summary

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	37.2	49.2	7.79	110	0.02	0.11	0.00	0.11	0.13	0.00	0.13	469	19,536	20,005	49.9	1.27	1.89	21,632
Mit.	37.2	49.2	7.79	110	0.02	0.11	0.00	0.11	0.13	0.00	0.13	469	19,536	20,005	49.9	1.27	1.89	21,632
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	27.9	40.5	7.96	70.7	0.02	0.05	0.00	0.05	0.04	0.00	0.04	469	19,352	19,821	50.1	1.29	1.89	21,458
Mit.	27.9	40.5	7.96	70.7	0.02	0.05	0.00	0.05	0.04	0.00	0.04	469	19,352	19,821	50.1	1.29	1.89	21,458
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	25.9	38.2	5.88	83.6	0.01	0.08	0.00	0.08	0.09	0.00	0.09	469	18,958	19,426	49.6	1.08	1.89	20,989

Mit.	25.9	38.2	5.88	83.6	0.01	0.08	0.00	0.08	0.09	0.00	0.09	469	18,958	19,426	49.6	1.08	1.89	20,989
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.73	6.98	1.07	15.3	< 0.005	0.01	0.00	0.01	0.02	0.00	0.02	77.6	3,139	3,216	8.21	0.18	0.31	3,475
Mit.	4.73	6.98	1.07	15.3	< 0.005	0.01	0.00	0.01	0.02	0.00	0.02	77.6	3,139	3,216	8.21	0.18	0.31	3,475
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	28.2	27.5	7.36	58.9	0.02	0.05	0.00	0.05	0.04	0.00	0.04	—	1,842	1,842	1.46	0.71	0.00	2,091
Area	9.02	21.7	0.43	50.7	< 0.005	0.07	—	0.07	0.09	—	0.09	—	209	209	0.01	0.02	—	215
Energy	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	16,717	16,717	1.13	0.14	—	16,786
Water	—	—	—	—	—	—	—	—	—	—	—	161	768	929	16.6	0.40	—	1,463
Waste	—	—	—	—	—	—	—	—	—	—	—	307	0.00	307	30.7	0.00	—	1,075
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.89	1.89
Total	37.2	49.2	7.79	110	0.02	0.11	0.00	0.11	0.13	0.00	0.13	469	19,536	20,005	49.9	1.27	1.89	21,632
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	27.9	27.1	7.96	70.7	0.02	0.05	0.00	0.05	0.04	0.00	0.04	—	1,867	1,867	1.63	0.75	0.00	2,132
Area	—	13.4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Energy	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	16,717	16,717	1.13	0.14	—	16,786
Water	—	—	—	—	—	—	—	—	—	—	—	161	768	929	16.6	0.40	—	1,463

Waste	—	—	—	—	—	—	—	—	—	—	—	307	0.00	307	30.7	0.00	—	1,075
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.89	1.89
Total	27.9	40.5	7.96	70.7	0.02	0.05	0.00	0.05	0.04	0.00	0.04	469	19,352	19,821	50.1	1.29	1.89	21,458
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	19.7	19.2	5.58	48.9	0.01	0.03	0.00	0.03	0.03	0.00	0.03	—	1,329	1,329	1.14	0.53	0.00	1,515
Area	6.18	19.1	0.29	34.7	< 0.005	0.05	—	0.05	0.06	—	0.06	—	143	143	0.01	0.01	—	147
Energy	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	16,717	16,717	1.13	0.14	—	16,786
Water	—	—	—	—	—	—	—	—	—	—	—	161	768	929	16.6	0.40	—	1,463
Waste	—	—	—	—	—	—	—	—	—	—	—	307	0.00	307	30.7	0.00	—	1,075
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.89	1.89
Total	25.9	38.2	5.88	83.6	0.01	0.08	0.00	0.08	0.09	0.00	0.09	469	18,958	19,426	49.6	1.08	1.89	20,989
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	3.60	3.50	1.02	8.92	< 0.005	0.01	0.00	0.01	0.01	0.00	0.01	—	220	220	0.19	0.09	0.00	251
Area	1.13	3.48	0.05	6.34	< 0.005	0.01	—	0.01	0.01	—	0.01	—	23.6	23.6	< 0.005	< 0.005	—	24.3
Energy	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	2,768	2,768	0.19	0.02	—	2,779
Water	—	—	—	—	—	—	—	—	—	—	—	26.7	127	154	2.75	0.07	—	242
Waste	—	—	—	—	—	—	—	—	—	—	—	50.9	0.00	50.9	5.09	0.00	—	178
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.31	0.31
Total	4.73	6.98	1.07	15.3	< 0.005	0.01	0.00	0.01	0.02	0.00	0.02	77.6	3,139	3,216	8.21	0.18	0.31	3,475

2.6. Operations Emissions by Sector, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	28.2	27.5	7.36	58.9	0.02	0.05	0.00	0.05	0.04	0.00	0.04	—	1,842	1,842	1.46	0.71	0.00	2,091

Area	9.02	21.7	0.43	50.7	< 0.005	0.07	—	0.07	0.09	—	0.09	—	209	209	0.01	0.02	—	215
Energy	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	16,717	16,717	1.13	0.14	—	16,786
Water	—	—	—	—	—	—	—	—	—	—	—	161	768	929	16.6	0.40	—	1,463
Waste	—	—	—	—	—	—	—	—	—	—	—	307	0.00	307	30.7	0.00	—	1,075
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.89	1.89
Total	37.2	49.2	7.79	110	0.02	0.11	0.00	0.11	0.13	0.00	0.13	469	19,536	20,005	49.9	1.27	1.89	21,632
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	27.9	27.1	7.96	70.7	0.02	0.05	0.00	0.05	0.04	0.00	0.04	—	1,867	1,867	1.63	0.75	0.00	2,132
Area	—	13.4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Energy	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	16,717	16,717	1.13	0.14	—	16,786
Water	—	—	—	—	—	—	—	—	—	—	—	161	768	929	16.6	0.40	—	1,463
Waste	—	—	—	—	—	—	—	—	—	—	—	307	0.00	307	30.7	0.00	—	1,075
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.89	1.89
Total	27.9	40.5	7.96	70.7	0.02	0.05	0.00	0.05	0.04	0.00	0.04	469	19,352	19,821	50.1	1.29	1.89	21,458
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	19.7	19.2	5.58	48.9	0.01	0.03	0.00	0.03	0.03	0.00	0.03	—	1,329	1,329	1.14	0.53	0.00	1,515
Area	6.18	19.1	0.29	34.7	< 0.005	0.05	—	0.05	0.06	—	0.06	—	143	143	0.01	0.01	—	147
Energy	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	16,717	16,717	1.13	0.14	—	16,786
Water	—	—	—	—	—	—	—	—	—	—	—	161	768	929	16.6	0.40	—	1,463
Waste	—	—	—	—	—	—	—	—	—	—	—	307	0.00	307	30.7	0.00	—	1,075
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.89	1.89
Total	25.9	38.2	5.88	83.6	0.01	0.08	0.00	0.08	0.09	0.00	0.09	469	18,958	19,426	49.6	1.08	1.89	20,989
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	3.60	3.50	1.02	8.92	< 0.005	0.01	0.00	0.01	0.01	0.00	0.01	—	220	220	0.19	0.09	0.00	251
Area	1.13	3.48	0.05	6.34	< 0.005	0.01	—	0.01	0.01	—	0.01	—	23.6	23.6	< 0.005	< 0.005	—	24.3
Energy	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	2,768	2,768	0.19	0.02	—	2,779

Water	—	—	—	—	—	—	—	—	—	—	—	26.7	127	154	2.75	0.07	—	242
Waste	—	—	—	—	—	—	—	—	—	—	—	50.9	0.00	50.9	5.09	0.00	—	178
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.31	0.31
Total	4.73	6.98	1.07	15.3	< 0.005	0.01	0.00	0.01	0.02	0.00	0.02	77.6	3,139	3,216	8.21	0.18	0.31	3,475

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Mobile source emissions results are presented in Sections 2.6. No further detailed breakdown of emissions is available.

4.1.2. Mitigated

Mobile source emissions results are presented in Sections 2.5. No further detailed breakdown of emissions is available.

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	10,976	10,976	0.74	0.09	—	11,021
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	—	2,883	2,883	0.19	0.02	—	2,895

Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	—	2,859	2,859	0.19	0.02	—	2,870
Total	—	—	—	—	—	—	—	—	—	—	—	—	16,717	16,717	1.13	0.14	—	16,786
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	10,976	10,976	0.74	0.09	—	11,021
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	—	2,883	2,883	0.19	0.02	—	2,895
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	—	2,859	2,859	0.19	0.02	—	2,870
Total	—	—	—	—	—	—	—	—	—	—	—	—	16,717	16,717	1.13	0.14	—	16,786
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	1,817	1,817	0.12	0.01	—	1,825
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	—	477	477	0.03	< 0.005	—	479
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	—	473	473	0.03	< 0.005	—	475
Total	—	—	—	—	—	—	—	—	—	—	—	—	2,768	2,768	0.19	0.02	—	2,779

4.2.2. Electricity Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	10,976	10,976	0.74	0.09	—	11,021
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	—	2,883	2,883	0.19	0.02	—	2,895
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	—	2,859	2,859	0.19	0.02	—	2,870
Total	—	—	—	—	—	—	—	—	—	—	—	—	16,717	16,717	1.13	0.14	—	16,786
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	10,976	10,976	0.74	0.09	—	11,021
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	—	2,883	2,883	0.19	0.02	—	2,895
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	—	2,859	2,859	0.19	0.02	—	2,870
Total	—	—	—	—	—	—	—	—	—	—	—	—	16,717	16,717	1.13	0.14	—	16,786
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	1,817	1,817	0.12	0.01	—	1,825

Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	—	477	477	0.03	< 0.005	—	479
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	—	473	473	0.03	< 0.005	—	475
Total	—	—	—	—	—	—	—	—	—	—	—	—	2,768	2,768	0.19	0.02	—	2,779

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Regional Shopping Center	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00

Regional Shopping Center	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Regional Shopping Center	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00

4.2.4. Natural Gas Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Regional Shopping Center	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00

Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Regional Shopping Center	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Regional Shopping Center	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00

4.3. Area Emissions by Source

4.3.2. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	—	12.6	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.77	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	9.02	8.32	0.43	50.7	< 0.005	0.07	—	0.07	0.09	—	0.09	—	209	209	0.01	0.02	—	215
Total	9.02	21.7	0.43	50.7	< 0.005	0.07	—	0.07	0.09	—	0.09	—	209	209	0.01	0.02	—	215
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	—	12.6	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.77	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	13.4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	—	2.30	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.14	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Landsca Equipment	1.13	1.04	0.05	6.34	< 0.005	0.01	—	0.01	0.01	—	0.01	—	23.6	23.6	< 0.005	< 0.005	—	24.3
Total	1.13	3.48	0.05	6.34	< 0.005	0.01	—	0.01	0.01	—	0.01	—	23.6	23.6	< 0.005	< 0.005	—	24.3

4.3.1. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	—	12.6	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.77	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	9.02	8.32	0.43	50.7	< 0.005	0.07	—	0.07	0.09	—	0.09	—	209	209	0.01	0.02	—	215
Total	9.02	21.7	0.43	50.7	< 0.005	0.07	—	0.07	0.09	—	0.09	—	209	209	0.01	0.02	—	215
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	—	12.6	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.77	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	13.4	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Consumer Products	—	2.30	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.14	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	1.13	1.04	0.05	6.34	< 0.005	0.01	—	0.01	0.01	—	0.01	—	23.6	23.6	< 0.005	< 0.005	—	24.3
Total	1.13	3.48	0.05	6.34	< 0.005	0.01	—	0.01	0.01	—	0.01	—	23.6	23.6	< 0.005	< 0.005	—	24.3

4.4. Water Emissions by Land Use

4.4.2. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	—	134	635	769	13.7	0.33	—	1,211
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	27.8	132	160	2.86	0.07	—	252
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	161	768	929	16.6	0.40	—	1,463
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

General Office Building	—	—	—	—	—	—	—	—	—	—	—	134	635	769	13.7	0.33	—	1,211
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	27.8	132	160	2.86	0.07	—	252
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	161	768	929	16.6	0.40	—	1,463
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	—	22.1	105	127	2.27	0.05	—	200
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	4.61	21.9	26.5	0.47	0.01	—	41.8
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	26.7	127	154	2.75	0.07	—	242

4.4.1. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	—	134	635	769	13.7	0.33	—	1,211

Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	27.8	132	160	2.86	0.07	—	252
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	161	768	929	16.6	0.40	—	1,463
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	—	134	635	769	13.7	0.33	—	1,211
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	27.8	132	160	2.86	0.07	—	252
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	161	768	929	16.6	0.40	—	1,463
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	—	22.1	105	127	2.27	0.05	—	200
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	4.61	21.9	26.5	0.47	0.01	—	41.8
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	26.7	127	154	2.75	0.07	—	242

4.5. Waste Emissions by Land Use

4.5.2. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	—	196	0.00	196	19.6	0.00	—	687
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	111	0.00	111	11.1	0.00	—	388
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	307	0.00	307	30.7	0.00	—	1,075
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	—	196	0.00	196	19.6	0.00	—	687
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	111	0.00	111	11.1	0.00	—	388
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	307	0.00	307	30.7	0.00	—	1,075

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	—	32.5	0.00	32.5	3.25	0.00	—	114
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	18.4	0.00	18.4	1.84	0.00	—	64.2
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	50.9	0.00	50.9	5.09	0.00	—	178

4.5.1. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	—	196	0.00	196	19.6	0.00	—	687
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	111	0.00	111	11.1	0.00	—	388
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	307	0.00	307	30.7	0.00	—	1,075
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

General Office Building	—	—	—	—	—	—	—	—	—	—	—	196	0.00	196	19.6	0.00	—	687
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	111	0.00	111	11.1	0.00	—	388
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	307	0.00	307	30.7	0.00	—	1,075
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	—	32.5	0.00	32.5	3.25	0.00	—	114
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	18.4	0.00	18.4	1.84	0.00	—	64.2
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	50.9	0.00	50.9	5.09	0.00	—	178

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.95	0.95
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.94	0.94
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.89	1.89
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.95	0.95
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.94	0.94
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.89	1.89
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.16	0.16
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.16	0.16
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.31	0.31

4.6.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.95	0.95
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.94	0.94
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.89	1.89
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.95	0.95
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.94	0.94
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	1.89	1.89
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Office Building	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.16	0.16
Regional Shopping Center	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.16	0.16
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	0.31	0.31

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.7.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Sequest	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.4. Soil Carbon Accumulation By Vegetation Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.5. Above and Belowground Carbon Accumulation by Land Use Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.6. Avoided and Sequestered Emissions by Species - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Total all Land Uses	10,658	0.00	0.00	2,778,693	0.00	0.00	0.00	0.00

5.9.2. Mitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Total all Land Uses	10,658	0.00	0.00	2,778,693	0.00	0.00	0.00	0.00

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

5.10.1.2. Mitigated

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
0	0.00	891,167	295,052	12,023

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	250

5.10.4. Landscape Equipment - Mitigated

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	250

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
General Office Building	8,192,372	489	0.0330	0.0040	0.00
Regional Shopping Center	2,152,179	489	0.0330	0.0040	0.00

Enclosed Parking with Elevator	2,133,647	489	0.0330	0.0040	0.00

5.11.2. Mitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
General Office Building	8,192,372	489	0.0330	0.0040	0.00
Regional Shopping Center	2,152,179	489	0.0330	0.0040	0.00
Enclosed Parking with Elevator	2,133,647	489	0.0330	0.0040	0.00

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
General Office Building	69,671,629	0.00
Regional Shopping Center	14,518,214	0.00
Enclosed Parking with Elevator	0.00	0.00

5.12.2. Mitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
General Office Building	69,671,629	0.00
Regional Shopping Center	14,518,214	0.00
Enclosed Parking with Elevator	0.00	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)

General Office Building	365	0.00
Regional Shopping Center	206	0.00
Enclosed Parking with Elevator	0.00	0.00

5.13.2. Mitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
General Office Building	365	0.00
Regional Shopping Center	206	0.00
Enclosed Parking with Elevator	0.00	0.00

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
General Office Building	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00
General Office Building	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
Regional Shopping Center	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
Regional Shopping Center	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00

5.14.2. Mitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
General Office Building	Household refrigerators and/or freezers	R-134a	1,430	0.02	0.60	0.00	1.00

General Office Building	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
Regional Shopping Center	Other commercial A/C and heat pumps	R-410A	2,088	< 0.005	4.00	4.00	18.0
Regional Shopping Center	Stand-alone retail refrigerators and freezers	R-134a	1,430	0.04	1.00	0.00	1.00

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.15.2. Mitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor

5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)

5.17. User Defined

Equipment Type	Fuel Type
—	—

5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

5.18.2.2. Mitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

Reduced Intensity Alternative Custom Report

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1. Basic Project Information

1.1. Basic Project Information

Data Field	Value
Project Name	Reduced Intensity Alternative
Lead Agency	—
Land Use Scale	Project/site
Analysis Level for Defaults	County
Windspeed (m/s)	2.50
Precipitation (days)	20.2
Location	34.151842669871044, -118.27309924968785
County	Los Angeles-South Coast
City	Glendale
Air District	South Coast AQMD
Air Basin	South Coast
TAZ	3984
EDFZ	18
Electric Utility	Glendale Water & Power
Gas Utility	Southern California Gas

1.2. Land Use Types

Land Use Subtype	Size	Unit	Lot Acreage	Building Area (sq ft)	Landscape Area (sq ft)	Special Landscape Area (sq ft)	Population	Description
General Heavy Industry	255	1000sqft	5.85	255,160	0.00	—	—	—
Enclosed Parking with Elevator	104	1000sqft	2.39	104,586	0.00	—	—	—

1.3. User-Selected Emission Reduction Measures by Emissions Sector

Sector	#	Measure Title
Energy	E-15	Require All-Electric Development

2. Emissions Summary

2.4. Operations Emissions Compared Against Thresholds

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Un/Mit.	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	6.44	11.9	1.09	23.3	< 0.005	0.03	0.00	0.03	0.03	0.00	0.03	283	11,132	11,416	29.5	0.46	66.4	12,358
Mit.	6.44	11.9	1.09	23.3	< 0.005	0.03	0.00	0.03	0.03	0.00	0.03	283	11,132	11,416	29.5	0.46	66.4	12,358
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	3.62	9.32	1.03	9.17	< 0.005	0.01	0.00	0.01	0.01	0.00	0.01	283	11,071	11,354	29.6	0.46	66.4	12,297
Mit.	3.62	9.32	1.03	9.17	< 0.005	0.01	0.00	0.01	0.01	0.00	0.01	283	11,071	11,354	29.6	0.46	66.4	12,297
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Average Daily (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	4.46	10.0	0.81	17.1	< 0.005	0.02	0.00	0.02	0.02	0.00	0.02	283	11,045	11,329	29.5	0.44	66.4	12,263
Mit.	4.46	10.0	0.81	17.1	< 0.005	0.02	0.00	0.02	0.02	0.00	0.02	283	11,045	11,329	29.5	0.44	66.4	12,263
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Annual (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Unmit.	0.81	1.83	0.15	3.11	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	46.9	1,829	1,876	4.88	0.07	11.0	2,030
Mit.	0.81	1.83	0.15	3.11	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	46.9	1,829	1,876	4.88	0.07	11.0	2,030
% Reduced	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

2.5. Operations Emissions by Sector, Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	3.66	3.57	0.95	7.64	< 0.005	0.01	0.00	0.01	0.01	0.00	0.01	—	239	239	0.19	0.09	0.00	271
Area	2.78	8.37	0.13	15.6	< 0.005	0.02	—	0.02	0.03	—	0.03	—	64.3	64.3	< 0.005	0.01	—	66.2
Energy	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	10,291	10,291	0.69	0.08	—	10,334
Water	—	—	—	—	—	—	—	—	—	—	—	113	538	651	11.6	0.28	—	1,025
Waste	—	—	—	—	—	—	—	—	—	—	—	170	0.00	170	17.0	0.00	—	596
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	66.4	66.4
Total	6.44	11.9	1.09	23.3	< 0.005	0.03	0.00	0.03	0.03	0.00	0.03	283	11,132	11,416	29.5	0.46	66.4	12,358
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	3.62	3.52	1.03	9.17	< 0.005	0.01	0.00	0.01	0.01	0.00	0.01	—	242	242	0.21	0.10	0.00	276
Area	—	5.80	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Energy	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	10,291	10,291	0.69	0.08	—	10,334
Water	—	—	—	—	—	—	—	—	—	—	—	113	538	651	11.6	0.28	—	1,025
Waste	—	—	—	—	—	—	—	—	—	—	—	170	0.00	170	17.0	0.00	—	596
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	66.4	66.4

Total	3.62	9.32	1.03	9.17	< 0.005	0.01	0.00	0.01	0.01	0.00	0.01	283	11,071	11,354	29.6	0.46	66.4	12,297
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	2.56	2.49	0.72	6.34	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	—	172	172	0.15	0.07	0.00	196
Area	1.91	7.56	0.09	10.7	< 0.005	0.01	—	0.01	0.02	—	0.02	—	44.1	44.1	< 0.005	< 0.005	—	45.4
Energy	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	10,291	10,291	0.69	0.08	—	10,334
Water	—	—	—	—	—	—	—	—	—	—	—	113	538	651	11.6	0.28	—	1,025
Waste	—	—	—	—	—	—	—	—	—	—	—	170	0.00	170	17.0	0.00	—	596
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	66.4	66.4
Total	4.46	10.0	0.81	17.1	< 0.005	0.02	0.00	0.02	0.02	0.00	0.02	283	11,045	11,329	29.5	0.44	66.4	12,263
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.47	0.45	0.13	1.16	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	—	28.5	28.5	0.02	0.01	0.00	32.5
Area	0.35	1.38	0.02	1.96	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	7.30	7.30	< 0.005	< 0.005	—	7.51
Energy	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	1,704	1,704	0.11	0.01	—	1,711
Water	—	—	—	—	—	—	—	—	—	—	—	18.7	89.0	108	1.92	0.05	—	170
Waste	—	—	—	—	—	—	—	—	—	—	—	28.2	0.00	28.2	2.82	0.00	—	98.7
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	11.0	11.0
Total	0.81	1.83	0.15	3.11	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	46.9	1,829	1,876	4.88	0.07	11.0	2,030

2.6. Operations Emissions by Sector, Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Sector	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	3.66	3.57	0.95	7.64	< 0.005	0.01	0.00	0.01	0.01	0.00	0.01	—	239	239	0.19	0.09	0.00	271
Area	2.78	8.37	0.13	15.6	< 0.005	0.02	—	0.02	0.03	—	0.03	—	64.3	64.3	< 0.005	0.01	—	66.2
Energy	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	10,291	10,291	0.69	0.08	—	10,334

Water	—	—	—	—	—	—	—	—	—	—	—	113	538	651	11.6	0.28	—	1,025
Waste	—	—	—	—	—	—	—	—	—	—	—	170	0.00	170	17.0	0.00	—	596
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	66.4	66.4
Total	6.44	11.9	1.09	23.3	< 0.005	0.03	0.00	0.03	0.03	0.00	0.03	283	11,132	11,416	29.5	0.46	66.4	12,358
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	3.62	3.52	1.03	9.17	< 0.005	0.01	0.00	0.01	0.01	0.00	0.01	—	242	242	0.21	0.10	0.00	276
Area	—	5.80	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Energy	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	10,291	10,291	0.69	0.08	—	10,334
Water	—	—	—	—	—	—	—	—	—	—	—	113	538	651	11.6	0.28	—	1,025
Waste	—	—	—	—	—	—	—	—	—	—	—	170	0.00	170	17.0	0.00	—	596
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	66.4	66.4
Total	3.62	9.32	1.03	9.17	< 0.005	0.01	0.00	0.01	0.01	0.00	0.01	283	11,071	11,354	29.6	0.46	66.4	12,297
Average Daily	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	2.56	2.49	0.72	6.34	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	—	172	172	0.15	0.07	0.00	196
Area	1.91	7.56	0.09	10.7	< 0.005	0.01	—	0.01	0.02	—	0.02	—	44.1	44.1	< 0.005	< 0.005	—	45.4
Energy	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	10,291	10,291	0.69	0.08	—	10,334
Water	—	—	—	—	—	—	—	—	—	—	—	113	538	651	11.6	0.28	—	1,025
Waste	—	—	—	—	—	—	—	—	—	—	—	170	0.00	170	17.0	0.00	—	596
Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	66.4	66.4
Total	4.46	10.0	0.81	17.1	< 0.005	0.02	0.00	0.02	0.02	0.00	0.02	283	11,045	11,329	29.5	0.44	66.4	12,263
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Mobile	0.47	0.45	0.13	1.16	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	—	28.5	28.5	0.02	0.01	0.00	32.5
Area	0.35	1.38	0.02	1.96	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	7.30	7.30	< 0.005	< 0.005	—	7.51
Energy	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	1,704	1,704	0.11	0.01	—	1,711
Water	—	—	—	—	—	—	—	—	—	—	—	18.7	89.0	108	1.92	0.05	—	170
Waste	—	—	—	—	—	—	—	—	—	—	—	28.2	0.00	28.2	2.82	0.00	—	98.7

Refrig.	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	11.0	11.0
Total	0.81	1.83	0.15	3.11	< 0.005	< 0.005	0.00	< 0.005	< 0.005	0.00	< 0.005	46.9	1,829	1,876	4.88	0.07	11.0	2,030

4. Operations Emissions Details

4.1. Mobile Emissions by Land Use

4.1.1. Unmitigated

Mobile source emissions results are presented in Sections 2.6. No further detailed breakdown of emissions is available.

4.1.2. Mitigated

Mobile source emissions results are presented in Sections 2.5. No further detailed breakdown of emissions is available.

4.2. Energy

4.2.1. Electricity Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Heavy Industry	—	—	—	—	—	—	—	—	—	—	—	—	9,774	9,774	0.66	0.08	—	9,814
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	—	517	517	0.03	< 0.005	—	519
Total	—	—	—	—	—	—	—	—	—	—	—	—	10,291	10,291	0.69	0.08	—	10,334
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

General Heavy Industry	—	—	—	—	—	—	—	—	—	—	—	—	9,774	9,774	0.66	0.08	—	9,814
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	—	517	517	0.03	< 0.005	—	519
Total	—	—	—	—	—	—	—	—	—	—	—	—	10,291	10,291	0.69	0.08	—	10,334
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Heavy Industry	—	—	—	—	—	—	—	—	—	—	—	—	1,618	1,618	0.11	0.01	—	1,625
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	—	85.6	85.6	0.01	< 0.005	—	86.0
Total	—	—	—	—	—	—	—	—	—	—	—	—	1,704	1,704	0.11	0.01	—	1,711

4.2.2. Electricity Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Heavy Industry	—	—	—	—	—	—	—	—	—	—	—	—	9,774	9,774	0.66	0.08	—	9,814
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	—	517	517	0.03	< 0.005	—	519
Total	—	—	—	—	—	—	—	—	—	—	—	—	10,291	10,291	0.69	0.08	—	10,334

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Heavy Industry	—	—	—	—	—	—	—	—	—	—	—	—	9,774	9,774	0.66	0.08	—	9,814
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	—	517	517	0.03	< 0.005	—	519
Total	—	—	—	—	—	—	—	—	—	—	—	—	10,291	10,291	0.69	0.08	—	10,334
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Heavy Industry	—	—	—	—	—	—	—	—	—	—	—	—	1,618	1,618	0.11	0.01	—	1,625
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	—	85.6	85.6	0.01	< 0.005	—	86.0
Total	—	—	—	—	—	—	—	—	—	—	—	—	1,704	1,704	0.11	0.01	—	1,711

4.2.3. Natural Gas Emissions By Land Use - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Heavy Industry	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00

Total	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Heavy Industry	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Heavy Industry	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00

4.2.4. Natural Gas Emissions By Land Use - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Heavy Industry	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00

Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Heavy Industry	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Heavy Industry	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00
Total	0.00	0.00	0.00	0.00	0.00	0.00	—	0.00	0.00	—	0.00	—	0.00	0.00	0.00	0.00	—	0.00

4.3. Area Emissions by Source

4.3.2. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Consum Products	—	5.47	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.34	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	2.78	2.57	0.13	15.6	< 0.005	0.02	—	0.02	0.03	—	0.03	—	64.3	64.3	< 0.005	0.01	—	66.2
Total	2.78	8.37	0.13	15.6	< 0.005	0.02	—	0.02	0.03	—	0.03	—	64.3	64.3	< 0.005	0.01	—	66.2
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	—	5.47	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.34	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	5.80	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	—	1.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.06	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	0.35	0.32	0.02	1.96	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	7.30	7.30	< 0.005	< 0.005	—	7.51
Total	0.35	1.38	0.02	1.96	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	7.30	7.30	< 0.005	< 0.005	—	7.51

4.3.1. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Source	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	—	5.47	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.34	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Landscape Equipment	2.78	2.57	0.13	15.6	< 0.005	0.02	—	0.02	0.03	—	0.03	—	64.3	64.3	< 0.005	0.01	—	66.2
Total	2.78	8.37	0.13	15.6	< 0.005	0.02	—	0.02	0.03	—	0.03	—	64.3	64.3	< 0.005	0.01	—	66.2
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	—	5.47	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.34	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	5.80	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Consumer Products	—	1.00	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Architectural Coatings	—	0.06	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Landscape Equipme	0.35	0.32	0.02	1.96	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	7.30	7.30	< 0.005	< 0.005	—	7.51
Total	0.35	1.38	0.02	1.96	< 0.005	< 0.005	—	< 0.005	< 0.005	—	< 0.005	—	7.30	7.30	< 0.005	< 0.005	—	7.51

4.4. Water Emissions by Land Use

4.4.2. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Heavy Industry	—	—	—	—	—	—	—	—	—	—	—	113	538	651	11.6	0.28	—	1,025
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	113	538	651	11.6	0.28	—	1,025
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Heavy Industry	—	—	—	—	—	—	—	—	—	—	—	113	538	651	11.6	0.28	—	1,025
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	113	538	651	11.6	0.28	—	1,025
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

General Heavy Industry	—	—	—	—	—	—	—	—	—	—	—	18.7	89.0	108	1.92	0.05	—	170
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	18.7	89.0	108	1.92	0.05	—	170

4.4.1. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Heavy Industry	—	—	—	—	—	—	—	—	—	—	—	113	538	651	11.6	0.28	—	1,025
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	113	538	651	11.6	0.28	—	1,025
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Heavy Industry	—	—	—	—	—	—	—	—	—	—	—	113	538	651	11.6	0.28	—	1,025
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	113	538	651	11.6	0.28	—	1,025

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Heavy Industry	—	—	—	—	—	—	—	—	—	—	—	18.7	89.0	108	1.92	0.05	—	170
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	18.7	89.0	108	1.92	0.05	—	170

4.5. Waste Emissions by Land Use

4.5.2. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Heavy Industry	—	—	—	—	—	—	—	—	—	—	—	170	0.00	170	17.0	0.00	—	596
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	170	0.00	170	17.0	0.00	—	596
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Heavy Industry	—	—	—	—	—	—	—	—	—	—	—	170	0.00	170	17.0	0.00	—	596

Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	170	0.00	170	17.0	0.00	—	596
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Heavy Industry	—	—	—	—	—	—	—	—	—	—	—	28.2	0.00	28.2	2.82	0.00	—	98.7
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	28.2	0.00	28.2	2.82	0.00	—	98.7

4.5.1. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Heavy Industry	—	—	—	—	—	—	—	—	—	—	—	170	0.00	170	17.0	0.00	—	596
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	170	0.00	170	17.0	0.00	—	596
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

General Heavy Industry	—	—	—	—	—	—	—	—	—	—	—	170	0.00	170	17.0	0.00	—	596
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	170	0.00	170	17.0	0.00	—	596
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Heavy Industry	—	—	—	—	—	—	—	—	—	—	—	28.2	0.00	28.2	2.82	0.00	—	98.7
Enclosed Parking with Elevator	—	—	—	—	—	—	—	—	—	—	—	0.00	0.00	0.00	0.00	0.00	—	0.00
Total	—	—	—	—	—	—	—	—	—	—	—	28.2	0.00	28.2	2.82	0.00	—	98.7

4.6. Refrigerant Emissions by Land Use

4.6.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Heavy Industry	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	66.4	66.4
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	66.4	66.4
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

General Heavy Industry	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	66.4	66.4
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	66.4	66.4
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Heavy Industry	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	11.0	11.0
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	11.0	11.0

4.6.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Heavy Industry	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	66.4	66.4
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	66.4	66.4
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Heavy Industry	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	66.4	66.4
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	66.4	66.4
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
General Heavy Industry	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	11.0	11.0
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	11.0	11.0

4.7. Offroad Emissions By Equipment Type

4.7.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.7.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8. Stationary Emissions By Equipment Type

4.8.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.8.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9. User Defined Emissions By Equipment Type

4.9.1. Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.9.2. Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Equipment Type	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e

Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10. Soil Carbon Accumulation By Vegetation Type

4.10.1. Soil Carbon Accumulation By Vegetation Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.2. Above and Belowground Carbon Accumulation by Land Use Type - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.3. Avoided and Sequestered Emissions by Species - Unmitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.4. Soil Carbon Accumulation By Vegetation Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Vegetation	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.5. Above and Belowground Carbon Accumulation by Land Use Type - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Land Use	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Total	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

4.10.6. Avoided and Sequestered Emissions by Species - Mitigated

Criteria Pollutants (lb/day for daily, ton/yr for annual) and GHGs (lb/day for daily, MT/yr for annual)

Species	TOG	ROG	NOx	CO	SO2	PM10E	PM10D	PM10T	PM2.5E	PM2.5D	PM2.5T	BCO2	NBCO2	CO2T	CH4	N2O	R	CO2e
Daily, Summer (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

Remove	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Daily, Winter (Max)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Annual	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Avoided	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Sequestered	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Removed	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Subtotal	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—

5. Activity Data

5.9. Operational Mobile Sources

5.9.1. Unmitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Total all Land Uses	1,382	0.00	0.00	360,307	0.00	0.00	0.00	0.00

5.9.2. Mitigated

Land Use Type	Trips/Weekday	Trips/Saturday	Trips/Sunday	Trips/Year	VMT/Weekday	VMT/Saturday	VMT/Sunday	VMT/Year
Total all Land Uses	1,382	0.00	0.00	360,307	0.00	0.00	0.00	0.00

5.10. Operational Area Sources

5.10.1. Hearths

5.10.1.1. Unmitigated

5.10.1.2. Mitigated

5.10.2. Architectural Coatings

Residential Interior Area Coated (sq ft)	Residential Exterior Area Coated (sq ft)	Non-Residential Interior Area Coated (sq ft)	Non-Residential Exterior Area Coated (sq ft)	Parking Area Coated (sq ft)
0	0.00	387,420	128,100	6,240

5.10.3. Landscape Equipment

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	250

5.10.4. Landscape Equipment - Mitigated

Season	Unit	Value
Snow Days	day/yr	0.00
Summer Days	day/yr	250

5.11. Operational Energy Consumption

5.11.1. Unmitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
General Heavy Industry	7,295,456	489	0.0330	0.0040	0.00
Enclosed Parking with Elevator	386,072	489	0.0330	0.0040	0.00

5.11.2. Mitigated

Electricity (kWh/yr) and CO2 and CH4 and N2O and Natural Gas (kBTU/yr)

Land Use	Electricity (kWh/yr)	CO2	CH4	N2O	Natural Gas (kBTU/yr)
General Heavy Industry	7,295,456	489	0.0330	0.0040	0.00
Enclosed Parking with Elevator	386,072	489	0.0330	0.0040	0.00

5.12. Operational Water and Wastewater Consumption

5.12.1. Unmitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)
General Heavy Industry	58,968,750	0.00
Enclosed Parking with Elevator	0.00	0.00

5.12.2. Mitigated

Land Use	Indoor Water (gal/year)	Outdoor Water (gal/year)

General Heavy Industry	58,968,750	0.00
Enclosed Parking with Elevator	0.00	0.00

5.13. Operational Waste Generation

5.13.1. Unmitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
General Heavy Industry	316	0.00
Enclosed Parking with Elevator	0.00	0.00

5.13.2. Mitigated

Land Use	Waste (ton/year)	Cogeneration (kWh/year)
General Heavy Industry	316	0.00
Enclosed Parking with Elevator	0.00	0.00

5.14. Operational Refrigeration and Air Conditioning Equipment

5.14.1. Unmitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
General Heavy Industry	Other commercial A/C and heat pumps	R-410A	2,088	0.30	4.00	4.00	18.0

5.14.2. Mitigated

Land Use Type	Equipment Type	Refrigerant	GWP	Quantity (kg)	Operations Leak Rate	Service Leak Rate	Times Serviced
General Heavy Industry	Other commercial A/C and heat pumps	R-410A	2,088	0.30	4.00	4.00	18.0

5.15. Operational Off-Road Equipment

5.15.1. Unmitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.15.2. Mitigated

Equipment Type	Fuel Type	Engine Tier	Number per Day	Hours Per Day	Horsepower	Load Factor

5.16. Stationary Sources

5.16.1. Emergency Generators and Fire Pumps

Equipment Type	Fuel Type	Number per Day	Hours per Day	Hours per Year	Horsepower	Load Factor

5.16.2. Process Boilers

Equipment Type	Fuel Type	Number	Boiler Rating (MMBtu/hr)	Daily Heat Input (MMBtu/day)	Annual Heat Input (MMBtu/yr)

5.17. User Defined

Equipment Type	Fuel Type
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5.18. Vegetation

5.18.1. Land Use Change

5.18.1.1. Unmitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

Vegetation Land Use Type	Vegetation Soil Type	Initial Acres	Final Acres

5.18.1. Biomass Cover Type

5.18.1.1. Unmitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.1.2. Mitigated

Biomass Cover Type	Initial Acres	Final Acres

5.18.2. Sequestration

5.18.2.1. Unmitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)

5.18.2.2. Mitigated

Tree Type	Number	Electricity Saved (kWh/year)	Natural Gas Saved (btu/year)