

APPENDIX A:
AIR QUALITY MODELING WORKSHEETS

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Main Street Tower (Existing) - South Coast AQMD Air District, Winter

Main Street Tower (Existing)
South Coast AQMD Air District, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Regional Shopping Center	26.71	1000sqft	1.12	26,710.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	11			Operational Year	2019
Utility Company					
CO2 Intensity (lb/MW hr)	0	CH4 Intensity (lb/MW hr)	0	N2O Intensity (lb/MW hr)	0

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Project Data based on Site Plans dated 12/12/18

Construction Phase - IGNORE CONSTRUCTION EMISSIONS FOR EXISTING CONDITIONS SCENARIO

Off-road Equipment -

Vehicle Trips - Trip rates are based on 26,710 sf of actively used space, as mentioned in the Traffic Impact Assessment dated 6/4/19. Trip rates were adjusted to incorporate trip reductions (transit/walk adjustment and pass-by adjustment).

Energy Use - Assumes historical Title 24 for existing conditions scenario

Trips and VMT - IGNORE CONSTRUCTION

Main Street Tower (Existing) - South Coast AQMD Air District, Winter

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_Nonresidential_Exterior	13355	14055
tblAreaCoating	Area_Nonresidential_Interior	40065	42165
tblLandUse	LotAcreage	0.61	1.12
tblSolidWaste	SolidWasteGenerationRate	28.05	4.20
tblTripsAndVMT	HaulingTripLength	20.00	1.00
tblTripsAndVMT	VendorTripLength	6.90	1.00
tblTripsAndVMT	VendorTripNumber	4.00	1.00
tblTripsAndVMT	WorkerTripLength	14.70	1.00
tblTripsAndVMT	WorkerTripNumber	9.00	1.00
tblVehicleTrips	DV_TP	35.00	0.00
tblVehicleTrips	PB_TP	11.00	0.00
tblVehicleTrips	PR_TP	54.00	100.00
tblVehicleTrips	ST_TR	49.97	37.55
tblVehicleTrips	SU_TR	25.24	18.99
tblVehicleTrips	WD_TR	42.70	32.09
tblWater	IndoorWaterUseRate	1,978,477.05	296,290.09
tblWater	OutdoorWaterUseRate	1,212,614.97	181,597.15

2.0 Emissions Summary

Main Street Tower (Existing) - South Coast AQMD Air District, Winter

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.6005	3.0000e-005	2.7500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.8500e-003	5.8500e-003	2.0000e-005		6.2400e-003
Energy	1.4400e-003	0.0131	0.0110	8.0000e-005		9.9000e-004	9.9000e-004		9.9000e-004	9.9000e-004		15.6687	15.6687	3.0000e-004	2.9000e-004	15.7618
Mobile	2.1251	11.4179	28.1532	0.0913	7.3372	0.1079	7.4451	1.9634	0.1016	2.0650		9,277.9526	9,277.9526	0.5066		9,290.6175
Total	2.7270	11.4310	28.1669	0.0914	7.3372	0.1089	7.4461	1.9634	0.1026	2.0660		9,293.6272	9,293.6272	0.5069	2.9000e-004	9,306.3856

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.6005	3.0000e-005	2.7500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.8500e-003	5.8500e-003	2.0000e-005		6.2400e-003
Energy	1.4400e-003	0.0131	0.0110	8.0000e-005		9.9000e-004	9.9000e-004		9.9000e-004	9.9000e-004		15.6687	15.6687	3.0000e-004	2.9000e-004	15.7618
Mobile	2.1251	11.4179	28.1532	0.0913	7.3372	0.1079	7.4451	1.9634	0.1016	2.0650		9,277.9526	9,277.9526	0.5066		9,290.6175
Total	2.7270	11.4310	28.1669	0.0914	7.3372	0.1089	7.4461	1.9634	0.1026	2.0660		9,293.6272	9,293.6272	0.5069	2.9000e-004	9,306.3856

Main Street Tower (Existing) - South Coast AQMD Air District, Winter

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

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Building Construction	Building Construction	4/9/2019	8/26/2019	5	100	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

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

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Building Construction	Cranes	1	4.00	231	0.29

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Building Construction	5	1.00	1.00	0.00	1.00	1.00	1.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Main Street Tower (Existing) - South Coast AQMD Air District, Winter

3.2 Building Construction - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.2520	3.0035	1.1465	2.8800e-003		0.1273	0.1273		0.1171	0.1171		285.6053	285.6053	0.0904		287.8644
Total	0.2520	3.0035	1.1465	2.8800e-003		0.1273	0.1273		0.1171	0.1171		285.6053	285.6053	0.0904		287.8644

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	2.0700e-003	0.0693	0.0197	8.0000e-005	9.5000e-004	1.6000e-004	1.1100e-003	2.8000e-004	1.5000e-004	4.3000e-004		8.6680	8.6680	1.3400e-003		8.7016
Worker	1.4100e-003	5.9000e-004	7.6000e-003	1.0000e-005	7.7000e-004	1.0000e-005	7.8000e-004	2.1000e-004	1.0000e-005	2.2000e-004		0.9674	0.9674	5.0000e-005		0.9686
Total	3.4800e-003	0.0698	0.0273	9.0000e-005	1.7200e-003	1.7000e-004	1.8900e-003	4.9000e-004	1.6000e-004	6.5000e-004		9.6353	9.6353	1.3900e-003		9.6702

Main Street Tower (Existing) - South Coast AQMD Air District, Winter

3.2 Building Construction - 2019

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.2520	3.0035	1.1465	2.8800e-003		0.1273	0.1273		0.1171	0.1171	0.0000	285.6053	285.6053	0.0904		287.8644
Total	0.2520	3.0035	1.1465	2.8800e-003		0.1273	0.1273		0.1171	0.1171	0.0000	285.6053	285.6053	0.0904		287.8644

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	2.0700e-003	0.0693	0.0197	8.0000e-005	9.5000e-004	1.6000e-004	1.1100e-003	2.8000e-004	1.5000e-004	4.3000e-004		8.6680	8.6680	1.3400e-003		8.7016
Worker	1.4100e-003	5.9000e-004	7.6000e-003	1.0000e-005	7.7000e-004	1.0000e-005	7.8000e-004	2.1000e-004	1.0000e-005	2.2000e-004		0.9674	0.9674	5.0000e-005		0.9686
Total	3.4800e-003	0.0698	0.0273	9.0000e-005	1.7200e-003	1.7000e-004	1.8900e-003	4.9000e-004	1.6000e-004	6.5000e-004		9.6353	9.6353	1.3900e-003		9.6702

4.0 Operational Detail - Mobile

Main Street Tower (Existing) - South Coast AQMD Air District, Winter

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.1251	11.4179	28.1532	0.0913	7.3372	0.1079	7.4451	1.9634	0.1016	2.0650		9,277.9526	9,277.9526	0.5066		9,290.6175
Unmitigated	2.1251	11.4179	28.1532	0.0913	7.3372	0.1079	7.4451	1.9634	0.1016	2.0650		9,277.9526	9,277.9526	0.5066		9,290.6175

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Regional Shopping Center	857.12	1,002.96	507.22	2,848,540	2,848,540
Total	857.12	1,002.96	507.22	2,848,540	2,848,540

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	100	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Regional Shopping Center	0.546418	0.044132	0.199182	0.124467	0.017484	0.005870	0.020172	0.031831	0.001999	0.002027	0.004724	0.000704	0.000991

Main Street Tower (Existing) - South Coast AQMD Air District, Winter

5.0 Energy Detail

Historical Energy Use: Y

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	1.4400e-003	0.0131	0.0110	8.0000e-005		9.9000e-004	9.9000e-004		9.9000e-004	9.9000e-004		15.6687	15.6687	3.0000e-004	2.9000e-004	15.7618
NaturalGas Unmitigated	1.4400e-003	0.0131	0.0110	8.0000e-005		9.9000e-004	9.9000e-004		9.9000e-004	9.9000e-004		15.6687	15.6687	3.0000e-004	2.9000e-004	15.7618

Main Street Tower (Existing) - South Coast AQMD Air District, Winter

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Regional Shopping Center	133.184	1.4400e-003	0.0131	0.0110	8.0000e-005		9.9000e-004	9.9000e-004		9.9000e-004	9.9000e-004		15.6687	15.6687	3.0000e-004	2.9000e-004	15.7618
Total		1.4400e-003	0.0131	0.0110	8.0000e-005		9.9000e-004	9.9000e-004		9.9000e-004	9.9000e-004		15.6687	15.6687	3.0000e-004	2.9000e-004	15.7618

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Regional Shopping Center	0.133184	1.4400e-003	0.0131	0.0110	8.0000e-005		9.9000e-004	9.9000e-004		9.9000e-004	9.9000e-004		15.6687	15.6687	3.0000e-004	2.9000e-004	15.7618
Total		1.4400e-003	0.0131	0.0110	8.0000e-005		9.9000e-004	9.9000e-004		9.9000e-004	9.9000e-004		15.6687	15.6687	3.0000e-004	2.9000e-004	15.7618

6.0 Area Detail

6.1 Mitigation Measures Area

Main Street Tower (Existing) - South Coast AQMD Air District, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.6005	3.0000e-005	2.7500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.8500e-003	5.8500e-003	2.0000e-005		6.2400e-003
Unmitigated	0.6005	3.0000e-005	2.7500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.8500e-003	5.8500e-003	2.0000e-005		6.2400e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0714					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.5289					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.6000e-004	3.0000e-005	2.7500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.8500e-003	5.8500e-003	2.0000e-005		6.2400e-003
Total	0.6005	3.0000e-005	2.7500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.8500e-003	5.8500e-003	2.0000e-005		6.2400e-003

Main Street Tower (Existing) - South Coast AQMD Air District, Winter

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0714					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.5289					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.6000e-004	3.0000e-005	2.7500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.8500e-003	5.8500e-003	2.0000e-005		6.2400e-003
Total	0.6005	3.0000e-005	2.7500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.8500e-003	5.8500e-003	2.0000e-005		6.2400e-003

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

Main Street Tower (Existing) - South Coast AQMD Air District, Winter

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

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

Equipment Type	Number
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11.0 Vegetation

Main Street Tower (Existing) - South Coast AQMD Air District, Summer

Main Street Tower (Existing)
South Coast AQMD Air District, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Regional Shopping Center	26.71	1000sqft	1.12	26,710.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	11			Operational Year	2019
Utility Company					
CO2 Intensity (lb/MW hr)	0	CH4 Intensity (lb/MW hr)	0	N2O Intensity (lb/MW hr)	0

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Project Data based on Site Plans dated 12/12/18

Construction Phase - IGNORE CONSTRUCTION EMISSIONS FOR EXISTING CONDITIONS SCENARIO

Off-road Equipment -

Vehicle Trips - Trip rates are based on 26,710 sf of actively used space, as mentioned in the Traffic Impact Assessment dated 6/4/19. Trip rates were adjusted to incorporate trip reductions (transit/walk adjustment and pass-by adjustment).

Energy Use - Assumes historical Title 24 for existing conditions scenario

Trips and VMT - IGNORE CONSTRUCTION

Main Street Tower (Existing) - South Coast AQMD Air District, Summer

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_Nonresidential_Exterior	13355	14055
tblAreaCoating	Area_Nonresidential_Interior	40065	42165
tblLandUse	LotAcreage	0.61	1.12
tblSolidWaste	SolidWasteGenerationRate	28.05	4.20
tblTripsAndVMT	HaulingTripLength	20.00	1.00
tblTripsAndVMT	VendorTripLength	6.90	1.00
tblTripsAndVMT	VendorTripNumber	4.00	1.00
tblTripsAndVMT	WorkerTripLength	14.70	1.00
tblTripsAndVMT	WorkerTripNumber	9.00	1.00
tblVehicleTrips	DV_TP	35.00	0.00
tblVehicleTrips	PB_TP	11.00	0.00
tblVehicleTrips	PR_TP	54.00	100.00
tblVehicleTrips	ST_TR	49.97	37.55
tblVehicleTrips	SU_TR	25.24	18.99
tblVehicleTrips	WD_TR	42.70	32.09
tblWater	IndoorWaterUseRate	1,978,477.05	296,290.09
tblWater	OutdoorWaterUseRate	1,212,614.97	181,597.15

2.0 Emissions Summary

Main Street Tower (Existing) - South Coast AQMD Air District, Summer

2.2 Overall Operational

Unmitigated Operational

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Category	lb/day										lb/day					
Area	0.6005	3.0000e-005	2.7500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.8500e-003	5.8500e-003	2.0000e-005		6.2400e-003
Energy	1.4400e-003	0.0131	0.0110	8.0000e-005		9.9000e-004	9.9000e-004		9.9000e-004	9.9000e-004		15.6687	15.6687	3.0000e-004	2.9000e-004	15.7618
Mobile	2.2247	11.1342	30.0429	0.0966	7.3372	0.1072	7.4444	1.9634	0.1009	2.0643		9,802.1047	9,802.1047	0.5090		9,814.8300
Total	2.8266	11.1473	30.0567	0.0967	7.3372	0.1082	7.4454	1.9634	0.1019	2.0653		9,817.7793	9,817.7793	0.5093	2.9000e-004	9,830.5981

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.6005	3.0000e-005	2.7500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.8500e-003	5.8500e-003	2.0000e-005		6.2400e-003
Energy	1.4400e-003	0.0131	0.0110	8.0000e-005		9.9000e-004	9.9000e-004		9.9000e-004	9.9000e-004		15.6687	15.6687	3.0000e-004	2.9000e-004	15.7618
Mobile	2.2247	11.1342	30.0429	0.0966	7.3372	0.1072	7.4444	1.9634	0.1009	2.0643		9,802.1047	9,802.1047	0.5090		9,814.8300
Total	2.8266	11.1473	30.0567	0.0967	7.3372	0.1082	7.4454	1.9634	0.1019	2.0653		9,817.7793	9,817.7793	0.5093	2.9000e-004	9,830.5981

Main Street Tower (Existing) - South Coast AQMD Air District, Summer

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

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Building Construction	Building Construction	4/9/2019	8/26/2019	5	100	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

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

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Building Construction	Cranes	1	4.00	231	0.29

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Building Construction	5	1.00	1.00	0.00	1.00	1.00	1.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Main Street Tower (Existing) - South Coast AQMD Air District, Summer

3.2 Building Construction - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.2520	3.0035	1.1465	2.8800e-003		0.1273	0.1273		0.1171	0.1171		285.6053	285.6053	0.0904		287.8644
Total	0.2520	3.0035	1.1465	2.8800e-003		0.1273	0.1273		0.1171	0.1171		285.6053	285.6053	0.0904		287.8644

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	1.9100e-003	0.0710	0.0164	9.0000e-005	9.5000e-004	1.5000e-004	1.1000e-003	2.8000e-004	1.4000e-004	4.2000e-004		9.4583	9.4583	1.2100e-003		9.4885
Worker	1.5100e-003	5.4000e-004	7.1500e-003	1.0000e-005	7.7000e-004	1.0000e-005	7.8000e-004	2.1000e-004	1.0000e-005	2.2000e-004		1.0241	1.0241	5.0000e-005		1.0253
Total	3.4200e-003	0.0715	0.0236	1.0000e-004	1.7200e-003	1.6000e-004	1.8800e-003	4.9000e-004	1.5000e-004	6.4000e-004		10.4824	10.4824	1.2600e-003		10.5138

Main Street Tower (Existing) - South Coast AQMD Air District, Summer

3.2 Building Construction - 2019

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.2520	3.0035	1.1465	2.8800e-003		0.1273	0.1273		0.1171	0.1171	0.0000	285.6053	285.6053	0.0904		287.8644
Total	0.2520	3.0035	1.1465	2.8800e-003		0.1273	0.1273		0.1171	0.1171	0.0000	285.6053	285.6053	0.0904		287.8644

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	1.9100e-003	0.0710	0.0164	9.0000e-005	9.5000e-004	1.5000e-004	1.1000e-003	2.8000e-004	1.4000e-004	4.2000e-004		9.4583	9.4583	1.2100e-003		9.4885
Worker	1.5100e-003	5.4000e-004	7.1500e-003	1.0000e-005	7.7000e-004	1.0000e-005	7.8000e-004	2.1000e-004	1.0000e-005	2.2000e-004		1.0241	1.0241	5.0000e-005		1.0253
Total	3.4200e-003	0.0715	0.0236	1.0000e-004	1.7200e-003	1.6000e-004	1.8800e-003	4.9000e-004	1.5000e-004	6.4000e-004		10.4824	10.4824	1.2600e-003		10.5138

4.0 Operational Detail - Mobile

Main Street Tower (Existing) - South Coast AQMD Air District, Summer

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.2247	11.1342	30.0429	0.0966	7.3372	0.1072	7.4444	1.9634	0.1009	2.0643		9,802.1047	9,802.1047	0.5090		9,814.8300
Unmitigated	2.2247	11.1342	30.0429	0.0966	7.3372	0.1072	7.4444	1.9634	0.1009	2.0643		9,802.1047	9,802.1047	0.5090		9,814.8300

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Regional Shopping Center	857.12	1,002.96	507.22	2,848,540	2,848,540
Total	857.12	1,002.96	507.22	2,848,540	2,848,540

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	100	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Regional Shopping Center	0.546418	0.044132	0.199182	0.124467	0.017484	0.005870	0.020172	0.031831	0.001999	0.002027	0.004724	0.000704	0.000991

Main Street Tower (Existing) - South Coast AQMD Air District, Summer

5.0 Energy Detail

Historical Energy Use: Y

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	1.4400e-003	0.0131	0.0110	8.0000e-005		9.9000e-004	9.9000e-004		9.9000e-004	9.9000e-004		15.6687	15.6687	3.0000e-004	2.9000e-004	15.7618
NaturalGas Unmitigated	1.4400e-003	0.0131	0.0110	8.0000e-005		9.9000e-004	9.9000e-004		9.9000e-004	9.9000e-004		15.6687	15.6687	3.0000e-004	2.9000e-004	15.7618

Main Street Tower (Existing) - South Coast AQMD Air District, Summer

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Regional Shopping Center	133.184	1.4400e-003	0.0131	0.0110	8.0000e-005		9.9000e-004	9.9000e-004		9.9000e-004	9.9000e-004		15.6687	15.6687	3.0000e-004	2.9000e-004	15.7618
Total		1.4400e-003	0.0131	0.0110	8.0000e-005		9.9000e-004	9.9000e-004		9.9000e-004	9.9000e-004		15.6687	15.6687	3.0000e-004	2.9000e-004	15.7618

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Regional Shopping Center	0.133184	1.4400e-003	0.0131	0.0110	8.0000e-005		9.9000e-004	9.9000e-004		9.9000e-004	9.9000e-004		15.6687	15.6687	3.0000e-004	2.9000e-004	15.7618
Total		1.4400e-003	0.0131	0.0110	8.0000e-005		9.9000e-004	9.9000e-004		9.9000e-004	9.9000e-004		15.6687	15.6687	3.0000e-004	2.9000e-004	15.7618

6.0 Area Detail

6.1 Mitigation Measures Area

Main Street Tower (Existing) - South Coast AQMD Air District, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.6005	3.0000e-005	2.7500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.8500e-003	5.8500e-003	2.0000e-005		6.2400e-003
Unmitigated	0.6005	3.0000e-005	2.7500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.8500e-003	5.8500e-003	2.0000e-005		6.2400e-003

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0714					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.5289					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.6000e-004	3.0000e-005	2.7500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.8500e-003	5.8500e-003	2.0000e-005		6.2400e-003
Total	0.6005	3.0000e-005	2.7500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.8500e-003	5.8500e-003	2.0000e-005		6.2400e-003

Main Street Tower (Existing) - South Coast AQMD Air District, Summer

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0714					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.5289					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.6000e-004	3.0000e-005	2.7500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.8500e-003	5.8500e-003	2.0000e-005		6.2400e-003
Total	0.6005	3.0000e-005	2.7500e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005		5.8500e-003	5.8500e-003	2.0000e-005		6.2400e-003

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

Main Street Tower (Existing) - South Coast AQMD Air District, Summer

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

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

Equipment Type	Number
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11.0 Vegetation

Main Street Tower (Proposed) - South Coast AQMD Air District, Winter

Main Street Tower (Proposed)
South Coast AQMD Air District, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	373.00	Space	1.12	143,058.00	0
Apartments High Rise	363.00	Dwelling Unit	0.00	330,935.00	944
Regional Shopping Center	12.50	1000sqft	0.00	12,500.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	11			Operational Year	2026
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MW hr)	1227.89	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Main Street Tower (Proposed) - South Coast AQMD Air District, Winter

Project Characteristics -

Land Use - Project data per Site Plan dated 12/12/18

Construction Phase - Approximate 30-month construction timeline

Off-road Equipment - Equipment use on worst-case day

Off-road Equipment - Equipment use on worst-case day

Off-road Equipment - Equipment use on worst-case day

Off-road Equipment - Equipment use on worst-case day

Off-road Equipment - Equipment use on worst-case day

Trips and VMT - Assumes 14 cy haul truck capacity and approximately 30 miles to disposal site

Demolition - Approximately 3,780 tons of construction and demolition debris

Grading - Approximately 5,434 cy of soil for export and approximately 5,434 cy of soil for import for foundations

Vehicle Trips - Trip rates were adjusted to incorporate trip reductions (internal capture, transit/walk adjustment, and pass-by trips). Trip reductions per Traffic Impact Study dated 6/4/19

Woodstoves - No woodstoves or fireplaces proposed

Land Use Change -

Sequestration - 91 trees proposed on-site

Construction Off-road Equipment Mitigation -

Area Mitigation -

Water Mitigation -

Waste Mitigation -

Stationary Sources - Emergency Generators and Fire Pumps -

Energy Mitigation - Mitigation scenario assumes LAMC and LA Green Building code compliance.

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	96.00
tblConstructionPhase	NumDays	300.00	400.00
tblConstructionPhase	NumDays	20.00	22.00
tblConstructionPhase	NumDays	30.00	129.00

Main Street Tower (Proposed) - South Coast AQMD Air District, Winter

tblConstructionPhase	NumDays	20.00	22.00
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	308.55	0.00
tblFireplaces	NumberNoFireplace	36.30	0.00
tblFireplaces	NumberWood	18.15	0.00
tblGrading	AcresOfGrading	322.50	75.00
tblGrading	MaterialExported	0.00	5,434.00
tblGrading	MaterialImported	0.00	5,434.00
tblLandUse	LandUseSquareFeet	149,200.00	143,058.00
tblLandUse	LandUseSquareFeet	363,000.00	330,935.00
tblLandUse	LotAcreage	3.36	1.12
tblLandUse	LotAcreage	5.85	0.00
tblLandUse	LotAcreage	0.29	0.00
tblLandUse	Population	1,038.00	944.00
tblOffRoadEquipment	HorsePower	221.00	367.00
tblOffRoadEquipment	HorsePower	187.00	158.00
tblOffRoadEquipment	LoadFactor	0.50	0.48
tblOffRoadEquipment	LoadFactor	0.41	0.38
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	5.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00

Main Street Tower (Proposed) - South Coast AQMD Air District, Winter

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	3.00
tblTripsAndVMT	HaulingTripNumber	1,359.00	1,553.00
tblTripsAndVMT	WorkerTripNumber	18.00	10.00
tblTripsAndVMT	WorkerTripNumber	20.00	10.00
tblVehicleTrips	DV_TP	11.00	0.00
tblVehicleTrips	DV_TP	35.00	0.00
tblVehicleTrips	PB_TP	3.00	0.00
tblVehicleTrips	PB_TP	11.00	50.00
tblVehicleTrips	PR_TP	86.00	100.00
tblVehicleTrips	PR_TP	54.00	50.00
tblVehicleTrips	ST_TR	4.98	2.32
tblVehicleTrips	ST_TR	49.97	33.81
tblVehicleTrips	SU_TR	3.65	1.70
tblVehicleTrips	SU_TR	25.24	17.07
tblVehicleTrips	WD_TR	4.20	1.96
tblVehicleTrips	WD_TR	42.70	28.88
tblWoodstoves	NumberCatalytic	18.15	0.00
tblWoodstoves	NumberNoncatalytic	18.15	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

Main Street Tower (Proposed) - South Coast AQMD Air District, Winter

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	3.5444	37.6094	28.7646	0.0813	6.9781	1.4468	8.4249	3.4674	1.3312	4.7987	0.0000	7,979.425 1	7,979.425 1	2.3133	0.0000	8,037.257 9
2024	3.6718	35.4891	33.2705	0.0861	10.2332	1.3614	11.5946	4.2664	1.2526	5.5190	0.0000	8,397.388 0	8,397.388 0	2.3128	0.0000	8,414.850 1
2025	24.4073	22.6764	32.5110	0.0848	4.0423	0.7198	4.7621	1.0813	0.6967	1.7780	0.0000	8,269.698 0	8,269.698 0	0.6801	0.0000	8,286.699 4
2026	24.3970	7.1884	12.7845	0.0237	0.7266	0.3150	1.0415	0.1927	0.3104	0.5031	0.0000	2,277.760 1	2,277.760 1	0.1884	0.0000	2,282.471 2
Maximum	24.4073	37.6094	33.2705	0.0861	10.2332	1.4468	11.5946	4.2664	1.3312	5.5190	0.0000	8,397.388 0	8,397.388 0	2.3133	0.0000	8,414.850 1

Main Street Tower (Proposed) - South Coast AQMD Air District, Winter

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	8.3626	0.3450	29.9588	1.5800e-003		0.1662	0.1662		0.1662	0.1662	0.0000	54.0089	54.0089	0.0519	0.0000	55.3053
Energy	0.0995	0.8503	0.3641	5.4300e-003		0.0687	0.0687		0.0687	0.0687		1,085.0118	1,085.0118	0.0208	0.0199	1,091.4595
Mobile	1.5809	7.9335	19.9372	0.0872	8.4529	0.0632	8.5161	2.2611	0.0587	2.3198		8,911.0925	8,911.0925	0.3891		8,920.8197
Stationary	0.8205	3.6694	2.0922	3.9400e-003		0.1207	0.1207		0.1207	0.1207		419.7571	419.7571	0.0589		421.2283
Total	10.8635	12.7981	52.3523	0.0981	8.4529	0.4188	8.8716	2.2611	0.4142	2.6753	0.0000	10,469.8703	10,469.8703	0.5206	0.0199	10,488.8128

Main Street Tower (Proposed) - South Coast AQMD Air District, Winter

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	8.3626	0.3450	29.9588	1.5800e-003		0.1662	0.1662		0.1662	0.1662	0.0000	54.0089	54.0089	0.0519	0.0000	55.3053
Energy	0.0947	0.8097	0.3467	5.1700e-003		0.0654	0.0654		0.0654	0.0654		1,033.2319	1,033.2319	0.0198	0.0189	1,039.3719
Mobile	1.5809	7.9335	19.9372	0.0872	8.4529	0.0632	8.5161	2.2611	0.0587	2.3198		8,911.0925	8,911.0925	0.3891		8,920.8197
Stationary	0.8205	3.6694	2.0922	3.9400e-003		0.1207	0.1207		0.1207	0.1207		419.7571	419.7571	0.0589		421.2283
Total	10.8588	12.7575	52.3349	0.0979	8.4529	0.4155	8.8684	2.2611	0.4110	2.6721	0.0000	10,418.0904	10,418.0904	0.5196	0.0189	10,436.7252

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.04	0.32	0.03	0.27	0.00	0.78	0.04	0.00	0.79	0.12	0.00	0.49	0.49	0.19	4.78	0.50

3.0 Construction Detail

Construction Phase

Main Street Tower (Proposed) - South Coast AQMD Air District, Winter

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	6/12/2023	7/11/2023	5	22	
2	Grading	Grading	7/12/2023	1/8/2024	5	129	
3	Building Construction	Building Construction	1/9/2024	7/21/2025	5	400	
4	Paving	Paving	7/22/2025	8/20/2025	5	22	
5	Architectural Coating	Architectural Coating	8/21/2025	1/1/2026	5	96	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 75

Acres of Paving: 1.12

Residential Indoor: 670,143; Residential Outdoor: 223,381; Non-Residential Indoor: 18,750; Non-Residential Outdoor: 6,250; Striped Parking Area: 8,583 (Architectural Coating – sqft)

OffRoad Equipment

Main Street Tower (Proposed) - South Coast AQMD Air District, Winter

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Graders	1	8.00	158	0.38
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Bore/Drill Rigs	1	8.00	367	0.48
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Aerial Lifts	1	8.00	63	0.31
Building Construction	Cement and Mortar Mixers	1	8.00	9	0.56
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	2	8.00	89	0.20
Building Construction	Generator Sets	2	8.00	84	0.74
Building Construction	Pumps	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
Paving	Cement and Mortar Mixers	1		9	0.56
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	1	8.00	80	0.38
Architectural Coating	Aerial Lifts	1	8.00	63	0.31
Architectural Coating	Air Compressors	5	6.00	78	0.48
Architectural Coating	Forklifts	1	8.00	89	0.20

Main Street Tower (Proposed) - South Coast AQMD Air District, Winter

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	7	10.00	0.00	374.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	10.00	0.00	1,553.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	12	325.00	64.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	7	65.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Demolition - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					3.6767	0.0000	3.6767	0.5567	0.0000	0.5567			0.0000			0.0000
Off-Road	2.1486	19.6499	22.4217	0.0386		0.9593	0.9593		0.8928	0.8928		3,728.2158	3,728.2158	1.0433		3,754.2983
Total	2.1486	19.6499	22.4217	0.0386	3.6767	0.9593	4.6360	0.5567	0.8928	1.4495		3,728.2158	3,728.2158	1.0433		3,754.2983

Main Street Tower (Proposed) - South Coast AQMD Air District, Winter

3.2 Demolition - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0798	2.5829	0.8628	0.0121	0.2971	4.8900e-003	0.3019	0.0814	4.6800e-003	0.0861		1,313.5141	1,313.5141	0.0879		1,315.7127
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0409	0.0245	0.2880	9.6000e-004	0.1118	7.8000e-004	0.1126	0.0296	7.2000e-004	0.0304		96.1296	96.1296	2.2600e-003		96.1861
Total	0.1207	2.6074	1.1508	0.0131	0.4088	5.6700e-003	0.4145	0.1111	5.4000e-003	0.1165		1,409.6438	1,409.6438	0.0902		1,411.8988

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.6545	0.0000	1.6545	0.2505	0.0000	0.2505			0.0000			0.0000
Off-Road	2.1486	19.6499	22.4217	0.0386		0.9593	0.9593		0.8928	0.8928	0.0000	3,728.2158	3,728.2158	1.0433		3,754.2983
Total	2.1486	19.6499	22.4217	0.0386	1.6545	0.9593	2.6138	0.2505	0.8928	1.1433	0.0000	3,728.2158	3,728.2158	1.0433		3,754.2983

Main Street Tower (Proposed) - South Coast AQMD Air District, Winter

3.2 Demolition - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0798	2.5829	0.8628	0.0121	0.2971	4.8900e-003	0.3019	0.0814	4.6800e-003	0.0861		1,313.5141	1,313.5141	0.0879		1,315.7127
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0409	0.0245	0.2880	9.6000e-004	0.1118	7.8000e-004	0.1126	0.0296	7.2000e-004	0.0304		96.1296	96.1296	2.2600e-003		96.1861
Total	0.1207	2.6074	1.1508	0.0131	0.4088	5.6700e-003	0.4145	0.1111	5.4000e-003	0.1165		1,409.6438	1,409.6438	0.0902		1,411.8988

3.3 Grading - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.6482	0.0000	6.6482	3.3783	0.0000	3.3783			0.0000			0.0000
Off-Road	3.4470	35.7559	27.8656	0.0718		1.4426	1.4426		1.3272	1.3272		6,953.1142	6,953.1142	2.2488		7,009.3336
Total	3.4470	35.7559	27.8656	0.0718	6.6482	1.4426	8.0908	3.3783	1.3272	4.7054		6,953.1142	6,953.1142	2.2488		7,009.3336

Main Street Tower (Proposed) - South Coast AQMD Air District, Winter

3.3 Grading - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0565	1.8291	0.6110	8.5600e-003	0.2181	3.4700e-003	0.2216	0.0596	3.3100e-003	0.0629		930.1812	930.1812	0.0623		931.7382
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0409	0.0245	0.2880	9.6000e-004	0.1118	7.8000e-004	0.1126	0.0296	7.2000e-004	0.0304		96.1296	96.1296	2.2600e-003		96.1861
Total	0.0974	1.8536	0.8990	9.5200e-003	0.3299	4.2500e-003	0.3341	0.0892	4.0300e-003	0.0932		1,026.3109	1,026.3109	0.0645		1,027.9243

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.9917	0.0000	2.9917	1.5202	0.0000	1.5202			0.0000			0.0000
Off-Road	3.4470	35.7559	27.8656	0.0718		1.4426	1.4426		1.3272	1.3272	0.0000	6,953.1142	6,953.1142	2.2488		7,009.3336
Total	3.4470	35.7559	27.8656	0.0718	2.9917	1.4426	4.4343	1.5202	1.3272	2.8474	0.0000	6,953.1142	6,953.1142	2.2488		7,009.3336

Main Street Tower (Proposed) - South Coast AQMD Air District, Winter

3.3 Grading - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0565	1.8291	0.6110	8.5600e-003	0.2181	3.4700e-003	0.2216	0.0596	3.3100e-003	0.0629		930.1812	930.1812	0.0623		931.7382
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0409	0.0245	0.2880	9.6000e-004	0.1118	7.8000e-004	0.1126	0.0296	7.2000e-004	0.0304		96.1296	96.1296	2.2600e-003		96.1861
Total	0.0974	1.8536	0.8990	9.5200e-003	0.3299	4.2500e-003	0.3341	0.0892	4.0300e-003	0.0932		1,026.3109	1,026.3109	0.0645		1,027.9243

3.3 Grading - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.6482	0.0000	6.6482	3.3783	0.0000	3.3783			0.0000			0.0000
Off-Road	3.3568	33.6477	27.5469	0.0718		1.3572	1.3572		1.2486	1.2486		6,952.5891	6,952.5891	2.2486		7,008.8043
Total	3.3568	33.6477	27.5469	0.0718	6.6482	1.3572	8.0054	3.3783	1.2486	4.6269		6,952.5891	6,952.5891	2.2486		7,008.8043

Main Street Tower (Proposed) - South Coast AQMD Air District, Winter

3.3 Grading - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0569	1.8191	0.6198	8.5300e-003	3.4733	3.4300e-003	3.4767	0.8585	3.2800e-003	0.8618		926.9174	926.9174	0.0621		928.4711
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0388	0.0223	0.2685	9.3000e-004	0.1118	7.7000e-004	0.1125	0.0296	7.1000e-004	0.0304		92.9623	92.9623	2.0700e-003		93.0139
Total	0.0958	1.8414	0.8883	9.4600e-003	3.5850	4.2000e-003	3.5892	0.8882	3.9900e-003	0.8922		1,019.8797	1,019.8797	0.0642		1,021.4850

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.9917	0.0000	2.9917	1.5202	0.0000	1.5202			0.0000			0.0000
Off-Road	3.3568	33.6477	27.5469	0.0718		1.3572	1.3572		1.2486	1.2486	0.0000	6,952.5891	6,952.5891	2.2486		7,008.8043
Total	3.3568	33.6477	27.5469	0.0718	2.9917	1.3572	4.3489	1.5202	1.2486	2.7688	0.0000	6,952.5891	6,952.5891	2.2486		7,008.8043

Main Street Tower (Proposed) - South Coast AQMD Air District, Winter

3.3 Grading - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0569	1.8191	0.6198	8.5300e-003	3.4733	3.4300e-003	3.4767	0.8585	3.2800e-003	0.8618		926.9174	926.9174	0.0621		928.4711
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0388	0.0223	0.2685	9.3000e-004	0.1118	7.7000e-004	0.1125	0.0296	7.1000e-004	0.0304		92.9623	92.9623	2.0700e-003		93.0139
Total	0.0958	1.8414	0.8883	9.4600e-003	3.5850	4.2000e-003	3.5892	0.8882	3.9900e-003	0.8922		1,019.8797	1,019.8797	0.0642		1,021.4850

3.4 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.2815	18.8049	23.2274	0.0406		0.7924	0.7924		0.7686	0.7686		3,753.7370	3,753.7370	0.5385		3,767.1993
Total	2.2815	18.8049	23.2274	0.0406		0.7924	0.7924		0.7686	0.7686		3,753.7370	3,753.7370	0.5385		3,767.1993

Main Street Tower (Proposed) - South Coast AQMD Air District, Winter

3.4 Building Construction - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1284	4.3428	1.3165	0.0152	0.4096	5.0900e-003	0.4147	0.1179	4.8600e-003	0.1228		1,622.3778	1,622.3778	0.0928		1,624.6977
Worker	1.2619	0.7247	8.7266	0.0303	3.6327	0.0250	3.6577	0.9634	0.0230	0.9864		3,021.2732	3,021.2732	0.0672		3,022.9531
Total	1.3903	5.0675	10.0431	0.0455	4.0423	0.0301	4.0724	1.0813	0.0278	1.1092		4,643.6510	4,643.6510	0.1600		4,647.6508

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.2815	18.8049	23.2274	0.0406		0.7924	0.7924		0.7686	0.7686	0.0000	3,753.7370	3,753.7370	0.5385		3,767.1993
Total	2.2815	18.8049	23.2274	0.0406		0.7924	0.7924		0.7686	0.7686	0.0000	3,753.7370	3,753.7370	0.5385		3,767.1993

Main Street Tower (Proposed) - South Coast AQMD Air District, Winter

3.4 Building Construction - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1284	4.3428	1.3165	0.0152	0.4096	5.0900e-003	0.4147	0.1179	4.8600e-003	0.1228		1,622.3778	1,622.3778	0.0928		1,624.6977
Worker	1.2619	0.7247	8.7266	0.0303	3.6327	0.0250	3.6577	0.9634	0.0230	0.9864		3,021.2732	3,021.2732	0.0672		3,022.9531
Total	1.3903	5.0675	10.0431	0.0455	4.0423	0.0301	4.0724	1.0813	0.0278	1.1092		4,643.6510	4,643.6510	0.1600		4,647.6508

3.4 Building Construction - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.1342	17.7090	23.1266	0.0406		0.6903	0.6903		0.6694	0.6694		3,754.0066	3,754.0066	0.5276		3,767.1970
Total	2.1342	17.7090	23.1266	0.0406		0.6903	0.6903		0.6694	0.6694		3,754.0066	3,754.0066	0.5276		3,767.1970

Main Street Tower (Proposed) - South Coast AQMD Air District, Winter

3.4 Building Construction - 2025

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1251	4.3048	1.2821	0.0151	0.4096	5.0000e-003	0.4146	0.1179	4.7700e-003	0.1227		1,613.4301	1,613.4301	0.0912		1,615.7108
Worker	1.2021	0.6626	8.1024	0.0291	3.6327	0.0245	3.6572	0.9634	0.0225	0.9860		2,902.2613	2,902.2613	0.0612		2,903.7916
Total	1.3272	4.9674	9.3844	0.0442	4.0423	0.0295	4.0718	1.0813	0.0273	1.1087		4,515.6915	4,515.6915	0.1524		4,519.5024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.1342	17.7090	23.1266	0.0406		0.6903	0.6903		0.6694	0.6694	0.0000	3,754.0065	3,754.0065	0.5276		3,767.1970
Total	2.1342	17.7090	23.1266	0.0406		0.6903	0.6903		0.6694	0.6694	0.0000	3,754.0065	3,754.0065	0.5276		3,767.1970

Main Street Tower (Proposed) - South Coast AQMD Air District, Winter

3.4 Building Construction - 2025

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1251	4.3048	1.2821	0.0151	0.4096	5.0000e-003	0.4146	0.1179	4.7700e-003	0.1227		1,613.4301	1,613.4301	0.0912		1,615.7108
Worker	1.2021	0.6626	8.1024	0.0291	3.6327	0.0245	3.6572	0.9634	0.0225	0.9860		2,902.2613	2,902.2613	0.0612		2,903.7916
Total	1.3272	4.9674	9.3844	0.0442	4.0423	0.0295	4.0718	1.0813	0.0273	1.1087		4,515.6915	4,515.6915	0.1524		4,519.5024

3.5 Paving - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.4576	4.2908	7.2890	0.0114		0.2093	0.2093		0.1925	0.1925		1,103.3726	1,103.3726	0.3569		1,112.2939
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.4576	4.2908	7.2890	0.0114		0.2093	0.2093		0.1925	0.1925		1,103.3726	1,103.3726	0.3569		1,112.2939

Main Street Tower (Proposed) - South Coast AQMD Air District, Winter

3.5 Paving - 2025

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0370	0.0204	0.2493	9.0000e-004	0.1118	7.5000e-004	0.1125	0.0296	6.9000e-004	0.0303		89.3004	89.3004	1.8800e-003		89.3474
Total	0.0370	0.0204	0.2493	9.0000e-004	0.1118	7.5000e-004	0.1125	0.0296	6.9000e-004	0.0303		89.3004	89.3004	1.8800e-003		89.3474

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.4576	4.2908	7.2890	0.0114		0.2093	0.2093		0.1925	0.1925	0.0000	1,103.3726	1,103.3726	0.3569		1,112.2939
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.4576	4.2908	7.2890	0.0114		0.2093	0.2093		0.1925	0.1925	0.0000	1,103.3726	1,103.3726	0.3569		1,112.2939

Main Street Tower (Proposed) - South Coast AQMD Air District, Winter

3.5 Paving - 2025

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0370	0.0204	0.2493	9.0000e-004	0.1118	7.5000e-004	0.1125	0.0296	6.9000e-004	0.0303		89.3004	89.3004	1.8800e-003		89.3474
Total	0.0370	0.0204	0.2493	9.0000e-004	0.1118	7.5000e-004	0.1125	0.0296	6.9000e-004	0.0303		89.3004	89.3004	1.8800e-003		89.3474

3.6 Architectural Coating - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	23.1917					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.9752	7.0665	11.2705	0.0181		0.3103	0.3103		0.3060	0.3060		1,717.8909	1,717.8909	0.1772		1,722.3218
Total	24.1669	7.0665	11.2705	0.0181		0.3103	0.3103		0.3060	0.3060		1,717.8909	1,717.8909	0.1772		1,722.3218

Main Street Tower (Proposed) - South Coast AQMD Air District, Winter

3.6 Architectural Coating - 2025

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.2404	0.1325	1.6205	5.8200e-003	0.7266	4.9000e-003	0.7314	0.1927	4.5100e-003	0.1972		580.4523	580.4523	0.0122		580.7583
Total	0.2404	0.1325	1.6205	5.8200e-003	0.7266	4.9000e-003	0.7314	0.1927	4.5100e-003	0.1972		580.4523	580.4523	0.0122		580.7583

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	23.1917					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.9752	7.0665	11.2705	0.0181		0.3103	0.3103		0.3060	0.3060	0.0000	1,717.8909	1,717.8909	0.1772		1,722.3218
Total	24.1669	7.0665	11.2705	0.0181		0.3103	0.3103		0.3060	0.3060	0.0000	1,717.8909	1,717.8909	0.1772		1,722.3218

Main Street Tower (Proposed) - South Coast AQMD Air District, Winter

3.6 Architectural Coating - 2025

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.2404	0.1325	1.6205	5.8200e-003	0.7266	4.9000e-003	0.7314	0.1927	4.5100e-003	0.1972		580.4523	580.4523	0.0122		580.7583
Total	0.2404	0.1325	1.6205	5.8200e-003	0.7266	4.9000e-003	0.7314	0.1927	4.5100e-003	0.1972		580.4523	580.4523	0.0122		580.7583

3.6 Architectural Coating - 2026

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	23.1917					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.9752	7.0665	11.2705	0.0181		0.3103	0.3103		0.3060	0.3060		1,717.8909	1,717.8909	0.1772		1,722.3218
Total	24.1669	7.0665	11.2705	0.0181		0.3103	0.3103		0.3060	0.3060		1,717.8909	1,717.8909	0.1772		1,722.3218

Main Street Tower (Proposed) - South Coast AQMD Air District, Winter

3.6 Architectural Coating - 2026

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.2301	0.1220	1.5141	5.6100e-003	0.7266	4.7400e-003	0.7313	0.1927	4.3600e-003	0.1970		559.8692	559.8692	0.0112		560.1495
Total	0.2301	0.1220	1.5141	5.6100e-003	0.7266	4.7400e-003	0.7313	0.1927	4.3600e-003	0.1970		559.8692	559.8692	0.0112		560.1495

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	23.1917					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.9752	7.0665	11.2705	0.0181		0.3103	0.3103		0.3060	0.3060	0.0000	1,717.8909	1,717.8909	0.1772		1,722.3218
Total	24.1669	7.0665	11.2705	0.0181		0.3103	0.3103		0.3060	0.3060	0.0000	1,717.8909	1,717.8909	0.1772		1,722.3218

Main Street Tower (Proposed) - South Coast AQMD Air District, Winter

3.6 Architectural Coating - 2026

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.2301	0.1220	1.5141	5.6100e-003	0.7266	4.7400e-003	0.7313	0.1927	4.3600e-003	0.1970		559.8692	559.8692	0.0112		560.1495
Total	0.2301	0.1220	1.5141	5.6100e-003	0.7266	4.7400e-003	0.7313	0.1927	4.3600e-003	0.1970		559.8692	559.8692	0.0112		560.1495

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Main Street Tower (Proposed) - South Coast AQMD Air District, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.5809	7.9335	19.9372	0.0872	8.4529	0.0632	8.5161	2.2611	0.0587	2.3198		8,911.0925	8,911.0925	0.3891		8,920.8197
Unmitigated	1.5809	7.9335	19.9372	0.0872	8.4529	0.0632	8.5161	2.2611	0.0587	2.3198		8,911.0925	8,911.0925	0.3891		8,920.8197

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments High Rise	711.48	842.16	617.10	2,758,505	2,758,505
Enclosed Parking with Elevator	0.00	0.00	0.00		
Regional Shopping Center	361.00	422.63	213.38	606,202	606,202
Total	1,072.48	1,264.79	830.48	3,364,707	3,364,707

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments High Rise	14.70	5.90	8.70	40.20	19.20	40.60	100	0	0
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	50	0	50

4.4 Fleet Mix

Main Street Tower (Proposed) - South Coast AQMD Air District, Winter

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments High Rise	0.551582	0.041972	0.204917	0.113538	0.013798	0.005777	0.022002	0.036198	0.002156	0.001623	0.004914	0.000716	0.000809
Enclosed Parking with Elevator	0.551582	0.041972	0.204917	0.113538	0.013798	0.005777	0.022002	0.036198	0.002156	0.001623	0.004914	0.000716	0.000809
Regional Shopping Center	0.551582	0.041972	0.204917	0.113538	0.013798	0.005777	0.022002	0.036198	0.002156	0.001623	0.004914	0.000716	0.000809

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

Install Energy Efficient Appliances

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0947	0.8097	0.3467	5.1700e-003		0.0654	0.0654		0.0654	0.0654		1,033.2319	1,033.2319	0.0198	0.0189	1,039.3719
NaturalGas Unmitigated	0.0995	0.8503	0.3641	5.4300e-003		0.0687	0.0687		0.0687	0.0687		1,085.0118	1,085.0118	0.0208	0.0199	1,091.4595

Main Street Tower (Proposed) - South Coast AQMD Air District, Winter

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments High Rise	9166.44	0.0989	0.8448	0.3595	5.3900e-003		0.0683	0.0683		0.0683	0.0683		1,078.4043	1,078.4043	0.0207	0.0198	1,084.8127
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	56.1644	6.1000e-004	5.5100e-003	4.6300e-003	3.0000e-005		4.2000e-004	4.2000e-004		4.2000e-004	4.2000e-004		6.6076	6.6076	1.3000e-004	1.2000e-004	6.6468
Total		0.0995	0.8503	0.3641	5.4200e-003		0.0687	0.0687		0.0687	0.0687		1,085.0118	1,085.0118	0.0208	0.0199	1,091.4595

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments High Rise	8.73025	0.0942	0.8046	0.3424	5.1400e-003		0.0651	0.0651		0.0651	0.0651		1,027.0877	1,027.0877	0.0197	0.0188	1,033.1912
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	0.052226	5.6000e-004	5.1200e-003	4.3000e-003	3.0000e-005		3.9000e-004	3.9000e-004		3.9000e-004	3.9000e-004		6.1442	6.1442	1.2000e-004	1.1000e-004	6.1808
Total		0.0947	0.8097	0.3467	5.1700e-003		0.0654	0.0654		0.0654	0.0654		1,033.2319	1,033.2319	0.0198	0.0189	1,039.3719

6.0 Area Detail

Main Street Tower (Proposed) - South Coast AQMD Air District, Winter

6.1 Mitigation Measures Area

Use only Natural Gas Hearths

Use Low VOC Cleaning Supplies

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	8.3626	0.3450	29.9588	1.5800e-003		0.1662	0.1662		0.1662	0.1662	0.0000	54.0089	54.0089	0.0519	0.0000	55.3053
Unmitigated	8.3626	0.3450	29.9588	1.5800e-003		0.1662	0.1662		0.1662	0.1662	0.0000	54.0089	54.0089	0.0519	0.0000	55.3053

Main Street Tower (Proposed) - South Coast AQMD Air District, Winter

6.2 Area by SubCategory**Unmitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
SubCategory	lb/day										lb/day						
Architectural Coating	0.6100					0.0000	0.0000		0.0000	0.0000			0.0000				0.0000
Consumer Products	6.8507					0.0000	0.0000		0.0000	0.0000			0.0000				0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Landscaping	0.9019	0.3450	29.9588	1.5800e-003		0.1662	0.1662		0.1662	0.1662		54.0089	54.0089	0.0519			55.3053
Total	8.3626	0.3450	29.9588	1.5800e-003		0.1662	0.1662		0.1662	0.1662	0.0000	54.0089	54.0089	0.0519	0.0000		55.3053

Main Street Tower (Proposed) - South Coast AQMD Air District, Winter

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.6100					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	6.8507					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.9019	0.3450	29.9588	1.5800e-003		0.1662	0.1662		0.1662	0.1662		54.0089	54.0089	0.0519		55.3053
Total	8.3626	0.3450	29.9588	1.5800e-003		0.1662	0.1662		0.1662	0.1662	0.0000	54.0089	54.0089	0.0519	0.0000	55.3053

7.0 Water Detail

7.1 Mitigation Measures Water

- Install Low Flow Bathroom Faucet
- Install Low Flow Kitchen Faucet
- Install Low Flow Toilet
- Install Low Flow Shower

8.0 Waste Detail

8.1 Mitigation Measures Waste

- Institute Recycling and Composting Services

Main Street Tower (Proposed) - South Coast AQMD Air District, Winter

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
Emergency Generator	1	0.5	6	1000	0.73	Diesel

Boilers

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

Equipment Type	Number
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10.1 Stationary Sources

Unmitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	lb/day										lb/day					
Emergency Generator - Diesel (750 - 9999 HP)	0.8205	3.6694	2.0922	3.9400e-003		0.1207	0.1207		0.1207	0.1207		419.7571	419.7571	0.0589		421.2283
Total	0.8205	3.6694	2.0922	3.9400e-003		0.1207	0.1207		0.1207	0.1207		419.7571	419.7571	0.0589		421.2283

Main Street Tower (Proposed) - South Coast AQMD Air District, Winter

11.0 Vegetation

Main Street Tower (Proposed) - South Coast AQMD Air District, Summer

Main Street Tower (Proposed)
South Coast AQMD Air District, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	373.00	Space	1.12	143,058.00	0
Apartments High Rise	363.00	Dwelling Unit	0.00	330,935.00	944
Regional Shopping Center	12.50	1000sqft	0.00	12,500.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	11			Operational Year	2026
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MW hr)	1227.89	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Main Street Tower (Proposed) - South Coast AQMD Air District, Summer

Project Characteristics -

Land Use - Project data per Site Plan dated 12/12/18

Construction Phase - Approximate 30-month construction timeline

Off-road Equipment - Equipment use on worst-case day

Off-road Equipment - Equipment use on worst-case day

Off-road Equipment - Equipment use on worst-case day

Off-road Equipment - Equipment use on worst-case day

Off-road Equipment - Equipment use on worst-case day

Trips and VMT - Assumes 14 cy haul truck capacity and approximately 30 miles to disposal site

Demolition - Approximately 3,780 tons of construction and demolition debris

Grading - Approximately 5,434 cy of soil for export and approximately 5,434 cy of soil for import for foundations

Vehicle Trips - Trip rates were adjusted to incorporate trip reductions (internal capture, transit/walk adjustment, and pass-by trips). Trip reductions per Traffic Impact Study dated 6/4/19

Woodstoves - No woodstoves or fireplaces proposed

Land Use Change -

Sequestration - 91 trees proposed on-site

Construction Off-road Equipment Mitigation -

Area Mitigation -

Water Mitigation -

Waste Mitigation -

Stationary Sources - Emergency Generators and Fire Pumps -

Energy Mitigation - Mitigation scenario assumes LAMC and LA Green Building code compliance.

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	96.00
tblConstructionPhase	NumDays	300.00	400.00
tblConstructionPhase	NumDays	20.00	22.00
tblConstructionPhase	NumDays	30.00	129.00

Main Street Tower (Proposed) - South Coast AQMD Air District, Summer

tblConstructionPhase	NumDays	20.00	22.00
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	308.55	0.00
tblFireplaces	NumberNoFireplace	36.30	0.00
tblFireplaces	NumberWood	18.15	0.00
tblGrading	AcresOfGrading	322.50	75.00
tblGrading	MaterialExported	0.00	5,434.00
tblGrading	MaterialImported	0.00	5,434.00
tblLandUse	LandUseSquareFeet	149,200.00	143,058.00
tblLandUse	LandUseSquareFeet	363,000.00	330,935.00
tblLandUse	LotAcreage	3.36	1.12
tblLandUse	LotAcreage	5.85	0.00
tblLandUse	LotAcreage	0.29	0.00
tblLandUse	Population	1,038.00	944.00
tblOffRoadEquipment	HorsePower	221.00	367.00
tblOffRoadEquipment	HorsePower	187.00	158.00
tblOffRoadEquipment	LoadFactor	0.50	0.48
tblOffRoadEquipment	LoadFactor	0.41	0.38
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	5.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00

Main Street Tower (Proposed) - South Coast AQMD Air District, Summer

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	3.00
tblTripsAndVMT	HaulingTripNumber	1,359.00	1,553.00
tblTripsAndVMT	WorkerTripNumber	18.00	10.00
tblTripsAndVMT	WorkerTripNumber	20.00	10.00
tblVehicleTrips	DV_TP	11.00	0.00
tblVehicleTrips	DV_TP	35.00	0.00
tblVehicleTrips	PB_TP	3.00	0.00
tblVehicleTrips	PB_TP	11.00	50.00
tblVehicleTrips	PR_TP	86.00	100.00
tblVehicleTrips	PR_TP	54.00	50.00
tblVehicleTrips	ST_TR	4.98	2.32
tblVehicleTrips	ST_TR	49.97	33.81
tblVehicleTrips	SU_TR	3.65	1.70
tblVehicleTrips	SU_TR	25.24	17.07
tblVehicleTrips	WD_TR	4.20	1.96
tblVehicleTrips	WD_TR	42.70	28.88
tblWoodstoves	NumberCatalytic	18.15	0.00
tblWoodstoves	NumberNoncatalytic	18.15	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

Main Street Tower (Proposed) - South Coast AQMD Air District, Summer

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2023	3.5391	37.5988	28.7680	0.0816	6.9781	1.4467	8.4248	3.4674	1.3311	4.7986	0.0000	8,003.6436	8,003.6436	2.3114	0.0000	8,061.4290
2024	3.5485	35.4781	34.1917	0.0886	10.2332	1.3613	11.5945	4.2664	1.2525	5.5190	0.0000	8,654.7931	8,654.7931	2.3110	0.0000	8,672.2424
2025	24.3844	22.6465	33.3705	0.0873	4.0423	0.7196	4.7619	1.0813	0.6965	1.7778	0.0000	8,518.3701	8,518.3701	0.6793	0.0000	8,535.3530
2026	24.3744	7.1781	12.9687	0.0241	0.7266	0.3150	1.0415	0.1927	0.3104	0.5031	0.0000	2,316.7045	2,316.7045	0.1893	0.0000	2,321.4374
Maximum	24.3844	37.5988	34.1917	0.0886	10.2332	1.4467	11.5945	4.2664	1.3311	5.5190	0.0000	8,654.7931	8,654.7931	2.3114	0.0000	8,672.2424

Main Street Tower (Proposed) - South Coast AQMD Air District, Summer

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	8.3626	0.3450	29.9588	1.5800e-003		0.1662	0.1662		0.1662	0.1662	0.0000	54.0089	54.0089	0.0519	0.0000	55.3053
Energy	0.0995	0.8503	0.3641	5.4300e-003		0.0687	0.0687		0.0687	0.0687		1,085.0118	1,085.0118	0.0208	0.0199	1,091.4595
Mobile	1.6721	7.8238	21.3422	0.0920	8.4529	0.0629	8.5158	2.2611	0.0584	2.3195		9,398.9507	9,398.9507	0.3880		9,408.6515
Stationary	0.8205	3.6694	2.0922	3.9400e-003		0.1207	0.1207		0.1207	0.1207		419.7571	419.7571	0.0589		421.2283
Total	10.9547	12.6884	53.7573	0.1030	8.4529	0.4185	8.8714	2.2611	0.4140	2.6751	0.0000	10,957.7285	10,957.7285	0.5195	0.0199	10,976.6446

Main Street Tower (Proposed) - South Coast AQMD Air District, Summer

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	8.3626	0.3450	29.9588	1.5800e-003		0.1662	0.1662		0.1662	0.1662	0.0000	54.0089	54.0089	0.0519	0.0000	55.3053
Energy	0.0947	0.8097	0.3467	5.1700e-003		0.0654	0.0654		0.0654	0.0654		1,033.2319	1,033.2319	0.0198	0.0189	1,039.3719
Mobile	1.6721	7.8238	21.3422	0.0920	8.4529	0.0629	8.5158	2.2611	0.0584	2.3195		9,398.9507	9,398.9507	0.3880		9,408.6515
Stationary	0.8205	3.6694	2.0922	3.9400e-003		0.1207	0.1207		0.1207	0.1207		419.7571	419.7571	0.0589		421.2283
Total	10.9500	12.6478	53.7399	0.1027	8.4529	0.4152	8.8681	2.2611	0.4107	2.6718	0.0000	10,905.9486	10,905.9486	0.5185	0.0189	10,924.5570

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.04	0.32	0.03	0.25	0.00	0.78	0.04	0.00	0.79	0.12	0.00	0.47	0.47	0.19	4.78	0.47

3.0 Construction Detail

Construction Phase

Main Street Tower (Proposed) - South Coast AQMD Air District, Summer

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	6/12/2023	7/11/2023	5	22	
2	Grading	Grading	7/12/2023	1/8/2024	5	129	
3	Building Construction	Building Construction	1/9/2024	7/21/2025	5	400	
4	Paving	Paving	7/22/2025	8/20/2025	5	22	
5	Architectural Coating	Architectural Coating	8/21/2025	1/1/2026	5	96	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 75

Acres of Paving: 1.12

Residential Indoor: 670,143; Residential Outdoor: 223,381; Non-Residential Indoor: 18,750; Non-Residential Outdoor: 6,250; Striped Parking Area: 8,583 (Architectural Coating – sqft)

OffRoad Equipment

Main Street Tower (Proposed) - South Coast AQMD Air District, Summer

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Graders	1	8.00	158	0.38
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Bore/Drill Rigs	1	8.00	367	0.48
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Aerial Lifts	1	8.00	63	0.31
Building Construction	Cement and Mortar Mixers	1	8.00	9	0.56
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	2	8.00	89	0.20
Building Construction	Generator Sets	2	8.00	84	0.74
Building Construction	Pumps	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Building Construction	Welders	3	8.00	46	0.45
Paving	Cement and Mortar Mixers	1		9	0.56
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	1	8.00	80	0.38
Architectural Coating	Aerial Lifts	1	8.00	63	0.31
Architectural Coating	Air Compressors	5	6.00	78	0.48
Architectural Coating	Forklifts	1	8.00	89	0.20

Main Street Tower (Proposed) - South Coast AQMD Air District, Summer

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	7	10.00	0.00	374.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	10.00	0.00	1,553.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	12	325.00	64.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	7	65.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Demolition - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					3.6767	0.0000	3.6767	0.5567	0.0000	0.5567			0.0000			0.0000
Off-Road	2.1486	19.6499	22.4217	0.0386		0.9593	0.9593		0.8928	0.8928		3,728.2158	3,728.2158	1.0433		3,754.2983
Total	2.1486	19.6499	22.4217	0.0386	3.6767	0.9593	4.6360	0.5567	0.8928	1.4495		3,728.2158	3,728.2158	1.0433		3,754.2983

Main Street Tower (Proposed) - South Coast AQMD Air District, Summer

3.2 Demolition - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0775	2.5708	0.8200	0.0123	0.2971	4.7700e-003	0.3018	0.0814	4.5600e-003	0.0860		1,338.3039	1,338.3039	0.0850		1,340.4294
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0372	0.0224	0.3217	1.0300e-003	0.1118	7.8000e-004	0.1126	0.0296	7.2000e-004	0.0304		102.7930	102.7930	2.4300e-003		102.8537
Total	0.1147	2.5932	1.1417	0.0134	0.4088	5.5500e-003	0.4144	0.1111	5.2800e-003	0.1163		1,441.0969	1,441.0969	0.0875		1,443.2831

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.6545	0.0000	1.6545	0.2505	0.0000	0.2505			0.0000			0.0000
Off-Road	2.1486	19.6499	22.4217	0.0386		0.9593	0.9593		0.8928	0.8928	0.0000	3,728.2158	3,728.2158	1.0433		3,754.2983
Total	2.1486	19.6499	22.4217	0.0386	1.6545	0.9593	2.6138	0.2505	0.8928	1.1433	0.0000	3,728.2158	3,728.2158	1.0433		3,754.2983

Main Street Tower (Proposed) - South Coast AQMD Air District, Summer

3.2 Demolition - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0775	2.5708	0.8200	0.0123	0.2971	4.7700e-003	0.3018	0.0814	4.5600e-003	0.0860		1,338.3039	1,338.3039	0.0850		1,340.4294
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0372	0.0224	0.3217	1.0300e-003	0.1118	7.8000e-004	0.1126	0.0296	7.2000e-004	0.0304		102.7930	102.7930	2.4300e-003		102.8537
Total	0.1147	2.5932	1.1417	0.0134	0.4088	5.5500e-003	0.4144	0.1111	5.2800e-003	0.1163		1,441.0969	1,441.0969	0.0875		1,443.2831

3.3 Grading - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.6482	0.0000	6.6482	3.3783	0.0000	3.3783			0.0000			0.0000
Off-Road	3.4470	35.7559	27.8656	0.0718		1.4426	1.4426		1.3272	1.3272		6,953.1142	6,953.1142	2.2488		7,009.3336
Total	3.4470	35.7559	27.8656	0.0718	6.6482	1.4426	8.0908	3.3783	1.3272	4.7054		6,953.1142	6,953.1142	2.2488		7,009.3336

Main Street Tower (Proposed) - South Coast AQMD Air District, Summer

3.3 Grading - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0549	1.8206	0.5807	8.7300e-003	0.2181	3.3800e-003	0.2215	0.0596	3.2300e-003	0.0628		947.7364	947.7364	0.0602		949.2416
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0372	0.0224	0.3217	1.0300e-003	0.1118	7.8000e-004	0.1126	0.0296	7.2000e-004	0.0304		102.7930	102.7930	2.4300e-003		102.8537
Total	0.0921	1.8429	0.9024	9.7600e-003	0.3299	4.1600e-003	0.3341	0.0892	3.9500e-003	0.0931		1,050.5294	1,050.5294	0.0626		1,052.0953

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.9917	0.0000	2.9917	1.5202	0.0000	1.5202			0.0000			0.0000
Off-Road	3.4470	35.7559	27.8656	0.0718		1.4426	1.4426		1.3272	1.3272	0.0000	6,953.1142	6,953.1142	2.2488		7,009.3336
Total	3.4470	35.7559	27.8656	0.0718	2.9917	1.4426	4.4343	1.5202	1.3272	2.8474	0.0000	6,953.1142	6,953.1142	2.2488		7,009.3336

Main Street Tower (Proposed) - South Coast AQMD Air District, Summer

3.3 Grading - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0549	1.8206	0.5807	8.7300e-003	0.2181	3.3800e-003	0.2215	0.0596	3.2300e-003	0.0628		947.7364	947.7364	0.0602		949.2416
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0372	0.0224	0.3217	1.0300e-003	0.1118	7.8000e-004	0.1126	0.0296	7.2000e-004	0.0304		102.7930	102.7930	2.4300e-003		102.8537
Total	0.0921	1.8429	0.9024	9.7600e-003	0.3299	4.1600e-003	0.3341	0.0892	3.9500e-003	0.0931		1,050.5294	1,050.5294	0.0626		1,052.0953

3.3 Grading - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.6482	0.0000	6.6482	3.3783	0.0000	3.3783			0.0000			0.0000
Off-Road	3.3568	33.6477	27.5469	0.0718		1.3572	1.3572		1.2486	1.2486		6,952.5891	6,952.5891	2.2486		7,008.8043
Total	3.3568	33.6477	27.5469	0.0718	6.6482	1.3572	8.0054	3.3783	1.2486	4.6269		6,952.5891	6,952.5891	2.2486		7,008.8043

Main Street Tower (Proposed) - South Coast AQMD Air District, Summer

3.3 Grading - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0553	1.8100	0.5900	8.6900e-003	3.4733	3.3500e-003	3.4766	0.8585	3.2100e-003	0.8618		944.2620	944.2620	0.0601		945.7655
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0352	0.0204	0.3005	1.0000e-003	0.1118	7.7000e-004	0.1125	0.0296	7.1000e-004	0.0304		99.4209	99.4209	2.2300e-003		99.4765
Total	0.0906	1.8303	0.8905	9.6900e-003	3.5850	4.1200e-003	3.5892	0.8882	3.9200e-003	0.8921		1,043.6829	1,043.6829	0.0624		1,045.2420

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.9917	0.0000	2.9917	1.5202	0.0000	1.5202			0.0000			0.0000
Off-Road	3.3568	33.6477	27.5469	0.0718		1.3572	1.3572		1.2486	1.2486	0.0000	6,952.5891	6,952.5891	2.2486		7,008.8043
Total	3.3568	33.6477	27.5469	0.0718	2.9917	1.3572	4.3489	1.5202	1.2486	2.7688	0.0000	6,952.5891	6,952.5891	2.2486		7,008.8043

Main Street Tower (Proposed) - South Coast AQMD Air District, Summer

3.3 Grading - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0553	1.8100	0.5900	8.6900e-003	3.4733	3.3500e-003	3.4766	0.8585	3.2100e-003	0.8618		944.2620	944.2620	0.0601		945.7655
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0352	0.0204	0.3005	1.0000e-003	0.1118	7.7000e-004	0.1125	0.0296	7.1000e-004	0.0304		99.4209	99.4209	2.2300e-003		99.4765
Total	0.0906	1.8303	0.8905	9.6900e-003	3.5850	4.1200e-003	3.5892	0.8882	3.9200e-003	0.8921		1,043.6829	1,043.6829	0.0624		1,045.2420

3.4 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.2815	18.8049	23.2274	0.0406		0.7924	0.7924		0.7686	0.7686		3,753.7370	3,753.7370	0.5385		3,767.1993
Total	2.2815	18.8049	23.2274	0.0406		0.7924	0.7924		0.7686	0.7686		3,753.7370	3,753.7370	0.5385		3,767.1993

Main Street Tower (Proposed) - South Coast AQMD Air District, Summer

3.4 Building Construction - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1220	4.3695	1.1979	0.0156	0.4096	4.8700e-003	0.4145	0.1179	4.6600e-003	0.1226		1,669.8770	1,669.8770	0.0872		1,672.0561
Worker	1.1451	0.6627	9.7664	0.0324	3.6327	0.0250	3.6577	0.9634	0.0230	0.9864		3,231.1791	3,231.1791	0.0723		3,232.9870
Total	1.2671	5.0323	10.9643	0.0480	4.0423	0.0298	4.0722	1.0813	0.0276	1.1090		4,901.0560	4,901.0560	0.1595		4,905.0431

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.2815	18.8049	23.2274	0.0406		0.7924	0.7924		0.7686	0.7686	0.0000	3,753.7370	3,753.7370	0.5385		3,767.1993
Total	2.2815	18.8049	23.2274	0.0406		0.7924	0.7924		0.7686	0.7686	0.0000	3,753.7370	3,753.7370	0.5385		3,767.1993

Main Street Tower (Proposed) - South Coast AQMD Air District, Summer

3.4 Building Construction - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1220	4.3695	1.1979	0.0156	0.4096	4.8700e-003	0.4145	0.1179	4.6600e-003	0.1226		1,669.8770	1,669.8770	0.0872		1,672.0561
Worker	1.1451	0.6627	9.7664	0.0324	3.6327	0.0250	3.6577	0.9634	0.0230	0.9864		3,231.1791	3,231.1791	0.0723		3,232.9870
Total	1.2671	5.0323	10.9643	0.0480	4.0423	0.0298	4.0722	1.0813	0.0276	1.1090		4,901.0560	4,901.0560	0.1595		4,905.0431

3.4 Building Construction - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.1342	17.7090	23.1266	0.0406		0.6903	0.6903		0.6694	0.6694		3,754.0066	3,754.0066	0.5276		3,767.1970
Total	2.1342	17.7090	23.1266	0.0406		0.6903	0.6903		0.6694	0.6694		3,754.0066	3,754.0066	0.5276		3,767.1970

Main Street Tower (Proposed) - South Coast AQMD Air District, Summer

3.4 Building Construction - 2025

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1189	4.3314	1.1663	0.0155	0.4096	4.8000e-003	0.4144	0.1179	4.5900e-003	0.1225		1,660.3849	1,660.3849	0.0858		1,662.5293
Worker	1.0876	0.6061	9.0777	0.0311	3.6327	0.0245	3.6572	0.9634	0.0225	0.9860		3,103.9787	3,103.9787	0.0659		3,105.6267
Total	1.2065	4.9375	10.2440	0.0466	4.0423	0.0293	4.0716	1.0813	0.0271	1.1085		4,764.3636	4,764.3636	0.1517		4,768.1560

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.1342	17.7090	23.1266	0.0406		0.6903	0.6903		0.6694	0.6694	0.0000	3,754.0065	3,754.0065	0.5276		3,767.1970
Total	2.1342	17.7090	23.1266	0.0406		0.6903	0.6903		0.6694	0.6694	0.0000	3,754.0065	3,754.0065	0.5276		3,767.1970

Main Street Tower (Proposed) - South Coast AQMD Air District, Summer

3.4 Building Construction - 2025

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1189	4.3314	1.1663	0.0155	0.4096	4.8000e-003	0.4144	0.1179	4.5900e-003	0.1225		1,660.3849	1,660.3849	0.0858		1,662.5293
Worker	1.0876	0.6061	9.0777	0.0311	3.6327	0.0245	3.6572	0.9634	0.0225	0.9860		3,103.9787	3,103.9787	0.0659		3,105.6267
Total	1.2065	4.9375	10.2440	0.0466	4.0423	0.0293	4.0716	1.0813	0.0271	1.1085		4,764.3636	4,764.3636	0.1517		4,768.1560

3.5 Paving - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.4576	4.2908	7.2890	0.0114		0.2093	0.2093		0.1925	0.1925		1,103.3726	1,103.3726	0.3569		1,112.2939
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.4576	4.2908	7.2890	0.0114		0.2093	0.2093		0.1925	0.1925		1,103.3726	1,103.3726	0.3569		1,112.2939

Main Street Tower (Proposed) - South Coast AQMD Air District, Summer

3.5 Paving - 2025

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0335	0.0187	0.2793	9.6000e-004	0.1118	7.5000e-004	0.1125	0.0296	6.9000e-004	0.0303		95.5070	95.5070	2.0300e-003		95.5578
Total	0.0335	0.0187	0.2793	9.6000e-004	0.1118	7.5000e-004	0.1125	0.0296	6.9000e-004	0.0303		95.5070	95.5070	2.0300e-003		95.5578

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.4576	4.2908	7.2890	0.0114		0.2093	0.2093		0.1925	0.1925	0.0000	1,103.3726	1,103.3726	0.3569		1,112.2939
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.4576	4.2908	7.2890	0.0114		0.2093	0.2093		0.1925	0.1925	0.0000	1,103.3726	1,103.3726	0.3569		1,112.2939

Main Street Tower (Proposed) - South Coast AQMD Air District, Summer

3.5 Paving - 2025

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0335	0.0187	0.2793	9.6000e-004	0.1118	7.5000e-004	0.1125	0.0296	6.9000e-004	0.0303		95.5070	95.5070	2.0300e-003		95.5578
Total	0.0335	0.0187	0.2793	9.6000e-004	0.1118	7.5000e-004	0.1125	0.0296	6.9000e-004	0.0303		95.5070	95.5070	2.0300e-003		95.5578

3.6 Architectural Coating - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	23.1917					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.9752	7.0665	11.2705	0.0181		0.3103	0.3103		0.3060	0.3060		1,717.8909	1,717.8909	0.1772		1,722.3218
Total	24.1669	7.0665	11.2705	0.0181		0.3103	0.3103		0.3060	0.3060		1,717.8909	1,717.8909	0.1772		1,722.3218

Main Street Tower (Proposed) - South Coast AQMD Air District, Summer

3.6 Architectural Coating - 2025

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.2175	0.1212	1.8155	6.2300e-003	0.7266	4.9000e-003	0.7314	0.1927	4.5100e-003	0.1972		620.7957	620.7957	0.0132		621.1253
Total	0.2175	0.1212	1.8155	6.2300e-003	0.7266	4.9000e-003	0.7314	0.1927	4.5100e-003	0.1972		620.7957	620.7957	0.0132		621.1253

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	23.1917					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.9752	7.0665	11.2705	0.0181		0.3103	0.3103		0.3060	0.3060	0.0000	1,717.8909	1,717.8909	0.1772		1,722.3218
Total	24.1669	7.0665	11.2705	0.0181		0.3103	0.3103		0.3060	0.3060	0.0000	1,717.8909	1,717.8909	0.1772		1,722.3218

Main Street Tower (Proposed) - South Coast AQMD Air District, Summer

3.6 Architectural Coating - 2025

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.2175	0.1212	1.8155	6.2300e-003	0.7266	4.9000e-003	0.7314	0.1927	4.5100e-003	0.1972		620.7957	620.7957	0.0132		621.1253
Total	0.2175	0.1212	1.8155	6.2300e-003	0.7266	4.9000e-003	0.7314	0.1927	4.5100e-003	0.1972		620.7957	620.7957	0.0132		621.1253

3.6 Architectural Coating - 2026

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	23.1917					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.9752	7.0665	11.2705	0.0181		0.3103	0.3103		0.3060	0.3060		1,717.8909	1,717.8909	0.1772		1,722.3218
Total	24.1669	7.0665	11.2705	0.0181		0.3103	0.3103		0.3060	0.3060		1,717.8909	1,717.8909	0.1772		1,722.3218

Main Street Tower (Proposed) - South Coast AQMD Air District, Summer

3.6 Architectural Coating - 2026

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.2076	0.1116	1.6982	6.0000e-003	0.7266	4.7400e-003	0.7313	0.1927	4.3600e-003	0.1970		598.8136	598.8136	0.0121		599.1157
Total	0.2076	0.1116	1.6982	6.0000e-003	0.7266	4.7400e-003	0.7313	0.1927	4.3600e-003	0.1970		598.8136	598.8136	0.0121		599.1157

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	23.1917					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.9752	7.0665	11.2705	0.0181		0.3103	0.3103		0.3060	0.3060	0.0000	1,717.8909	1,717.8909	0.1772		1,722.3218
Total	24.1669	7.0665	11.2705	0.0181		0.3103	0.3103		0.3060	0.3060	0.0000	1,717.8909	1,717.8909	0.1772		1,722.3218

Main Street Tower (Proposed) - South Coast AQMD Air District, Summer

3.6 Architectural Coating - 2026

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.2076	0.1116	1.6982	6.0000e-003	0.7266	4.7400e-003	0.7313	0.1927	4.3600e-003	0.1970		598.8136	598.8136	0.0121		599.1157
Total	0.2076	0.1116	1.6982	6.0000e-003	0.7266	4.7400e-003	0.7313	0.1927	4.3600e-003	0.1970		598.8136	598.8136	0.0121		599.1157

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Main Street Tower (Proposed) - South Coast AQMD Air District, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.6721	7.8238	21.3422	0.0920	8.4529	0.0629	8.5158	2.2611	0.0584	2.3195		9,398.9507	9,398.9507	0.3880		9,408.6515
Unmitigated	1.6721	7.8238	21.3422	0.0920	8.4529	0.0629	8.5158	2.2611	0.0584	2.3195		9,398.9507	9,398.9507	0.3880		9,408.6515

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments High Rise	711.48	842.16	617.10	2,758,505	2,758,505
Enclosed Parking with Elevator	0.00	0.00	0.00		
Regional Shopping Center	361.00	422.63	213.38	606,202	606,202
Total	1,072.48	1,264.79	830.48	3,364,707	3,364,707

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments High Rise	14.70	5.90	8.70	40.20	19.20	40.60	100	0	0
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	50	0	50

4.4 Fleet Mix

Main Street Tower (Proposed) - South Coast AQMD Air District, Summer

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments High Rise	0.551582	0.041972	0.204917	0.113538	0.013798	0.005777	0.022002	0.036198	0.002156	0.001623	0.004914	0.000716	0.000809
Enclosed Parking with Elevator	0.551582	0.041972	0.204917	0.113538	0.013798	0.005777	0.022002	0.036198	0.002156	0.001623	0.004914	0.000716	0.000809
Regional Shopping Center	0.551582	0.041972	0.204917	0.113538	0.013798	0.005777	0.022002	0.036198	0.002156	0.001623	0.004914	0.000716	0.000809

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

Install Energy Efficient Appliances

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0947	0.8097	0.3467	5.1700e-003		0.0654	0.0654		0.0654	0.0654		1,033.2319	1,033.2319	0.0198	0.0189	1,039.3719
NaturalGas Unmitigated	0.0995	0.8503	0.3641	5.4300e-003		0.0687	0.0687		0.0687	0.0687		1,085.0118	1,085.0118	0.0208	0.0199	1,091.4595

Main Street Tower (Proposed) - South Coast AQMD Air District, Summer

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments High Rise	9166.44	0.0989	0.8448	0.3595	5.3900e-003		0.0683	0.0683		0.0683	0.0683		1,078.4043	1,078.4043	0.0207	0.0198	1,084.8127
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	56.1644	6.1000e-004	5.5100e-003	4.6300e-003	3.0000e-005		4.2000e-004	4.2000e-004		4.2000e-004	4.2000e-004		6.6076	6.6076	1.3000e-004	1.2000e-004	6.6468
Total		0.0995	0.8503	0.3641	5.4200e-003		0.0687	0.0687		0.0687	0.0687		1,085.0118	1,085.0118	0.0208	0.0199	1,091.4595

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments High Rise	8.73025	0.0942	0.8046	0.3424	5.1400e-003		0.0651	0.0651		0.0651	0.0651		1,027.0877	1,027.0877	0.0197	0.0188	1,033.1912
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	0.052226	5.6000e-004	5.1200e-003	4.3000e-003	3.0000e-005		3.9000e-004	3.9000e-004		3.9000e-004	3.9000e-004		6.1442	6.1442	1.2000e-004	1.1000e-004	6.1808
Total		0.0947	0.8097	0.3467	5.1700e-003		0.0654	0.0654		0.0654	0.0654		1,033.2319	1,033.2319	0.0198	0.0189	1,039.3719

6.0 Area Detail

Main Street Tower (Proposed) - South Coast AQMD Air District, Summer

6.1 Mitigation Measures Area

- Use only Natural Gas Hearths
- Use Low VOC Cleaning Supplies

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	8.3626	0.3450	29.9588	1.5800e-003		0.1662	0.1662		0.1662	0.1662	0.0000	54.0089	54.0089	0.0519	0.0000	55.3053
Unmitigated	8.3626	0.3450	29.9588	1.5800e-003		0.1662	0.1662		0.1662	0.1662	0.0000	54.0089	54.0089	0.0519	0.0000	55.3053

Main Street Tower (Proposed) - South Coast AQMD Air District, Summer

6.2 Area by SubCategory**Unmitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
SubCategory	lb/day										lb/day						
Architectural Coating	0.6100					0.0000	0.0000		0.0000	0.0000			0.0000				0.0000
Consumer Products	6.8507					0.0000	0.0000		0.0000	0.0000			0.0000				0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Landscaping	0.9019	0.3450	29.9588	1.5800e-003		0.1662	0.1662		0.1662	0.1662		54.0089	54.0089	0.0519			55.3053
Total	8.3626	0.3450	29.9588	1.5800e-003		0.1662	0.1662		0.1662	0.1662	0.0000	54.0089	54.0089	0.0519	0.0000		55.3053

Main Street Tower (Proposed) - South Coast AQMD Air District, Summer

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.6100					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	6.8507					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.9019	0.3450	29.9588	1.5800e-003		0.1662	0.1662		0.1662	0.1662		54.0089	54.0089	0.0519		55.3053
Total	8.3626	0.3450	29.9588	1.5800e-003		0.1662	0.1662		0.1662	0.1662	0.0000	54.0089	54.0089	0.0519	0.0000	55.3053

7.0 Water Detail

7.1 Mitigation Measures Water

- Install Low Flow Bathroom Faucet
- Install Low Flow Kitchen Faucet
- Install Low Flow Toilet
- Install Low Flow Shower

8.0 Waste Detail

8.1 Mitigation Measures Waste

- Institute Recycling and Composting Services

Main Street Tower (Proposed) - South Coast AQMD Air District, Summer

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
Emergency Generator	1	0.5	6	1000	0.73	Diesel

Boilers

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

Equipment Type	Number
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10.1 Stationary Sources

Unmitigated/Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Equipment Type	lb/day										lb/day					
Emergency Generator - Diesel (750 - 9999 HP)	0.8205	3.6694	2.0922	3.9400e-003		0.1207	0.1207		0.1207	0.1207		419.7571	419.7571	0.0589		421.2283
Total	0.8205	3.6694	2.0922	3.9400e-003		0.1207	0.1207		0.1207	0.1207		419.7571	419.7571	0.0589		421.2283

Main Street Tower (Proposed) - South Coast AQMD Air District, Summer

11.0 Vegetation
