

Appendix B

Technical Appendix for Air Quality and
Greenhouse Gas Emissions

AIR QUALITY AND GREENHOUSE GAS EMISSIONS METHODOLOGY

Modera Argyle Project

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Modera Argyle Project

Air Quality and Greenhouse Gas Emissions Methodology

1. Introduction

Eyestone Environmental has been retained to conduct a comprehensive greenhouse gas (GHG) and criteria air pollutant emissions assessment for the Modera Argyle Project (the “Project”). Emissions during both construction and operation of the Project were quantified. This assessment describes the methodology used to estimate the GHG and air pollutant emissions from existing and Project conditions and describes the methodology used to quantify GHG and air pollutant emission reductions from project design features and mitigation measures.

2. Air Pollutant and Greenhouse Gas Emissions Methodology

The Project would result in direct emissions of criteria pollutants and direct and indirect GHG emissions generated by different types of emissions sources, including:¹

- Direct Emissions:
 - Construction: emissions associated with demolition of existing uses, shoring, excavation, grading, and construction-related equipment and vehicular activity;
 - Area source: emissions associated with fireplaces, consumer products, architectural coatings, and landscape equipment;
 - Energy source (building operations): emissions associated with space heating and cooling, and water heating;

¹ *Direct sources of emissions include Project-related vehicular trips and onsite combustion of fossil fuels (e.g., natural gas, propane, gasoline, and diesel). Whereas, indirect sources of emissions include offsite emissions associated with purchased electricity and embodied energy (e.g., energy used to convey, treat, and distribute water and wastewater)*

- Mobile source: emissions associated with vehicles accessing the project site; and
- Stationary source: emissions associated with stationary equipment (e.g., emergency generators).
- Indirect Emissions:
 - Energy source (building operations): emissions associated with energy consumption, and lighting;
 - Solid Waste: emissions associated with the decomposition of the waste, which generates methane based on the total amount of degradable organic carbon; and
 - Water/Wastewater: emissions associated with energy used to pump, convey, deliver, and treat water.

a. Emission Inventories

Project-related construction and operation emissions were calculated using SCAQMD’s recommended California Emissions Estimator Model (CalEEMod). CalEEMod is a statewide land use emissions computer model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify potential criteria pollutant and GHG emissions associated with both construction and operations from a variety of land use projects. CalEEMod was developed in collaboration with the air districts of California. Data (e.g., emission factors, trip lengths, meteorology, source inventory, etc.) have been provided by the various California air districts to account for local requirements and conditions. The model is considered by the SCAQMD to be an accurate and comprehensive tool for quantifying criteria pollutant and GHG impacts from land use projects throughout California.²

CalEEMod utilizes widely accepted models for emission estimates combined with appropriate default data that can be used if site-specific information is not available. These models and default estimates use sources such as the USEPA AP-42 emission factors, CARB’s on-road emission model (EMission FACTor model (EMFAC)) and off-road equipment emission model (Off-road Emissions Inventory Program model (OFFROAD)).

² See www.caleemod.com.

(1) Construction

Construction activities would generate emissions from off-road equipment usage, on-road vehicle travel (truck hauling, vendor deliveries, and workers commuting), architectural coating, and paving. Each of these source types is discussed in more detail below. The Project's construction emissions were calculated using the SCAQMD recommended CalEEMod (Version 2016.3.2). Please refer to CalEEMod construction output files for a complete listing of construction details modeled. CalEEMod default values were used for equipment and vehicle emission factors, equipment load factors and vehicle trip lengths. It should be noted that the maximum daily emissions were predicted values for the worst-case day and do not represent the emissions that would occur for every day of Project construction. The maximum daily emissions were compared to the SCAQMD daily regional numeric indicators. Annual emissions were calculated based on the total number of hours each piece of equipment was used and the total number of vehicular trips (i.e., worker, vendor, and haul) over the duration of construction. In accordance with the SCAQMD's guidance, GHG emissions from construction were amortized over the lifetime of the Project. The SCAQMD defines the lifetime of a project as 30 years.³ Therefore, total construction GHG emissions were divided by 30 to determine an annual construction emissions estimate comparable to operational emissions.

(a) Emissions from Construction Equipment

The emission calculations associated with construction equipment are from off-road equipment engine use based on the equipment list and phase length. Since the majority of the off-road construction equipment used for construction projects are diesel fueled, CalEEMod assumes all of the equipment operates on diesel fuel. Construction equipment emissions vary with engine model years in which newer equipment will emit fewer pollutants. As a conservative assumption, the CalEEMod model uses an emission rate for equipment which represents an average model year for available equipment within the Air Basin. CalEEMod calculates the exhaust emissions based on CARB OFFROAD methodology using the equation presented below.

Construction Off-Road Equipment:

$$\text{Emissions Diesel [lbs]} = \left(\sum_i (\text{EF}_i \times \text{Pop}_i \times \text{AvgHP}_i \times \text{Load}_i \times \text{Activity}_i) \right)$$

Where: EF_i = Emission factor from OFFROAD (lbs/hr)

Pop_i = Population (quantity of same equipment)

³ SCAQMD, *Interim CEQA GHG Significance Threshold for Stationary Sources, Rules and Plans, 2008.*

- AvgHP_i = Maximum rated average horsepower (hp)
 Load_i = Load Factor (dimensionless)
 Activity_i = Hours of operation (hours)
i = Summation index

Fugitive dust emissions from use of off-road equipment were also calculated using CalEEMod based on the types of equipment used during grading activities and based on the amount of import/export from loading or unloading dirt into haul trucks. These methods have been adapted from USEPA's AP-42 method for Western Coal Mining. As recommended by SCAQMD, the fugitive dust emissions from the grading phase are calculated using the methodology described in USEPA AP-42. PM₁₀ and PM_{2.5} emissions from fugitive dust will be controlled by watering the construction site three times a day consistent with SCAQMD Rule 403 and were estimated to be reduced by 61 percent.

(b) Emissions from On-Road Trips

Construction generates on-road vehicle exhaust, evaporative, and dust emissions from personal vehicles for worker commuting, vendor deliveries, and trucks for soil and material hauling. These emissions are based on the number of trips and VMT along with emission factors from EMFAC. The emissions from mobile sources were calculated with the trip rates, trip lengths and emission factors for running from EMFAC as follows:

Construction On-Road Equipment:

Emissions pollutant (lbs) = VMT * EF running, pollutant

Where: VMT = vehicle miles traveled (miles)

EF running,pollutant = emission factor for running emissions (lbs/VMT)

Evaporative emissions, starting and idling emissions in CalEEMod were calculated by multiplying the number of trips times the respective emission factor for each pollutant.

(c) Emissions from Architectural Coating

VOC off-gassing emissions result from evaporation of solvents contained in surface coatings. CalEEMod calculates the VOC evaporative emissions from application of residential and non-residential surface coatings using the following equation:

Construction Architectural Coating Emissions:

$$\text{Emissions Architectural Coatings (lbs)} = \text{EF}_{\text{AC}} \times F \times A_{\text{paint}}$$

Where: EF_{AC} = Emission Factor (lb/sf)

A_{paint} = Building Surface Area (sf)

The CalEEMod tool assumes the total surface for painting equals 2.7 times the floor square footage for residential and 2 times that for nonresidential square footage. All of the land use information provided by a metric other than square footage will be converted to square footage using the default conversions or user defined equivalence.

F = fraction of surface area [%].

The default values based on SCAQMD methods used in their coating rules are 75 percent for the interior surfaces and 25 percent for the exterior shell. Parking areas are based on 6-percent coverage.

The emission factor (EF) is based on the VOC content of the surface coatings and is calculated estimated using the equation below:

$$\text{EF}_{\text{AC}} = C_{\text{VOC}}/454(\text{g/lb}) \times 3.785(\text{L/gal})/180(\text{sf})$$

Where: EF = emission factor (lb/sf)

C = VOC content (g/L or gram per liter)

The emission factors for coating categories were calculated using the equation above based on default VOC content from provided by the air districts or CARB's statewide limits in CalEEMod. Architectural coating VOC emission factors are also consistent with SCAQMD Rule 1113 as discussed above.

(d) Emissions from Paving

CalEEMod estimates VOC off-gassing emissions associated with asphalt paving of parking lots using the following equation:

$$\text{Emissions}_{\text{AP}} (\text{lbs}) = \text{EF}_{\text{AP}} \times A_{\text{parking}}$$

Where: EF = emission factor (lb/acre)

A = area of the parking lot (acre)

Note: The Sacramento Metropolitan Air Quality Management District (SMAQMD) default emission factor is 2.62 lb/acre.

(2) Operation

Similar to construction, the SCAQMD-recommended CalEEMod was used to calculate potential emissions generated by the Project, including area source, energy sources (electricity and natural gas), mobile source, solid waste generation and disposal, and water usage/wastewater generation.

(3) Area Source Emissions

Area source emissions were calculated using the CalEEMod emissions inventory model, which includes consumer products, architectural coatings, fireplaces and landscape maintenance equipment. Pollutant emissions generated by the Project were calculated using CalEEMod defaults, based upon the land uses that will be included in each project.

Consumer products are chemically formulated products used by household and institutional consumers, including, but not limited to, detergents; cleaning compounds; polishes; floor finishes; cosmetics; personal care products; home, lawn, and garden products; disinfectants; sanitizers; aerosol paints; and automotive specialty products; but does not include other paint products, furniture coatings, or architectural coatings. SCAQMD did an evaluation of consumer product use compared to the total square footage of buildings using data from CARB consumer product Emission Inventory. To calculate the VOC emissions from consumer product use, the following equation was used in CalEEMod:

$$\text{Emissions Consumer Products (lbs)} = \text{EF}_{\text{CP}} \times \text{Building Area}$$

Where:

EF_{CP} = pounds of VOC per building square foot

The factor is 1.98×10^{-5} lbs/sf for SCAQMD areas.

Building Area = the total square footage of all buildings including residential square footage

VOC off-gassing emissions result from evaporation of solvents contained in surface coatings such as in paints and primers. The operational emission methodology from architecture coating is the same as the construction methodology discussed above. All land

use buildings are assumed to be repainted at a rate of 10 percent of area per year. This is based on the assumptions used by SCAQMD.

GHG emissions associated with natural gas fired fireplaces are calculated using emission factors from the California Climate Action Registry (CCAR). The criteria pollutant emission factors are based on AP-42. Annual fireplace usage was calculated based on CalEEMod specific usage rates within Los Angeles County. Criteria pollutant emissions from natural gas fireplaces/stoves are computed by CalEEMod in a similar manner with emission factors also coming from AP-42.⁴ Project Design Feature GHG-PDF-2 prohibits the use of natural gas-fueled fireplaces in the proposed residential units.

The combustion of fossil fuels to operate landscape equipment such as lawnmowers and trimmers, results in pollutant emissions. The emissions occur on-site and are considered a direct source of pollutant emissions. The emissions for landscaping equipment are based on the size of the land uses, the pollutant emission factors for fuel combustion. Pollutant emissions from landscaping equipment are generally calculated in CalEEMod as follows:

Landscaping Equipment:

$$\text{Landscaping Equipment Emissions [lbs]} = (\sum_i (\text{Units} \times \text{EF}_{\text{LE}} \times \text{A}_{\text{LE}})_i)$$

Where: Units = Number of land use units (same land use type) [1,000 sf]

EF_{LE} = Emission factor [grams (g)/1,000 sfday]

i = Summation index

Note: For residential land uses, emission factors are specified in units of dwelling units (DU) instead of 1,000 sf.

(4) Energy Emissions (Electricity and Natural Gas)

Pollutant emissions are emitted as a result of activities in buildings when electricity and natural gas are used as energy sources. Combustion of any type of fuel emits pollutant emissions directly into the atmosphere; when this occurs in a building, it is a direct emission source associated with that building. Pollutant emissions are also emitted during the generation of electricity from fossil fuels. When electricity is used in a building, the

⁴ USEPA. 1998. AP-42 Emission Factors. Chapter 1.4 Natural Gas Combustion, Pages 5-6, Tables 1.4-1 and 1.4-2, <http://www.epa.gov/ttnchie1/ap42/ch01/final/c01s04.pdf>.

electricity generation typically takes place off-site at the power plant; electricity use in a building generally causes emissions in an indirect manner.

Energy demand emissions were calculated using the CalEEMod emissions inventory model. Energy use in buildings is divided into energy consumed by the built environment and energy consumed by uses that are independent of the construction of the building such as in plug-in appliances. CalEEMod calculates energy use from systems covered by Title 24 Building Energy Efficiency Standards (e.g., heating, ventilation, and air conditioning [HVAC] system, water heating system, and lighting system); energy use from lighting; and energy use from office equipment, appliances, plug-ins, and other sources not covered by Title 24 or lighting.

Consistent with Table IV.J-1 and Table IV.J-2 in Section IV.J, Energy Conservation and Infrastructure, of this Draft EIR, CalEEMod energy demand is based on the California Energy Commission (CEC) sponsored California Commercial End Use Survey (CEUS) study.⁵ The data is specific for climate zones and, therefore, Zone 11 was selected for the Project Site based on the ZIP Code tool. Since these studies are based on older buildings, CalEEMod provides adjustments to account for changes to the 2016 Title 24 building codes.

(a) Electricity

Because power plants are existing stationary sources permitted by air districts and/or the USEPA, criteria pollutant emissions are generally associated with the power plants themselves, and not individual buildings or electricity users. Additionally, criteria pollutant emissions from power plants are subject to local, state, and federal control measures, which can be considered to be the maximum feasible level of mitigation for stack emissions. In contrast, GHG emissions from power plants are not subject to stationary source permitting requirements to the same degree as criteria pollutants. As such, GHGs emitted by power plants may be indirectly attributed to individual buildings and electricity users, who have the greatest ability to decrease usage by applying mitigation measures to individual electricity “end uses.” CalEEMod therefore calculates GHG emissions (but not criteria pollutant emissions) from regional power plants associated with building electricity use.

Emissions associated with electricity demand are based on the size of the residential, commercial and retail land uses, the electrical demand factors for the land uses, the emission factors for the electricity utility provider, and the GWP values for the

⁵ CEC, *Commercial End-Use Survey, March 2006*.

GHGs emitted. Annual electricity GHG emissions in units of MTCO₂e are calculated as follows:

Electricity:

$$\text{Annual Emissions [MTCO}_2\text{e]} = (\sum_i (\text{Units} \times D_E \times EF_E \times \text{GWP})_i) \div 2,204.62$$

Where: Units = Number of land use units (same land use type) [1,000 sf]
 D_E = Electrical demand factor [megawatt-hour (MWh)/1,000 sf/yr]
 EF_E = GHG emission factor [pounds per megawatt-hour (MWh)]
 GWP = Global warming potential [CO₂ = 1, CH₄ = 21, N₂O = 310]
 2,204.62 = Conversion factor [pounds/MT]
i = Summation index

Note: For residential land uses, emission factors are specified in units of dwelling units (DU) instead of 1,000 sf.

GHG emissions from electricity use are directly dependent on the electricity utility provider. The Los Angeles Department of Water and Power (LADWP) provides electric service to the Project Site. Thus, GHG intensity factors for LADWP were selected in CalEEMod. Intensity factors for GHGs due to electrical generation to serve the electrical demands of the existing condition were obtained from the LAWDP 2016 Power Integrated Resource Plan, which provides a CO₂ intensity of 1,094 pounds of CO₂ per MWh. Currently, LADWP provides 29 percent of electricity via renewable sources.⁶ By 2020, LADWP is expecting to meet the State's Renewables Portfolio Standard of at least 33 percent of electricity via renewable sources and achieve a CO₂ intensity of 840 pounds of CO₂ per MWh. Emission factors for CH₄ and N₂O were obtained from the CalEEMod.

(b) Natural Gas

The direct source emissions associated with natural gas combustion are based on the size of the land uses and the natural gas combustion factors for the land uses in units of million British thermal units (MMBtu). Natural gas emissions are calculated in CalEEMod as follows:

⁶ California Energy Commission, *Utility Annual Power Content Labels for 2016*, www.energy.ca.gov/pcl/labels/.

Natural Gas:

$$\text{Natural Gas Emissions (lbs)} = (\sum_i (\text{Units} \times D_{\text{NG}} \times EF_{\text{NG}})_i)$$

Where: Units = Number of land use units (same land use type) [1,000 sf]
 D_{NG} = Natural Gas combustion factor [MMBtu/1,000 sf]
 EF_{NG} = Natural Gas combustion factor [pounds/MMBtu]
 i = Summation index

Note: For residential land uses, emission factors are specified in units of dwelling units (DU) instead of 1,000 sf.

(5) Mobile Source Emissions

Mobile-source emissions were calculated using the CalEEMod emissions inventory model. CalEEMod calculates the emissions associated with on-road mobile sources associated with residents, employees, visitors, and delivery vehicles visiting the Project Site based on the number of daily trips generated and vehicle miles traveled (VMT). CalEEMod calculates VMT based on the type of land use, trip purpose, trip type percentages for each land use subtype in the project (primary, diverted, and pass-by). The model assumes that diverted trips are assumed to be 25 percent of the primary trip lengths and pass-by trips are assumed to be 0.1 mile in length and are a result of no diversion from the primary route. The Los Angeles County urban primary trip distance was selected for this analysis. Modeling was also conducted using the Los Angeles County vehicle fleet mix for all vehicle types as provided in EMFAC2014.

Mobile source emissions were generally calculated in CalEEMod as follows:

Mobile:

$$\text{Mobile Emissions [lbs]} = (\sum_i (\text{Units} \times \text{ADT} \times D_{\text{TRIP}} \times \text{EF}_i)$$

Where: Units = Number of vehicles (same vehicle model year and class)

ADT = Average daily trip rate [trips/day]

D_{TRIP} = Trip distance [miles/trip]

EF = Pollutant emission factor [pounds per mile]

i = Summation index

Note: For residential land uses, emission factors are specified in units of dwelling units (DU) instead of 1,000 sf.

Mobile source operational emissions were calculated based on the Project trip-generation estimates provided by Gibson Transportation Consulting, Inc.⁷ As discussed in Section IV.G, Transportation/Traffic, of this Draft EIR, to calculate peak hour trip estimates, the number of residential units and amount of building area for the commercial retail and restaurant uses were multiplied by the applicable trip-generation rates based on the Institute of Transportation Engineers' (ITE) *Trip Generation, 9th Edition*.⁸ The Project trip-generation accounts for implementation of Project Design Feature GHG-PDF-3, which would require 20 percent of the total code-required parking spaces be capable of supporting future electric vehicle supply equipment (EVSE) and Project Design Feature GHG-PDF-4, which would require 5 percent of the total code-required parking spaces with EV charging stations and/or outlets for plugin. The Draft EIR conservatively does not include reductions from of GHG missions from mobile sources from implementation of Project Design Features GHG-PDF-3 and GHG-PDF-4.

The Project design also includes characteristics that would reduce trips and VMT as compared to a standard project within the air basin as measured by the air quality model (CalEEMod). The Project represents an infill development within an existing urbanized area that would concentrate new residential and commercial retail and restaurant uses within an HQTAs. The Project Site is located approximately 0.28 mile from the Metro Red Line Hollywood/Vine Station. In addition, the Project Site is served by one Metro Rapid line, seven Metro Local lines, and three LADOT Downtown Area Shuttle (DASH) lines. The

⁷ Gibson Transportation Consulting Inc., *Transportation Impact Study for the Modera Argyle Project, Hollywood, California, March 2018*.

⁸ As discussed above, while the Project includes an option for grocery store uses, for purposes of this analysis, the Project's proposed retail and restaurant option was analyzed instead, as it is the more conservative option due to greater number of mobile trips.

Project would provide short- and long-term bicycle parking spaces as required by the LAMC, in addition to bicycle-serving amenities that would further encourage biking. Project characteristics that would reduce trips and VMT in comparison to a standard project within the air basin as measured by CalEEMod were provided in the CalEEMod output files.

(6) Stationary Source (Emergency Generator Emissions)

Emissions of GHGs associated with use of emergency generators were calculated using CalEEMod, in which emission factors are based on Table 3.4-1 (Gaseous Emission Factors for Large Stationary Diesel Engines) from EPA's AP-42: Compilation of Air Pollutant Emission Factors. The emissions are based on the horsepower rating of the diesel generator and the number of hours operated per year for testing purposes. Annual emergency generator GHG emissions in units of MTCO₂e were calculated as follows:

Emergency Generator:

$$\text{Emissions [lbs]} = (\text{Total HP} \times \text{LF} \times \text{HR} \times \text{EF})$$

Where: Total HP = Total horsepower of emergency generators (Hp)

LF = Load Factor (CalEEMod default of 0.73)

HR = Hours Operated per Year

EF = AP-42 Emission Factor of 1.16 lb/hp-hr)

(7) Solid Waste Emissions

The generation of municipal solid waste (MSW) from day-to-day operational activities generally consists of product packaging, grass clippings, furniture, clothing, bottles, food scraps, newspapers, plastic, and other items routinely disposed of in trash bins. A portion of the MSW is diverted to waste recycling and reclamation facilities. Waste that is not diverted is usually sent to local landfills for disposal. MSW that is disposed in landfills results in GHG emissions of CO₂ and CH₄ from the decomposition of the waste that occurs over the span of many years.

Emissions of GHGs associated with solid waste disposal were calculated using the CalEEMod emissions inventory model. The emissions are based on the size of the retail and restaurant land uses, the waste disposal rate for the land uses, the waste diversion rate, the GHG emission factors for solid waste decomposition, and the GWP values for the GHGs emitted. Annual waste disposal GHG emissions in units of MTCO₂e were calculated in CalEEMod as follows:

Solid Waste:

$$\text{Annual Emissions [MTCO}_2\text{e]} = (\sum_i (\text{Units} \times D_{\text{MSW}} \times EF_{\text{MSW}} \times \text{GWP})_i) \div 1.1023$$

Where: Units = Number of land use units (same land use type) [1,000 sf]

D_{MSW} = Waste disposal rate [tons/1,000 sf/yr]

EF_{MSW} = GHG emission factor [tons/ton waste]

GWP = Global warming potential [$\text{CO}_2 = 1$, $\text{CH}_4 = 21$, $\text{N}_2\text{O} = 310$]

1.1023 = Conversion factor [tons/MT]

i = Summation index

Note: For residential land uses, emission factors are specified in units of dwelling units (DU) instead of 1,000 sf.

CalEEMod allows the input of several variables to quantify solid waste emissions. The model requires the amount of waste disposed, which is the product of the waste disposal rate times the land use units. CalEEMod default annual solid waste disposal rates used. The GHG emission factors, particularly for CH_4 , depend on characteristics of the landfill, such as the presence of a landfill gas capture system and subsequent flaring or energy recovery. The default values, as provided in CalEEMod, for landfill gas capture (e.g., no capture, flaring, energy recovery), which are statewide averages, were used in this assessment. The Project includes a 50 percent diversion rate as required by the City of Los Angeles.

(8) Water Usage and Wastewater Generation Emissions

GHG emissions are related to the energy used to convey, treat, and distribute water and wastewater. Thus, these emissions are generally indirect emissions from the production of electricity to power these systems. Three processes are necessary to supply potable water and include: (1) supply and conveyance of the water from the source; (2) treatment of the water to potable standards; and (3) distribution of the water to individual users. After use, energy is used as the wastewater is treated and reused as reclaimed water.

Emissions related to water usage and wastewater generation were calculated using the CalEEMod emissions inventory model. The emissions are based on the size of the land uses, the water demand factors, the electrical intensity factors for water supply, treatment, and distribution and for wastewater treatment, the GHG emission factors for the electricity utility provider, and the GWP values for the GHGs emitted. CalEEMod default

annual water demand and wastewater rates were used. GHG emissions due to electricity are calculated in CalEEMod as follows for indoor and outdoor water demand:

Water Supply, Treatment, and Distribution; Wastewater Treatment (electricity):

$$\text{Annual Emissions [MTCO}_2\text{e]} = \frac{(\sum_i (\text{Units} \times D_w \times (E_{I_w} \div 1,000) \times EF_w \times GWP)_i)}{2,204.62}$$

Where: Units	=	Number of land use units (same land use type) [1,000 sf]
D_w	=	Water demand factor [million gallons (Mgal)/1,000 sf/yr]
E_{I_w}	=	Electricity intensity factor [kilowatt-hours (kWh)/Mgal]
1,000	=	Conversion factor [kWh/MWh]
EF_w	=	GHG emission factor [pounds/MWh]
GWP	=	Global warming potential [$\text{CO}_2 = 1$, $\text{CH}_4 = 21$, $\text{N}_2\text{O} = 310$]
2,205	=	Conversion factor [pounds/MT]
i	=	Summation index

Note: For residential land uses, emission factors are specified in units of dwelling units (DU) instead of 1,000 sf.

CalEEMod provides options to account for the use of water saving features such as the use of low-flow water fixtures (e.g., low-flow faucets, low-flow toilets). The same electricity GHG emissions factors discussed above were used for water and wastewater energy usage. In addition, the calculation of Project GHG emissions from water/wastewater usage accounts for a 20 percent reduction in water/wastewater emissions with implementation of Project Design Feature WAT-PDF-1 provided in Section IV.I.1, Utilities and Service Systems—Water Supply and Infrastructure, of this Draft EIR.

AQ

CONSTRUCTION**Regional**

	ROG	NOx	CO	SO2	PM10 Total	PM2.5 Total
Year						
2020	2.3	22.7	15.9	0.0	1.7	1.1
2021	3.4	78.3	27.9	0.2	6.5	2.3
2022	2.9	21.3	22.3	0.1	2.8	1.4
2023	22.6	30.3	35.2	0.1	4.3	2.0
Maximum	22.6	78.3	35.2	0.2	6.5	2.3

On-site

	NOx	CO	PM10 Total	PM2.5 Total
Year				
2020	20.5	14.8	1.2	1.0
2021	26.1	20.7	1.2	1.1
2022	19.9	18.0	0.9	0.8
2023	28.8	28.5	1.3	1.2
Maximum	28.8	28.5	1.3	1.2

OPERATION**Baseline at Buildout**

	ROG	NOx	CO	SO2	PM10 Total	PM2.5 Total
Area	1.3894	0.0001	0.0107	0.0000	0.0000	0.0000
Energy	0.0073	0.0667	0.0560	0.0004	0.0051	0.0051
Mobile	0.7728	2.9919	5.9869	0.0173	1.3410	0.3686
Stationary						
Total	2.1695	3.0587	6.0537	0.0177	1.3462	0.3737

Project at Buildout

	ROG	NOx	CO	SO2	PM10 Total	PM2.5 Total
Area	6.3841	0.2961	22.8341	0.0014	0.1289	0.1289
Energy	0.1724	1.5278	1.0298	0.0094	0.1191	0.1191
Mobile	4.0634	15.6088	30.1101	0.0839	6.3703	1.7528
Stationary	0.6767	0.2414	1.2553	0.0024	0.0097	0.0097
Total	11.2966	17.6741	55.2293	0.0971	6.6279	2.0104

Net

	ROG	NOx	CO	SO2	PM10 Total	PM2.5 Total
Area	5	0	23	0	0	0
Energy	0	1	1	0	0	0
Mobile	3	13	24	0	5	1
Stationary	1	0	1	0	0	0
Total	9	15	49	0	5	2

On-site

	NOx	CO	PM10 Total	PM2.5 Total
Area	0	23	0	0
Energy	1	1	0	0
Stationary	0	1	0	0
	1	25	0	0

Step 1. Determine Allowable Increase using 98th percentile NO2 and Max NO2 data

Central LA NO2 Monitoring Data

SRA	City	Design Value	98th percentile, ppb			
		2014-2016	2013	2014	2015	2016
1	CELA	64	69	62	61	

Threshold (ppb) Allowable Increase (ppb)
100 36

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

Threshold (ppb) Allowable Increase (ppb)
180 60

Max Hourly vs. 98th Percentile Ratio (Allowable Increase)	60%
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Step 2. Use ratio in Step 1 to determine LST lookup value. Extrapolate/Interpolate LST look-up value for project area

LST Threshold (SRA 1, 25 meter receptor)

Project Size (acres)	NO2 (lbs/day)	98th Percentile NO2 (lbs/day)	CO (lbs/day)	PM10 (lbs/day)	PM2.5 (lbs/day)	PM10 Ops (lbs/day)	PM2.5 Ops (lbs/day)	
1	74	44	680	5	3	2	1	
2	108	64	1048	8	5	2	2	
5	161	96	1861	16	8	4	2	
1.1	82	49	743	5	3	2	1	<----Interpolated Value

Moderna Argyle - South Coast Air Basin, Winter

Moderna Argyle
South Coast Air Basin, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	412.00	Space	3.71	164,800.00	0
Apartments High Rise	276.00	Dwelling Unit	4.45	233,250.00	789
Supermarket	27.00	1000sqft	0.62	27,000.00	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	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

Project Characteristics -

Land Use - see assumptions

Construction Phase - see Construction Assumptions

Off-road Equipment -

Off-road Equipment - see Construction Assumptions

Argyle
Construction (Regional)

Off-road Equipment - see Construction Assumptions

Off-road Equipment - see Construction Assumptions

Off-road Equipment - see Construction Assumptions

Off-road Equipment - see Construction Assumptions

Trips and VMT - see Construction Assumptions

105 trips per day may during grading. Trucks assumed to be travelling to District 111a Landfill (50 mi round trip)

Demolition -

Grading -

Construction Off-road Equipment Mitigation -

Architectural Coating -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	109.00
tblConstructionPhase	NumDays	230.00	424.00
tblConstructionPhase	NumDays	20.00	44.00
tblConstructionPhase	NumDays	20.00	130.00
tblConstructionPhase	NumDays	20.00	109.00
tblConstructionPhase	NumDays	10.00	55.00
tblEnergyUse	LightingElect	1.75	2.63
tblEnergyUse	LightingElect	7.03	7.22
tblEnergyUse	NT24E	3,054.10	3,277.06
tblEnergyUse	T24E	164.54	194.04
tblEnergyUse	T24E	4.42	4.63
tblEnergyUse	T24NG	4,385.94	6,328.91
tblEnergyUse	T24NG	9.83	9.88
tblGrading	AcresOfGrading	0.00	10.00
tblGrading	MaterialExported	0.00	89,000.00
tblLandUse	LandUseSquareFeet	276,000.00	233,250.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00

Argyle
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tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblTripsAndVMT	HaulingTripLength	20.00	40.00
tblTripsAndVMT	HaulingTripLength	20.00	50.00
tblTripsAndVMT	HaulingTripNumber	114.00	226.00
tblTripsAndVMT	HaulingTripNumber	11,125.00	16,250.00
tblTripsAndVMT	VendorTripLength	6.90	20.00
tblTripsAndVMT	VendorTripNumber	0.00	5.00
tblTripsAndVMT	VendorTripNumber	0.00	5.00
tblTripsAndVMT	VendorTripNumber	0.00	30.00
tblTripsAndVMT	VendorTripNumber	58.00	30.00
tblTripsAndVMT	VendorTripNumber	0.00	10.00
tblTripsAndVMT	VendorTripNumber	0.00	10.00
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tblTripsAndVMT	WorkerTripNumber	13.00	20.00

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Construction (Regional)

tblTripsAndVMT	WorkerTripNumber	23.00	100.00
tblTripsAndVMT	WorkerTripNumber	269.00	150.00
tblTripsAndVMT	WorkerTripNumber	13.00	50.00
tblTripsAndVMT	WorkerTripNumber	54.00	50.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2020	2.2668	22.6998	15.8532	0.0395	1.0623	1.0088	2.0711	0.2179	0.9680	1.1860	0.0000	3,901.6930	3,901.6930	0.6366	0.0000	3,917.6087
2021	3.3874	78.3070	27.9126	0.2481	5.8687	1.1786	6.6261	1.5832	1.1454	2.2899	0.0000	26,613.8942	26,613.8942	2.3649	0.0000	26,673.0162
2022	2.8929	21.2671	22.3397	0.0530	1.8686	0.8961	2.7647	0.4999	0.8522	1.3522	0.0000	5,150.2369	5,150.2369	0.7380	0.0000	5,168.6875
2023	22.6336	30.3018	35.1720	0.0853	3.1144	1.2233	4.3376	0.8332	1.1563	1.9895	0.0000	8,327.6736	8,327.6736	1.2655	0.0000	8,359.3118
Maximum	22.6336	78.3070	35.1720	0.2481	5.8687	1.2233	6.6261	1.5832	1.1563	2.2899	0.0000	26,613.8942	26,613.8942	2.3649	0.0000	26,673.0162

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					

Argyle
Construction (Regional)

2020	2.2668	22.6998	15.8532	0.0395	0.7211	1.0088	1.7299	0.1663	0.9680	1.1343	0.0000	3,901.6930	3,901.6930	0.6366	0.0000	3,917.6087
2021	3.3874	78.3070	27.9126	0.2481	5.7717	1.1786	6.5291	1.5707	1.1454	2.2774	0.0000	26,613.8942	26,613.8942	2.3649	0.0000	26,673.0162
2022	2.8929	21.2671	22.3397	0.0530	1.8686	0.8961	2.7647	0.4999	0.8522	1.3522	0.0000	5,150.2369	5,150.2369	0.7380	0.0000	5,168.6875
2023	22.6336	30.3018	35.1720	0.0853	3.1144	1.2233	4.3376	0.8332	1.1563	1.9895	0.0000	8,327.6736	8,327.6736	1.2655	0.0000	8,359.3118
Maximum	22.6336	78.3070	35.1720	0.2481	5.7717	1.2233	6.5291	1.5707	1.1563	2.2774	0.0000	26,613.8942	26,613.8942	2.3649	0.0000	26,673.0162
	ROG	NOx	CO	SO2	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	3.68	0.00	2.77	2.05	0.00	0.94	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	12/1/2020	1/31/2021	5	44	
2	Grading	Grading	2/1/2021	7/31/2021	5	130	
3	Foundation / Concrete Pouring	Site Preparation	8/1/2021	10/15/2021	5	55	
4	Building Construction	Building Construction	10/16/2021	6/1/2023	5	424	
5	Paving	Paving	1/1/2023	6/1/2023	5	109	
6	Architectural Coating	Architectural Coating	1/1/2023	6/1/2023	5	109	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 10

Acres of Paving: 3.71

Residential Indoor: 558,900; Residential Outdoor: 186,300; Non-Residential Indoor: 40,500; Non-Residential Outdoor: 13,500; Striped

Argyle
Construction (Regional)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Air Compressors	2	8.00	78	0.48
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Cranes	1	8.00	231	0.29
Demolition	Excavators	0	8.00	158	0.38
Demolition	Rubber Tired Dozers	0	8.00	247	0.40
Demolition	Rubber Tired Loaders	1	8.00	203	0.36
Demolition	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Bore/Drill Rigs	1	8.00	221	0.50
Grading	Cranes	1	8.00	231	0.29
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	0	8.00	187	0.41
Grading	Plate Compactors	1	8.00	8	0.43
Grading	Rubber Tired Dozers	0	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Foundation / Concrete Pouring	Air Compressors	1	8.00	78	0.48
Foundation / Concrete Pouring	Cement and Mortar Mixers	1	8.00	9	0.56
Foundation / Concrete Pouring	Concrete/Industrial Saws	1	8.00	81	0.73
Foundation / Concrete Pouring	Cranes	2	8.00	231	0.29
Foundation / Concrete Pouring	Plate Compactors	1	8.00	8	0.43
Foundation / Concrete Pouring	Pumps	2	8.00	84	0.74
Foundation / Concrete Pouring	Rubber Tired Dozers	0	8.00	247	0.40
Foundation / Concrete Pouring	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Foundation / Concrete Pouring	Welders	1	8.00	46	0.45
Building Construction	Aerial Lifts	1	8.00	63	0.31
Building Construction	Air Compressors	2	8.00	78	0.48

Argyle
Construction (Regional)

Building Construction	Cranes	2	7.00	231	0.29
Building Construction	Forklifts	0	8.00	89	0.20
Building Construction	Forklifts	2	8.00	89	0.20
Building Construction	Generator Sets	0	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Building Construction	Welders	2	8.00	46	0.45
Paving	Cement and Mortar Mixers	1	8.00		
Paving	Cranes	1	8.00		
Paving	Pavers	0	8.00		
Paving	Paving Equipment	1	8.00		
Paving	Rollers	0	8.00		
Paving	Skid Steer Loaders	1	8.00		
Paving	Tractors/Loaders/Backhoes	1	8.00		
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	5.00	226.00	14.70	6.90	40.00	LD_Mix	HDT_Mix	HHDT
Grading	5	20.00	5.00	16,250.00	14.70	6.90	50.00	LD_Mix	HDT_Mix	HHDT
Foundation / Concrete	9	100.00	30.00	0.00	14.70	20.00	20.00	LD_Mix	HHDT	HHDT
Building Construction	10	150.00	30.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	50.00	10.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	50.00	10.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

Argyle
Construction (Regional)

3.2 Demolition - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.5593	0.0000	0.5593	0.0847	0.0000	0.0847						
Off-Road	2.1010	19.6951	14.6008	0.0293		0.9958	0.9958		0.9556	0.9556						
Total	2.1010	19.6951	14.6008	0.0293	0.5593	0.9958	1.5550	0.0847	0.9556	1.0403						

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	0.0744	2.4283	0.5560	7.3700e-003	0.3033	9.1200e-003	0.3124	0.0796	8.7300e-003	0.0883						
Vendor	0.0174	0.5264	0.1419	1.2400e-003	0.0320	2.6500e-003	0.0346	9.2100e-003	2.5300e-003	0.0117						
Worker	0.0740	0.0500	0.5544	1.6200e-003	0.1677	1.2800e-003	0.1689	0.0445	1.1800e-003	0.0456						
Total	0.1658	3.0047	1.2523	0.0102	0.5030	0.0131	0.5160	0.1332	0.0124	0.1457						

Mitigated Construction On-Site

Argyle
Construction (Regional)

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.2181	0.0000	0.2181	0.0330	0.0000	0.0330						
Off-Road	2.1010	19.6951	14.6008	0.0293		0.9958	0.9958		0.9556	0.9556						
Total	2.1010	19.6951	14.6008	0.0293	0.2181	0.9958	1.2139	0.0330	0.9556	0.9886						

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	0.0744	2.4283	0.5560	7.3700e-003	0.3033	9.1200e-003	0.3124	0.0796	8.7300e-003	0.0883						
Vendor	0.0174	0.5264	0.1419	1.2400e-003	0.0320	2.6500e-003	0.0346	9.2100e-003	2.5300e-003	0.0117						
Worker	0.0740	0.0500	0.5544	1.6200e-003	0.1677	1.2800e-003	0.1689	0.0445	1.1800e-003	0.0456						
Total	0.1658	3.0047	1.2523	0.0102	0.5030	0.0131	0.5160	0.1332	0.0124	0.1457						

3.2 Demolition - 2021

Unmitigated Construction On-Site

Argyle
Construction (Regional)

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.5593	0.0000	0.5593	0.0847	0.0000	0.0847						
Off-Road	1.9117	17.7184	14.3626	0.0293		0.8615	0.8615		0.8265	0.8265						
Total	1.9117	17.7184	14.3626	0.0293	0.5593	0.8615	1.4208	0.0847	0.8265	0.9112						

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	0.0712	2.2393	0.5508	7.2800e-003	0.3281	8.1900e-003	0.3363	0.0856	7.8300e-003	0.0935						
Vendor	0.0148	0.4777	0.1292	1.2300e-003	0.0320	1.0100e-003	0.0330	9.2100e-003	9.6000e-004	0.0102						
Worker	0.0692	0.0450	0.5098	1.5600e-003	0.1677	1.2400e-003	0.1689	0.0445	1.1400e-003	0.0456						
Total	0.1551	2.7620	1.1898	0.0101	0.5277	0.0104	0.5382	0.1393	9.9300e-003	0.1493						

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					

Argyle
Construction (Regional)

Fugitive Dust					0.2181	0.0000	0.2181	0.0330	0.0000	0.0330						
Off-Road	1.9117	17.7184	14.3626	0.0293		0.8615	0.8615		0.8265	0.8265						
Total	1.9117	17.7184	14.3626	0.0293	0.2181	0.8615	1.0797	0.0330	0.8265	0.8596						

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	0.0712	2.2393	0.5508	7.2800e-003	0.3281	8.1900e-003	0.3363	0.0856	7.8300e-003	0.0935						
Vendor	0.0148	0.4777	0.1292	1.2300e-003	0.0320	1.0100e-003	0.0330	9.2100e-003	9.6000e-004	0.0102						
Worker	0.0692	0.0450	0.5098	1.5600e-003	0.1677	1.2400e-003	0.1689	0.0445	1.1400e-003	0.0456						
Total	0.1551	2.7620	1.1898	0.0101	0.5277	0.0104	0.5382	0.1393	9.9300e-003	0.1493						

3.3 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.1590	0.0000	0.1590	0.0205	0.0000	0.0205						
Off-Road	1.1696	12.4302	10.8109	0.0260		0.5072	0.5072		0.4674	0.4674						

Argyle
Construction (Regional)

Total	1.1696	12.4302	10.8109	0.0260	0.1590	0.5072	0.6662	0.0205	0.4674	0.4879						
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Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	2.1109	65.3391	16.2927	0.2187	5.4542	0.2476	5.7018	1.4942	0.2369	1.7310						
Vendor	0.0148	0.4777	0.1292	1.2300e-003	0.0320	1.0100e-003	0.0330	9.2100e-003	9.6000e-004	0.0102						
Worker	0.0922	0.0600	0.6797	2.0800e-003	0.2236	1.6500e-003	0.2252	0.0593	1.5200e-003	0.0608						
Total	2.2179	65.8767	17.1017	0.2220	5.7097	0.2502	5.9600	1.5627	0.2394	1.8020						

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0620	0.0000	0.0620	8.0100e-003	0.0000	8.0100e-003						
Off-Road	1.1696	12.4302	10.8109	0.0260		0.5072	0.5072		0.4674	0.4674						
Total	1.1696	12.4302	10.8109	0.0260	0.0620	0.5072	0.5692	8.0100e-003	0.4674	0.4754						

Argyle
Construction (Regional)

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	2.1109	65.3391	16.2927	0.2187	5.4542	0.2476	5.7018	1.4942	0.2369	1.7310						
Vendor	0.0148	0.4777	0.1292	1.2300e-003	0.0320	1.0100e-003	0.0330	9.2100e-003	9.6000e-004	0.0102						
Worker	0.0922	0.0600	0.6797	2.0800e-003	0.2236	1.6500e-003	0.2252	0.0593	1.5200e-003	0.0608						
Total	2.2179	65.8767	17.1017	0.2220	5.7097	0.2502	5.9600	1.5627	0.2394	1.8020						

3.4 Foundation / Concrete Pouring - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Off-Road	2.6649	23.3208	19.7821	0.0387		1.1457	1.1457		1.1142	1.1142						
Total	2.6649	23.3208	19.7821	0.0387	0.0000	1.1457	1.1457	0.0000	1.1142	1.1142						

Unmitigated Construction Off-Site

Argyle
Construction (Regional)

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.2339	7.8743	1.8306	0.0226	0.5240	0.0246	0.5486	0.1436	0.0236	0.1671						
Worker	0.4612	0.2998	3.3987	0.0104	1.1178	8.2700e-003	1.1260	0.2964	7.6200e-003	0.3041						
Total	0.6951	8.1741	5.2293	0.0330	1.6417	0.0329	1.6746	0.4400	0.0312	0.4712						

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Off-Road	2.6649	23.3208	19.7821	0.0387		1.1457	1.1457		1.1142	1.1142						
Total	2.6649	23.3208	19.7821	0.0387	0.0000	1.1457	1.1457	0.0000	1.1142	1.1142						

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					

Argyle
Construction (Regional)

Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.2339	7.8743	1.8306	0.0226	0.5240	0.0246	0.5486	0.1436	0.0236	0.1671						
Worker	0.4612	0.2998	3.3987	0.0104	1.1178	8.2700e-003	1.1260	0.2964	7.6200e-003	0.3041						
Total	0.6951	8.1741	5.2293	0.0330	1.6417	0.0329	1.6746	0.4400	0.0312	0.4712						

3.5 Building Construction - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.3716	20.1934	17.1619	0.0306		1.0204	1.0204		0.9707	0.9707						
Total	2.3716	20.1934	17.1619	0.0306		1.0204	1.0204		0.9707	0.9707						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0887	2.8663	0.7755	7.3900e-003	0.1920	6.0500e-003	0.1980	0.0553	5.7900e-003	0.0611						

Argyle
Construction (Regional)

Worker	0.6918	0.4497	5.0980	0.0156	1.6767	0.0124	1.6891	0.4447	0.0114	0.4561						
Total	0.7804	3.3159	5.8735	0.0230	1.8686	0.0185	1.8871	0.4999	0.0172	0.5171						

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	2.3716	20.1934	17.1619	0.0306		1.0204	1.0204		0.9707	0.9707						
Total	2.3716	20.1934	17.1619	0.0306		1.0204	1.0204		0.9707	0.9707						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0887	2.8663	0.7755	7.3900e-003	0.1920	6.0500e-003	0.1980	0.0553	5.7900e-003	0.0611						
Worker	0.6918	0.4497	5.0980	0.0156	1.6767	0.0124	1.6891	0.4447	0.0114	0.4561						
Total	0.7804	3.3159	5.8735	0.0230	1.8686	0.0185	1.8871	0.4999	0.0172	0.5171						

Argyle
Construction (Regional)

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.1590	18.1405	16.8992	0.0306		0.8787	0.8787		0.8361	0.8361						
Total	2.1590	18.1405	16.8992	0.0306		0.8787	0.8787		0.8361	0.8361						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0832	2.7205	0.7345	7.3100e-003	0.1920	5.2700e-003	0.1972	0.0553	5.0400e-003	0.0603						
Worker	0.6506	0.4061	4.7061	0.0151	1.6767	0.0121	1.6887	0.4447	0.0111	0.4558						
Total	0.7339	3.1267	5.4406	0.0224	1.8686	0.0173	1.8859	0.4999	0.0161	0.5161						

Mitigated Construction On-Site

Argyle
Construction (Regional)

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	2.1590	18.1405	16.8992	0.0306		0.8787	0.8787		0.8361	0.8361							
Total	2.1590	18.1405	16.8992	0.0306		0.8787	0.8787		0.8361	0.8361							

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000							
Vendor	0.0832	2.7205	0.7345	7.3100e-003	0.1920	5.2700e-003	0.1972	0.0553	5.0400e-003	0.0603							
Worker	0.6506	0.4061	4.7061	0.0151	1.6767	0.0121	1.6887	0.4447	0.0111	0.4558							
Total	0.7339	3.1267	5.4406	0.0224	1.8686	0.0173	1.8859	0.4999	0.0161	0.5161							

3.5 Building Construction - 2023

Unmitigated Construction On-Site

Argyle
Construction (Regional)

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	2.0071	16.7892	16.7297	0.0306		0.7721	0.7721		0.7343	0.7343						
Total	2.0071	16.7892	16.7297	0.0306		0.7721	0.7721		0.7343	0.7343						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0618	2.0462	0.6513	7.0800e-003	0.1920	2.4800e-003	0.1944	0.0553	2.3700e-003	0.0576						
Worker	0.6136	0.3674	4.3376	0.0145	1.6767	0.0117	1.6884	0.4447	0.0108	0.4555						
Total	0.6754	2.4135	4.9890	0.0216	1.8686	0.0142	1.8828	0.4999	0.0132	0.5131						

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					

Argyle
Construction (Regional)

Off-Road	2.0071	16.7892	16.7297	0.0306		0.7721	0.7721		0.7343	0.7343						
Total	2.0071	16.7892	16.7297	0.0306		0.7721	0.7721		0.7343	0.7343						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0618	2.0462	0.6513	7.0800e-003	0.1920	2.4800e-003	0.1944	0.0553	2.3700e-003	0.0576						
Worker	0.6136	0.3674	4.3376	0.0145	1.6767	0.0117	1.6884	0.4447	0.0108	0.4555						
Total	0.6754	2.4135	4.9890	0.0216	1.8686	0.0142	1.8828	0.4999	0.0132	0.5131						

3.6 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.7973	8.1870	8.3162	0.0157		0.3567	0.3567		0.3293	0.3293						
Paving	0.0000					0.0000	0.0000		0.0000	0.0000						

Argyle
Construction (Regional)

Total	0.7973	8.1870	8.3162	0.0157		0.3567	0.3567		0.3293	0.3293						
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Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0206	0.6821	0.2171	2.3600e-003	0.0640	8.3000e-004	0.0648	0.0184	7.9000e-004	0.0192						
Worker	0.2046	0.1225	1.4459	4.8300e-003	0.5589	3.9100e-003	0.5628	0.1482	3.6000e-003	0.1518						
Total	0.2252	0.8045	1.6630	7.1900e-003	0.6229	4.7400e-003	0.6276	0.1666	4.3900e-003	0.1710						

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	0.7973	8.1870	8.3162	0.0157		0.3567	0.3567		0.3293	0.3293						
Paving	0.0000					0.0000	0.0000		0.0000	0.0000						
Total	0.7973	8.1870	8.3162	0.0157		0.3567	0.3567		0.3293	0.3293						

Argyle
Construction (Regional)

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0206	0.6821	0.2171	2.3600e-003	0.0640	8.3000e-004	0.0648	0.0184	7.9000e-004	0.0192						
Worker	0.2046	0.1225	1.4459	4.8300e-003	0.5589	3.9100e-003	0.5628	0.1482	3.6000e-003	0.1518						
Total	0.2252	0.8045	1.6630	7.1900e-003	0.6229	4.7400e-003	0.6276	0.1666	4.3900e-003	0.1710						

3.7 Architectural Coating - 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					
Archit. Coating	18.5118					0.0000	0.0000		0.0000	0.0000						
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708						
Total	18.7034	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708						

Unmitigated Construction Off-Site

Argyle
Construction (Regional)

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0206	0.6821	0.2171	2.3600e-003	0.0640	8.3000e-004	0.0648	0.0184	7.9000e-004	0.0192						
Worker	0.2046	0.1225	1.4459	4.8300e-003	0.5589	3.9100e-003	0.5628	0.1482	3.6000e-003	0.1518						
Total	0.2252	0.8045	1.6630	7.1900e-003	0.6229	4.7400e-003	0.6276	0.1666	4.3900e-003	0.1710						

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	18.5118					0.0000	0.0000		0.0000	0.0000						
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708						
Total	18.7034	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708						

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					

Argyle
Construction (Regional)

Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0206	0.6821	0.2171	2.3600e-003	0.0640	8.3000e-004	0.0648	0.0184	7.9000e-004	0.0192						
Worker	0.2046	0.1225	1.4459	4.8300e-003	0.5589	3.9100e-003	0.5628	0.1482	3.6000e-003	0.1518						
Total	0.2252	0.8045	1.6630	7.1900e-003	0.6229	4.7400e-003	0.6276	0.1666	4.3900e-003	0.1710						

Moderna Argyle - South Coast Air Basin, Winter

Moderna Argyle
South Coast Air Basin, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	412.00	Space	3.71	164,800.00	0
Apartments High Rise	276.00	Dwelling Unit	4.45	233,250.00	789
Supermarket	27.00	1000sqft	0.62	27,000.00	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	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

Project Characteristics -

Land Use - see assumptions

Construction Phase - see Construction Assumptions

Off-road Equipment -

Off-road Equipment - see Construction Assumptions

Argyle
Construction (Onsite)

Off-road Equipment - see Construction Assumptions

Off-road Equipment - see Construction Assumptions

Off-road Equipment - see Construction Assumptions

Off-road Equipment - see Construction Assumptions

Trips and VMT - see Construction Assumptions

Onsite emissions est:
Demolition -

Grading -

Construction Off-road Equipment Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	109.00
tblConstructionPhase	NumDays	230.00	424.00
tblConstructionPhase	NumDays	20.00	44.00
tblConstructionPhase	NumDays	20.00	130.00
tblConstructionPhase	NumDays	20.00	109.00
tblConstructionPhase	NumDays	10.00	55.00
tblEnergyUse	LightingElect	1.75	2.63
tblEnergyUse	LightingElect	7.03	7.22
tblEnergyUse	NT24E	3,054.10	3,277.06
tblEnergyUse	T24E	164.54	194.04
tblEnergyUse	T24E	4.42	4.63
tblEnergyUse	T24NG	4,385.94	6,328.91
tblEnergyUse	T24NG	9.83	9.88
tblGrading	AcresOfGrading	0.00	10.00
tblGrading	MaterialExported	0.00	89,000.00
tblLandUse	LandUseSquareFeet	276,000.00	233,250.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00

Argyle
Construction (Onsite)

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblTripsAndVMT	HaulingTripLength	20.00	0.25
tblTripsAndVMT	HaulingTripLength	20.00	0.25
tblTripsAndVMT	HaulingTripLength	20.00	0.25
tblTripsAndVMT	HaulingTripLength	20.00	0.25
tblTripsAndVMT	HaulingTripLength	20.00	0.25
tblTripsAndVMT	HaulingTripLength	20.00	0.25
tblTripsAndVMT	HaulingTripNumber	114.00	226.00
tblTripsAndVMT	HaulingTripNumber	11,125.00	16,250.00
tblTripsAndVMT	VendorTripLength	6.90	0.25
tblTripsAndVMT	VendorTripLength	6.90	0.25
tblTripsAndVMT	VendorTripLength	6.90	0.25
tblTripsAndVMT	VendorTripLength	6.90	0.25
tblTripsAndVMT	VendorTripLength	6.90	0.25
tblTripsAndVMT	VendorTripLength	6.90	0.25

Argyle
Construction (Onsite)

tblTripsAndVMT	VendorTripNumber	0.00	5.00
tblTripsAndVMT	VendorTripNumber	0.00	5.00
tblTripsAndVMT	VendorTripNumber	0.00	30.00
tblTripsAndVMT	VendorTripNumber	58.00	30.00
tblTripsAndVMT	VendorTripNumber	0.00	10.00
tblTripsAndVMT	VendorTripNumber	0.00	10.00
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tblTripsAndVMT	WorkerTripLength	14.70	0.25
tblTripsAndVMT	WorkerTripLength	14.70	0.25
tblTripsAndVMT	WorkerTripLength	14.70	0.25
tblTripsAndVMT	WorkerTripLength	14.70	0.25
tblTripsAndVMT	WorkerTripLength	14.70	0.25
tblTripsAndVMT	WorkerTripLength	14.70	0.25
tblTripsAndVMT	WorkerTripLength	14.70	0.25
tblTripsAndVMT	WorkerTripNumber	13.00	20.00
tblTripsAndVMT	WorkerTripNumber	23.00	100.00
tblTripsAndVMT	WorkerTripNumber	269.00	150.00
tblTripsAndVMT	WorkerTripNumber	13.00	50.00
tblTripsAndVMT	WorkerTripNumber	54.00	50.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					

Argyle
Construction (Onsite)

2020	2.1352	20.4854	14.8446	0.0302	0.5656	0.9965	1.5621	0.0864	0.9563	1.0427						
2021	2.8193	26.0874	20.7110	0.0420	0.5657	1.1482	1.4278	0.0864	1.1166	1.1240						
2022	2.3377	19.8857	17.9692	0.0328	0.0377	0.8807	0.9183	0.0104	0.8379	0.8483						
2023	21.7728	28.8125	28.4510	0.0529	0.0628	1.2023	1.2651	0.0174	1.1369	1.1543						
Maximum	21.7728	28.8125	28.4510	0.0529	0.5657	1.2023	1.5621	0.0864	1.1369	1.1543						

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2020	2.1352	20.4854	14.8446	0.0302	0.2244	0.9965	1.2209	0.0348	0.9563	0.9911						
2021	2.8193	26.0874	20.7110	0.0420	0.2246	1.1482	1.1754	0.0348	1.1166	1.1240						
2022	2.3377	19.8857	17.9692	0.0328	0.0377	0.8807	0.9183	0.0104	0.8379	0.8483						
2023	21.7728	28.8125	28.4510	0.0529	0.0628	1.2023	1.2651	0.0174	1.1369	1.1543						
Maximum	21.7728	28.8125	28.4510	0.0529	0.2246	1.2023	1.2651	0.0348	1.1369	1.1543						

	ROG	NOx	CO	SO2	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	55.39	0.00	11.48	51.47	0.00	1.24						

3.0 Construction Detail

Argyle
Construction (Onsite)

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	12/1/2020	1/31/2021	5	44	
2	Grading	Grading	2/1/2021	7/31/2021	5	130	
3	Foundation / Concrete Pouring	Site Preparation	8/1/2021	10/15/2021	5	55	
4	Building Construction	Building Construction	10/16/2021	6/1/2023	5	424	
5	Paving	Paving	1/1/2023	6/1/2023	5	109	
6	Architectural Coating	Architectural Coating	1/1/2023	6/1/2023	5	109	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 10

Acres of Paving: 3.71

Residential Indoor: 558,900; Residential Outdoor: 186,300; Non-Residential Indoor: 40,500; Non-Residential Outdoor: 13,500; Striped

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Air Compressors	2	8.00	78	0.48
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Cranes	1	8.00	231	0.29
Demolition	Excavators	0	8.00	158	0.38
Demolition	Rubber Tired Dozers	0	8.00	247	0.40
Demolition	Rubber Tired Loaders	1	8.00	203	0.36
Demolition	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Bore/Drill Rigs	1	8.00	221	0.50
Grading	Cranes	1	8.00	231	0.29
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	0	8.00	187	0.41

Argyle
Construction (Onsite)

Grading	Plate Compactors	1	8.00	8	0.43
Grading	Rubber Tired Dozers	0	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Foundation / Concrete Pouring	Air Compressors	1	8.00	78	0.48
Foundation / Concrete Pouring	Cement and Mortar Mixers	1	8.00	9	0.56
Foundation / Concrete Pouring	Concrete/Industrial Saws	1	8.00	81	0.73
Foundation / Concrete Pouring	Cranes	2	8.00	231	0.29
Foundation / Concrete Pouring	Plate Compactors	1	8.00	8	0.43
Foundation / Concrete Pouring	Pumps	2	8.00	84	0.74
Foundation / Concrete Pouring	Rubber Tired Dozers	0	8.00	247	0.40
Foundation / Concrete Pouring	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Foundation / Concrete Pouring	Welders	1	8.00	46	0.45
Building Construction	Aerial Lifts	1	8.00	63	0.31
Building Construction	Air Compressors	2	8.00	78	0.48
Building Construction	Cranes	2	7.00	231	0.29
Building Construction	Forklifts	0	8.00	89	0.20
Building Construction	Forklifts	2	8.00	89	0.20
Building Construction	Generator Sets	0	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Building Construction	Welders	2	8.00	46	0.45
Paving	Cement and Mortar Mixers	1	8.00		
Paving	Cranes	1	8.00		
Paving	Pavers	0	8.00		
Paving	Paving Equipment	1	8.00		
Paving	Rollers	0	8.00		
Paving	Skid Steer Loaders	1	8.00		
Paving	Tractors/Loaders/Backhoes	1	8.00		
Architectural Coating	Air Compressors	1	6.00	78	0.48

Argyle
Construction (Onsite)

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	6	15.00	5.00	226.00	0.25	0.25	0.25	LD_Mix	HDT_Mix	HHDT
Grading	5	20.00	5.00	16,250.00	0.25	0.25	0.25	LD_Mix	HDT_Mix	HHDT
Foundation / Concrete Pouring	9	100.00	30.00	0.00	0.25	0.25	0.25	LD_Mix	HHDT	HHDT
Building Construction	10	150.00	30.00	0.00	0.25	0.25	0.25	LD_Mix	HDT_Mix	HHDT
Paving	5	50.00	10.00	0.00	0.25	0.25	0.25	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	50.00	10.00	0.00	0.25	0.25	0.25	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Demolition - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.5593	0.0000	0.5593	0.0847	0.0000	0.0847						
Off-Road	2.1010	19.6951	14.6008	0.0293		0.9958	0.9958		0.9556	0.9556						
Total	2.1010	19.6951	14.6008	0.0293	0.5593	0.9958	1.5550	0.0847	0.9556	1.0403						

Unmitigated Construction Off-Site

Argyle
Construction (Onsite)

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	9.9000e-003	0.4835	0.0826	5.1000e-004	2.0000e-003	3.4000e-004	2.3400e-003	5.4000e-004	3.2000e-004	8.6000e-004						
Vendor	7.9100e-003	0.3014	0.0834	2.8000e-004	1.2900e-003	2.7000e-004	1.5600e-003	3.8000e-004	2.6000e-004	6.4000e-004						
Worker	0.0164	5.4300e-003	0.0777	6.0000e-005	3.0000e-003	1.2000e-004	3.1100e-003	8.1000e-004	1.1000e-004	9.2000e-004						
Total	0.0342	0.7904	0.2437	8.5000e-004	6.2900e-003	7.3000e-004	7.0100e-003	1.7300e-003	6.9000e-004	2.4200e-003						

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.2181	0.0000	0.2181	0.0330	0.0000	0.0330						
Off-Road	2.1010	19.6951	14.6008	0.0293		0.9958	0.9958		0.9556	0.9556						
Total	2.1010	19.6951	14.6008	0.0293	0.2181	0.9958	1.2139	0.0330	0.9556	0.9886						

Mitigated Construction Off-Site

Argyle
Construction (Onsite)

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	9.9000e-003	0.4835	0.0826	5.1000e-004	2.0000e-003	3.4000e-004	2.3400e-003	5.4000e-004	3.2000e-004	8.6000e-004						
Vendor	7.9100e-003	0.3014	0.0834	2.8000e-004	1.2900e-003	2.7000e-004	1.5600e-003	3.8000e-004	2.6000e-004	6.4000e-004						
Worker	0.0164	5.4300e-003	0.0777	6.0000e-005	3.0000e-003	1.2000e-004	3.1100e-003	8.1000e-004	1.1000e-004	9.2000e-004						
Total	0.0342	0.7904	0.2437	8.5000e-004	6.2900e-003	7.3000e-004	7.0100e-003	1.7300e-003	6.9000e-004	2.4200e-003						

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.5593	0.0000	0.5593	0.0847	0.0000	0.0847						
Off-Road	1.9117	17.7184	14.3626	0.0293		0.8615	0.8615		0.8265	0.8265						
Total	1.9117	17.7184	14.3626	0.0293	0.5593	0.8615	1.4208	0.0847	0.8265	0.9112						

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					

Argyle
Construction (Onsite)

Hauling	9.3000e-003	0.4682	0.0790	5.0000e-004	2.1600e-003	2.9000e-004	2.4500e-003	5.7000e-004	2.8000e-004	8.5000e-004						
Vendor	7.2800e-003	0.2907	0.0775	2.8000e-004	1.2900e-003	1.6000e-004	1.4400e-003	3.8000e-004	1.5000e-004	5.4000e-004						
Worker	0.0150	4.7900e-003	0.0701	6.0000e-005	3.0000e-003	1.1000e-004	3.1100e-003	8.1000e-004	1.0000e-004	9.2000e-004						
Total	0.0316	0.7637	0.2266	8.4000e-004	6.4500e-003	5.6000e-004	7.0000e-003	1.7600e-003	5.3000e-004	2.3100e-003						

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.2181	0.0000	0.2181	0.0330	0.0000	0.0330						
Off-Road	1.9117	17.7184	14.3626	0.0293		0.8615	0.8615		0.8265	0.8265						
Total	1.9117	17.7184	14.3626	0.0293	0.2181	0.8615	1.0797	0.0330	0.8265	0.8596						

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	9.3000e-003	0.4682	0.0790	5.0000e-004	2.1600e-003	2.9000e-004	2.4500e-003	5.7000e-004	2.8000e-004	8.5000e-004						
Vendor	7.2800e-003	0.2907	0.0775	2.8000e-004	1.2900e-003	1.6000e-004	1.4400e-003	3.8000e-004	1.5000e-004	5.4000e-004						

Argyle
Construction (Onsite)

Worker	0.0150	4.7900e-003	0.0701	6.0000e-005	3.0000e-003	1.1000e-004	3.1100e-003	8.1000e-004	1.0000e-004	9.2000e-004						
Total	0.0316	0.7637	0.2266	8.4000e-004	6.4500e-003	5.6000e-004	7.0000e-003	1.7600e-003	5.3000e-004	2.3100e-003						

3.3 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.1590	0.0000	0.1590	0.0205	0.0000	0.0205						
Off-Road	1.1696	12.4302	10.8109	0.0260		0.5072	0.5072		0.4674	0.4674						
Total	1.1696	12.4302	10.8109	0.0260	0.1590	0.5072	0.6662	0.0205	0.4674	0.4879						

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	0.2264	11.3946	1.9228	0.0123	0.0299	7.0600e-003	0.0370	8.4200e-003	6.7600e-003	0.0152						
Vendor	7.2800e-003	0.2907	0.0775	2.8000e-004	1.2900e-003	1.6000e-004	1.4400e-003	3.8000e-004	1.5000e-004	5.4000e-004						
Worker	0.0200	6.3900e-003	0.0935	8.0000e-005	4.0000e-003	1.5000e-004	4.1500e-003	1.0900e-003	1.4000e-004	1.2200e-003						
Total	0.2537	11.6917	2.0937	0.0126	0.0352	7.3700e-003	0.0426	9.8900e-003	7.0500e-003	0.0169						

Argyle
Construction (Onsite)

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0620	0.0000	0.0620	8.0100e-003	0.0000	8.0100e-003						
Off-Road	1.1696	12.4302	10.8109	0.0260		0.5072	0.5072		0.4674	0.4674						
Total	1.1696	12.4302	10.8109	0.0260	0.0620	0.5072	0.5692	8.0100e-003	0.4674	0.4754						

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	0.2264	11.3946	1.9228	0.0123	0.0299	7.0600e-003	0.0370	8.4200e-003	6.7600e-003	0.0152						
Vendor	7.2800e-003	0.2907	0.0775	2.8000e-004	1.2900e-003	1.6000e-004	1.4400e-003	3.8000e-004	1.5000e-004	5.4000e-004						
Worker	0.0200	6.3900e-003	0.0935	8.0000e-005	4.0000e-003	1.5000e-004	4.1500e-003	1.0900e-003	1.4000e-004	1.2200e-003						
Total	0.2537	11.6917	2.0937	0.0126	0.0352	7.3700e-003	0.0426	9.8900e-003	7.0500e-003	0.0169						

3.4 Foundation / Concrete Pouring - 2021

Unmitigated Construction On-Site

Argyle
Construction (Onsite)

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Off-Road	2.6649	23.3208	19.7821	0.0387		1.1457	1.1457		1.1142	1.1142						
Total	2.6649	23.3208	19.7821	0.0387	0.0000	1.1457	1.1457	0.0000	1.1142	1.1142						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0543	2.7347	0.4615	2.9400e-003	7.1800e-003	1.7000e-003	8.8700e-003	2.0200e-003	1.6200e-003	3.6400e-003						
Worker	0.1001	0.0319	0.4675	4.0000e-004	0.0200	7.6000e-004	0.0207	5.4300e-003	7.0000e-004	6.1200e-003						
Total	0.1544	2.7666	0.9290	3.3400e-003	0.0272	2.4600e-003	0.0296	7.4500e-003	2.3200e-003	9.7600e-003						

Mitigated Construction On-Site

Argyle
Construction (Onsite)

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Off-Road	2.6649	23.3208	19.7821	0.0387		1.1457	1.1457		1.1142	1.1142						
Total	2.6649	23.3208	19.7821	0.0387	0.0000	1.1457	1.1457	0.0000	1.1142	1.1142						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0543	2.7347	0.4615	2.9400e-003	7.1800e-003	1.7000e-003	8.8700e-003	2.0200e-003	1.6200e-003	3.6400e-003						
Worker	0.1001	0.0319	0.4675	4.0000e-004	0.0200	7.6000e-004	0.0207	5.4300e-003	7.0000e-004	6.1200e-003						
Total	0.1544	2.7666	0.9290	3.3400e-003	0.0272	2.4600e-003	0.0296	7.4500e-003	2.3200e-003	9.7600e-003						

3.5 Building Construction - 2021

Unmitigated Construction On-Site

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

Argyle
Construction (Onsite)

Off-Road	2.3716	20.1934	17.1619	0.0306		1.0204	1.0204		0.9707	0.9707						
Total	2.3716	20.1934	17.1619	0.0306		1.0204	1.0204		0.9707	0.9707						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0437	1.7442	0.4649	1.6600e-003	7.7100e-003	9.5000e-004	8.6700e-003	2.3000e-003	9.1000e-004	3.2100e-003						
Worker	0.1501	0.0479	0.7013	6.0000e-004	0.0300	1.1400e-003	0.0311	8.1400e-003	1.0500e-003	9.1900e-003						
Total	0.1938	1.7921	1.1661	2.2600e-003	0.0377	2.0900e-003	0.0398	0.0104	1.9600e-003	0.0124						

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	2.3716	20.1934	17.1619	0.0306		1.0204	1.0204		0.9707	0.9707						
Total	2.3716	20.1934	17.1619	0.0306		1.0204	1.0204		0.9707	0.9707						

Argyle
Construction (Onsite)

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0437	1.7442	0.4649	1.6600e-003	7.7100e-003	9.5000e-004	8.6700e-003	2.3000e-003	9.1000e-004	3.2100e-003						
Worker	0.1501	0.0479	0.7013	6.0000e-004	0.0300	1.1400e-003	0.0311	8.1400e-003	1.0500e-003	9.1900e-003						
Total	0.1938	1.7921	1.1661	2.2600e-003	0.0377	2.0900e-003	0.0398	0.0104	1.9600e-003	0.0124						

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.1590	18.1405	16.8992	0.0306		0.8787	0.8787		0.8361	0.8361						
Total	2.1590	18.1405	16.8992	0.0306		0.8787	0.8787		0.8361	0.8361						

Argyle
Construction (Onsite)

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0406	1.7028	0.4340	1.6500e-003	7.7100e-003	8.1000e-004	8.5200e-003	2.3000e-003	7.7000e-004	3.0700e-003						
Worker	0.1381	0.0425	0.6360	5.8000e-004	0.0300	1.1100e-003	0.0311	8.1400e-003	1.0200e-003	9.1600e-003						
Total	0.1787	1.7453	1.0700	2.2300e-003	0.0377	1.9200e-003	0.0396	0.0104	1.7900e-003	0.0122						

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	2.1590	18.1405	16.8992	0.0306		0.8787	0.8787		0.8361	0.8361						
Total	2.1590	18.1405	16.8992	0.0306		0.8787	0.8787		0.8361	0.8361						

Mitigated Construction Off-Site

Argyle
Construction (Onsite)

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0406	1.7028	0.4340	1.6500e-003	7.7100e-003	8.1000e-004	8.5200e-003	2.3000e-003	7.7000e-004	3.0700e-003						
Worker	0.1381	0.0425	0.6360	5.8000e-004	0.0300	1.1100e-003	0.0311	8.1400e-003	1.0200e-003	9.1600e-003						
Total	0.1787	1.7453	1.0700	2.2300e-003	0.0377	1.9200e-003	0.0396	0.0104	1.7900e-003	0.0122						

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.0071	16.7892	16.7297	0.0306		0.7721	0.7721		0.7343	0.7343						
Total	2.0071	16.7892	16.7297	0.0306		0.7721	0.7721		0.7343	0.7343						

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					

Argyle
Construction (Onsite)

Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0316	1.4821	0.3789	1.5700e-003	7.7100e-003	5.2000e-004	8.2300e-003	2.3000e-003	5.0000e-004	2.8000e-003						
Worker	0.1274	0.0378	0.5774	5.6000e-004	0.0300	1.0900e-003	0.0311	8.1400e-003	1.0000e-003	9.1400e-003						
Total	0.1590	1.5200	0.9564	2.1300e-003	0.0377	1.6100e-003	0.0393	0.0104	1.5000e-003	0.0119						

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	2.0071	16.7892	16.7297	0.0306		0.7721	0.7721		0.7343	0.7343						
Total	2.0071	16.7892	16.7297	0.0306		0.7721	0.7721		0.7343	0.7343						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0316	1.4821	0.3789	1.5700e-003	7.7100e-003	5.2000e-004	8.2300e-003	2.3000e-003	5.0000e-004	2.8000e-003						

Argyle
Construction (Onsite)

Worker	0.1274	0.0378	0.5774	5.6000e-004	0.0300	1.0900e-003	0.0311	8.1400e-003	1.0000e-003	9.1400e-003						
Total	0.1590	1.5200	0.9564	2.1300e-003	0.0377	1.6100e-003	0.0393	0.0104	1.5000e-003	0.0119						

3.6 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.7973	8.1870	8.3162	0.0157		0.3567	0.3567		0.3293	0.3293						
Paving	0.0000					0.0000	0.0000		0.0000	0.0000						
Total	0.7973	8.1870	8.3162	0.0157		0.3567	0.3567		0.3293	0.3293						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0105	0.4941	0.1263	5.2000e-004	2.5700e-003	1.7000e-004	2.7400e-003	7.7000e-004	1.7000e-004	9.3000e-004						
Worker	0.0425	0.0126	0.1925	1.9000e-004	9.9900e-003	3.6000e-004	0.0104	2.7100e-003	3.3000e-004	3.0500e-003						
Total	0.0530	0.5067	0.3188	7.1000e-004	0.0126	5.3000e-004	0.0131	3.4800e-003	5.0000e-004	3.9800e-003						

Argyle
Construction (Onsite)

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.7973	8.1870	8.3162	0.0157		0.3567	0.3567		0.3293	0.3293						
Paving	0.0000					0.0000	0.0000		0.0000	0.0000						
Total	0.7973	8.1870	8.3162	0.0157		0.3567	0.3567		0.3293	0.3293						

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0105	0.4941	0.1263	5.2000e-004	2.5700e-003	1.7000e-004	2.7400e-003	7.7000e-004	1.7000e-004	9.3000e-004						
Worker	0.0425	0.0126	0.1925	1.9000e-004	9.9900e-003	3.6000e-004	0.0104	2.7100e-003	3.3000e-004	3.0500e-003						
Total	0.0530	0.5067	0.3188	7.1000e-004	0.0126	5.3000e-004	0.0131	3.4800e-003	5.0000e-004	3.9800e-003						

3.7 Architectural Coating - 2023

Unmitigated Construction On-Site

Argyle
Construction (Onsite)

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	18.5118					0.0000	0.0000		0.0000	0.0000						
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708						
Total	18.7034	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708						

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Vendor	0.0105	0.4941	0.1263	5.2000e-004	2.5700e-003	1.7000e-004	2.7400e-003	7.7000e-004	1.7000e-004	9.3000e-004						
Worker	0.0425	0.0126	0.1925	1.9000e-004	9.9900e-003	3.6000e-004	0.0104	2.7100e-003	3.3000e-004	3.0500e-003						
Total	0.0530	0.5067	0.3188	7.1000e-004	0.0126	5.3000e-004	0.0131	3.4800e-003	5.0000e-004	3.9800e-003						

Mitigated Construction On-Site

Argyle
Construction (Onsite)

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Archit. Coating	18.5118					0.0000	0.0000		0.0000	0.0000							
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708							
Total	18.7034	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708							

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000							
Vendor	0.0105	0.4941	0.1263	5.2000e-004	2.5700e-003	1.7000e-004	2.7400e-003	7.7000e-004	1.7000e-004	9.3000e-004							
Worker	0.0425	0.0126	0.1925	1.9000e-004	9.9900e-003	3.6000e-004	0.0104	2.7100e-003	3.3000e-004	3.0500e-003							
Total	0.0530	0.5067	0.3188	7.1000e-004	0.0126	5.3000e-004	0.0131	3.4800e-003	5.0000e-004	3.9800e-003							

Argyle - Baseline - Los Angeles-South Coast County, Winter

Argyle - Baseline
Los Angeles-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	15.18	1000sqft	0.35	15,182.00	0
Unrefrigerated Warehouse-No Rail	32.63	1000sqft	0.75	32,634.00	0
Parking Lot	43.00	Space	0.39	17,200.00	0
Strip Mall	14.00	1000sqft	0.32	14,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	11			Operational Year	2017
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

Project Characteristics -

Land Use - Existing land uses

Construction Phase -

Vehicle Trips - Based on existing trip gen table (ITE 10th Edition)

1546 Argyle
Existing Operations

Energy Use - Historical

Mobile Land Use Mitigation -

Waste Mitigation -

Table Name	Column Name	Default Value	New Value
tblLandUse	LandUseSquareFeet	15,180.00	15,182.00
tblLandUse	LandUseSquareFeet	32,630.00	32,634.00
tblVehicleTrips	ST_TR	2.46	2.17
tblVehicleTrips	ST_TR	42.04	35.84
tblVehicleTrips	ST_TR	1.68	1.75
tblVehicleTrips	SU_TR	1.05	0.93
tblVehicleTrips	SU_TR	20.43	17.42
tblVehicleTrips	SU_TR	1.68	1.75
tblVehicleTrips	WD_TR	11.03	9.75
tblVehicleTrips	WD_TR	44.32	37.79
tblVehicleTrips	WD_TR	1.68	1.75

2.0 Emissions Summary

**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	1.3894	1.0000e-004	0.0109	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005						

1546 Argyle
Existing Operations

Energy	7.3400e-003	0.0667	0.0560	4.0000e-004		5.0700e-003	5.0700e-003		5.0700e-003	5.0700e-003						
Mobile	1.7423	7.2506	20.4248	0.0497	3.6762	0.0698	3.7461	0.9843	0.0658	1.0501						
Total	3.1390	7.3174	20.4917	0.0501	3.6762	0.0750	3.7512	0.9843	0.0710	1.0552						

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	1.3894	1.0000e-004	0.0109	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005						
Energy	7.3400e-003	0.0667	0.0560	4.0000e-004		5.0700e-003	5.0700e-003		5.0700e-003	5.0700e-003						
Mobile	1.3186	4.3865	10.5710	0.0199	1.3269	0.0295	1.3564	0.3553	0.0278	0.3830						
Total	2.7154	4.4532	10.6379	0.0203	1.3269	0.0346	1.3615	0.3553	0.0329	0.3882						

	ROG	NOx	CO	SO2	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	13.50	39.14	48.09	59.42	63.91	53.81	63.71	63.91	53.63	63.22	0.00	58.95	58.95	50.37	0.00	58.93

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

- Increase Density
- Improve Walkability Design
- Improve Destination Accessibility

1546 Argyle
Existing Operations

Increase Transit Accessibility

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	1.3186	4.3865	10.5710	0.0199	1.3269	0.0295	1.3564	0.3553	0.0278	0.3830						
Unmitigated	1.7423	7.2506	20.4248	0.0497	3.6762	0.0698	3.7461	0.9843	0.0658	1.0501						

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Office Building	148.01	32.94	14.12	362,222	130,736
Parking Lot	0.00	0.00	0.00		
Strip Mall	529.06	501.76	243.88	921,655	332,650
Unrefrigerated Warehouse-No Rail	57.10	57.10	57.10	244,725	88,328
Total	734.17	591.80	315.10	1,528,603	551,714

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15
Unrefrigerated Warehouse-No	16.60	8.40	6.90	59.00	0.00	41.00	92	5	3

4.4 Fleet Mix

1546 Argyle
Existing Operations

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Office Building	0.547512	0.046663	0.198227	0.127154	0.018333	0.005870	0.017956	0.026928	0.002295	0.002753	0.004678	0.000662	0.000968
Parking Lot	0.547512	0.046663	0.198227	0.127154	0.018333	0.005870	0.017956	0.026928	0.002295	0.002753	0.004678	0.000662	0.000968
Strip Mall	0.547512	0.046663	0.198227	0.127154	0.018333	0.005870	0.017956	0.026928	0.002295	0.002753	0.004678	0.000662	0.000968
Unrefrigerated Warehouse-No Rail	0.547512	0.046663	0.198227	0.127154	0.018333	0.005870	0.017956	0.026928	0.002295	0.002753	0.004678	0.000662	0.000968

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	7.3400e-003	0.0667	0.0560	4.0000e-004		5.0700e-003	5.0700e-003		5.0700e-003	5.0700e-003							
NaturalGas Unmitigated	7.3400e-003	0.0667	0.0560	4.0000e-004		5.0700e-003	5.0700e-003		5.0700e-003	5.0700e-003							

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
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1546 Argyle
Existing Operations

Land Use	kBTU/yr	lb/day						lb/day									
General Office Building	517.436	5.5800e-003	0.0507	0.0426	3.0000e-004		3.8600e-003	3.8600e-003		3.8600e-003	3.8600e-003						
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
Strip Mall	69.8082	7.5000e-004	6.8400e-003	5.7500e-003	4.0000e-005		5.2000e-004	5.2000e-004		5.2000e-004	5.2000e-004						
Unrefrigerated Warehouse-No	92.9845	1.0000e-003	9.1200e-003	7.6600e-003	5.0000e-005		6.9000e-004	6.9000e-004		6.9000e-004	6.9000e-004						
Total		7.3300e-003	0.0667	0.0560	3.9000e-004		5.0700e-003	5.0700e-003		5.0700e-003	5.0700e-003						

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e		
Land Use	kBTU/yr	lb/day						lb/day											
General Office Building	0.517436	5.5800e-003	0.0507	0.0426	3.0000e-004		3.8600e-003	3.8600e-003		3.8600e-003	3.8600e-003								
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000								
Strip Mall	0.0698082	7.5000e-004	6.8400e-003	5.7500e-003	4.0000e-005		5.2000e-004	5.2000e-004		5.2000e-004	5.2000e-004								
Unrefrigerated Warehouse-No	0.0929845	1.0000e-003	9.1200e-003	7.6600e-003	5.0000e-005		6.9000e-004	6.9000e-004		6.9000e-004	6.9000e-004								
Total		7.3300e-003	0.0667	0.0560	3.9000e-004		5.0700e-003	5.0700e-003		5.0700e-003	5.0700e-003								

6.0 Area Detail

6.1 Mitigation Measures Area

1546 Argyle
Existing Operations

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	1.3894	1.0000e-004	0.0109	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005						
Unmitigated	1.3894	1.0000e-004	0.0109	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005						

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	0.1583					0.0000	0.0000		0.0000	0.0000						
Consumer Products	1.2301					0.0000	0.0000		0.0000	0.0000						
Landscaping	1.0500e-003	1.0000e-004	0.0109	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005						
Total	1.3894	1.0000e-004	0.0109	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005						

Mitigated

1546 Argyle
Existing Operations

	ROG	NOx	CO	SO2	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	0.1583					0.0000	0.0000		0.0000	0.0000						
Consumer Products	1.2301					0.0000	0.0000		0.0000	0.0000						
Landscaping	1.0500e-003	1.0000e-004	0.0109	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005						
Total	1.3894	1.0000e-004	0.0109	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005						

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

9.0 Operational Offroad

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

1546 Argyle
Existing Operations

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
----------------	--------	----------------	-----------------	---------------	-----------

User Defined Equipment

Equipment Type	Number
----------------	--------

11.0 Vegetation

Argyle - Baseline at Buildout - Los Angeles-South Coast County, Winter

Argyle - Baseline at Buildout
Los Angeles-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	15.18	1000sqft	0.35	15,182.00	0
Unrefrigerated Warehouse-No Rail	32.63	1000sqft	0.75	32,634.00	0
Parking Lot	43.00	Space	0.39	17,200.00	0
Strip Mall	14.00	1000sqft	0.32	14,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	11			Operational Year	2023
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

Project Characteristics -

Land Use - Existing land uses

Construction Phase -

Vehicle Trips - Based on existing trip gen table (ITE 10th Edition)

1546 Argyle
Existing Operations (Buildout Year)

Energy Use - Historical

Mobile Land Use Mitigation -

Waste Mitigation -

Table Name	Column Name	Default Value	New Value
tblLandUse	LandUseSquareFeet	15,180.00	15,182.00
tblLandUse	LandUseSquareFeet	32,630.00	32,634.00
tblVehicleTrips	ST_TR	2.46	2.17
tblVehicleTrips	ST_TR	42.04	35.84
tblVehicleTrips	ST_TR	1.68	1.75
tblVehicleTrips	SU_TR	1.05	0.93
tblVehicleTrips	SU_TR	20.43	17.42
tblVehicleTrips	SU_TR	1.68	1.75
tblVehicleTrips	WD_TR	11.03	9.75
tblVehicleTrips	WD_TR	44.32	37.79
tblVehicleTrips	WD_TR	1.68	1.75

2.0 Emissions Summary

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	1.3894	1.0000e-004	0.0107	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005						

1546 Argyle
Existing Operations (Buildout Year)

Energy	7.3400e-003	0.0667	0.0560	4.0000e-004		5.0700e-003	5.0700e-003		5.0700e-003	5.0700e-003						
Mobile	1.0071	4.2533	11.7456	0.0425	3.6747	0.0333	3.7080	0.9834	0.0310	1.0144						
Total	2.4038	4.3201	11.8123	0.0429	3.6747	0.0384	3.7131	0.9834	0.0361	1.0195						

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	1.3894	1.0000e-004	0.0107	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005						
Energy	7.3400e-003	0.0667	0.0560	4.0000e-004		5.0700e-003	5.0700e-003		5.0700e-003	5.0700e-003						
Mobile	0.7728	2.9919	5.9869	0.0173	1.3263	0.0147	1.3410	0.3549	0.0137	0.3686						
Total	2.1695	3.0587	6.0537	0.0177	1.3263	0.0199	1.3462	0.3549	0.0188	0.3737						

	ROG	NOx	CO	SO2	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	9.75	29.20	48.75	58.77	63.91	48.36	63.75	63.91	47.91	63.34						

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

- Increase Density
- Improve Walkability Design
- Improve Destination Accessibility

1546 Argyle
Existing Operations (Buildout Year)

Increase Transit Accessibility

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.7728	2.9919	5.9869	0.0173	1.3263	0.0147	1.3410	0.3549	0.0137	0.3686						
Unmitigated	1.0071	4.2533	11.7456	0.0425	3.6747	0.0333	3.7080	0.9834	0.0310	1.0144						

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Office Building	148.01	32.94	14.12	362,222	130,736
Parking Lot	0.00	0.00	0.00		
Strip Mall	529.06	501.76	243.88	921,655	332,650
Unrefrigerated Warehouse-No Rail	57.10	57.10	57.10	244,725	88,328
Total	734.17	591.80	315.10	1,528,603	551,714

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15
Unrefrigerated Warehouse-No	16.60	8.40	6.90	59.00	0.00	41.00	92	5	3

4.4 Fleet Mix

1546 Argyle
Existing Operations (Buildout Year)

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Office Building	0.545842	0.044768	0.205288	0.119317	0.015350	0.006227	0.020460	0.031333	0.002546	0.002133	0.005184	0.000692	0.000862
Parking Lot	0.545842	0.044768	0.205288	0.119317	0.015350	0.006227	0.020460	0.031333	0.002546	0.002133	0.005184	0.000692	0.000862
Strip Mall	0.545842	0.044768	0.205288	0.119317	0.015350	0.006227	0.020460	0.031333	0.002546	0.002133	0.005184	0.000692	0.000862
Unrefrigerated Warehouse-No Rail	0.545842	0.044768	0.205288	0.119317	0.015350	0.006227	0.020460	0.031333	0.002546	0.002133	0.005184	0.000692	0.000862

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	7.3400e-003	0.0667	0.0560	4.0000e-004		5.0700e-003	5.0700e-003		5.0700e-003	5.0700e-003						
NaturalGas Unmitigated	7.3400e-003	0.0667	0.0560	4.0000e-004		5.0700e-003	5.0700e-003		5.0700e-003	5.0700e-003						

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
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1546 Argyle
Existing Operations (Buildout Year)

Land Use	kBTU/yr	lb/day						lb/day									
General Office Building	517.436	5.5800e-003	0.0507	0.0426	3.0000e-004		3.8600e-003	3.8600e-003		3.8600e-003	3.8600e-003						
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
Strip Mall	69.8082	7.5000e-004	6.8400e-003	5.7500e-003	4.0000e-005		5.2000e-004	5.2000e-004		5.2000e-004	5.2000e-004						
Unrefrigerated Warehouse-No	92.9845	1.0000e-003	9.1200e-003	7.6600e-003	5.0000e-005		6.9000e-004	6.9000e-004		6.9000e-004	6.9000e-004						
Total		7.3300e-003	0.0667	0.0560	3.9000e-004		5.0700e-003	5.0700e-003		5.0700e-003	5.0700e-003						

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e		
Land Use	kBTU/yr	lb/day						lb/day											
General Office Building	0.517436	5.5800e-003	0.0507	0.0426	3.0000e-004		3.8600e-003	3.8600e-003		3.8600e-003	3.8600e-003								
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000								
Strip Mall	0.0698082	7.5000e-004	6.8400e-003	5.7500e-003	4.0000e-005		5.2000e-004	5.2000e-004		5.2000e-004	5.2000e-004								
Unrefrigerated Warehouse-No	0.0929845	1.0000e-003	9.1200e-003	7.6600e-003	5.0000e-005		6.9000e-004	6.9000e-004		6.9000e-004	6.9000e-004								
Total		7.3300e-003	0.0667	0.0560	3.9000e-004		5.0700e-003	5.0700e-003		5.0700e-003	5.0700e-003								

6.0 Area Detail

6.1 Mitigation Measures Area

1546 Argyle
Existing Operations (Buildout Year)

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	1.3894	1.0000e-004	0.0107	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005						
Unmitigated	1.3894	1.0000e-004	0.0107	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005						

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	0.1583					0.0000	0.0000		0.0000	0.0000						
Consumer Products	1.2301					0.0000	0.0000		0.0000	0.0000						
Landscaping	9.9000e-004	1.0000e-004	0.0107	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005						
Total	1.3894	1.0000e-004	0.0107	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005						

Mitigated

1546 Argyle
Existing Operations (Buildout Year)

	ROG	NOx	CO	SO2	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	0.1583					0.0000	0.0000		0.0000	0.0000						
Consumer Products	1.2301					0.0000	0.0000		0.0000	0.0000						
Landscaping	9.9000e-004	1.0000e-004	0.0107	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005						
Total	1.3894	1.0000e-004	0.0107	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005						

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

9.0 Operational Offroad

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

1546 Argyle
Existing Operations (Buildout Year)

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

Argyle - Project at Buildout (without PDFs) - Los Angeles-South Coast County, Winter

Argyle - Project at Buildout (without PDFs)
Los Angeles-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	364.00	Space	3.28	145,600.00	0
High Turnover (Sit Down Restaurant)	15.00	1000sqft	0.34	15,000.00	0
Apartments Mid Rise	276.00	Dwelling Unit	7.26	237,159.00	789
Strip Mall	9.00	1000sqft	0.21	9,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	11			Operational Year	2023
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MW hr)	840	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - RPS on 33.3% for LADWP.

Land Use - Proposed worst case

Vehicle Trips - Trip generation from traffic study (ITE 10th Edition)

Woodstoves - no woodstoves. All residents have fireplaces.

1546 Argyle
Project (without PDFs) Operations

Energy Use - parking garage mandatory requirements

Mobile Land Use Mitigation -

Energy Mitigation -

Water Mitigation -

Waste Mitigation -

Stationary Sources - Emergency Generators and Fire Pumps - 1 emergency generator

Stationary Sources - Emergency Generators and Fire Pumps EF - SCAQMD Rules

Table Name	Column Name	Default Value	New Value
tblEnergyUse	T24E	3.92	0.67
tblFireplaces	NumberGas	234.60	267.00
tblFireplaces	NumberNoFireplace	27.60	0.00
tblFireplaces	NumberWood	13.80	0.00
tblLandUse	LandUseSquareFeet	276,000.00	237,159.00
tblProjectCharacteristics	CO2IntensityFactor	1227.89	840
tblStationaryGeneratorsPumpsEF	NOX_EF	2.85	0.50
tblStationaryGeneratorsPumpsEF	PM10_EF	0.15	0.20
tblStationaryGeneratorsPumpsEF	PM2_5_EF	0.15	0.20
tblStationaryGeneratorsPumpsEF	ROG_EF	2.2480e-003	3.0900e-003
tblStationaryGeneratorsPumpsUse	HorsePowerValue	0.00	600.00
tblStationaryGeneratorsPumpsUse	HoursPerDay	0.00	0.50
tblStationaryGeneratorsPumpsUse	HoursPerYear	0.00	12.00
tblStationaryGeneratorsPumpsUse	NumberOfEquipment	0.00	1.00
tblVehicleTrips	ST_TR	6.39	5.23
tblVehicleTrips	ST_TR	158.37	139.75
tblVehicleTrips	ST_TR	42.04	35.83
tblVehicleTrips	SU_TR	5.86	4.79
tblVehicleTrips	SU_TR	131.84	116.34
tblVehicleTrips	SU_TR	20.43	17.41

1546 Argyle
Project (without PDFs) Operations

tblVehicleTrips	WD_TR	6.65	5.44
tblVehicleTrips	WD_TR	127.15	112.20
tblVehicleTrips	WD_TR	44.32	37.78
tblWoodstoves	NumberCatalytic	13.80	0.00
tblWoodstoves	NumberNoncatalytic	13.80	0.00

2.0 Emissions Summary

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	6.9092	4.6920	24.6997	0.0295		0.4843	0.4843		0.4843	0.4843						
Energy	0.1779	1.5760	1.0576	9.7000e-003		0.1229	0.1229		0.1229	0.1229						
Mobile	5.2668	22.0883	59.6901	0.2135	18.3604	0.1681	18.5285	4.9134	0.1563	5.0697						
Stationary	0.6767	0.2414	1.2553	2.3700e-003		0.0966	0.0966		0.0966	0.0966						
Total	13.0307	28.5976	86.7028	0.2551	18.3604	0.8718	19.2323	4.9134	0.8601	5.7734						

Mitigated Operational

1546 Argyle
Project (without PDFs) Operations

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	6.9092	4.6920	24.6997	0.0295		0.4843	0.4843		0.4843	0.4843						
Energy	0.1779	1.5760	1.0576	9.7000e-003		0.1229	0.1229		0.1229	0.1229						
Mobile	5.2668	22.0883	59.6901	0.2135	18.3604	0.1681	18.5285	4.9134	0.1563	5.0697						
Stationary	0.6767	0.2414	1.2553	2.3700e-003		0.0966	0.0966		0.0966	0.0966						
Total	13.0307	28.5976	86.7028	0.2551	18.3604	0.8718	19.2323	4.9134	0.8601	5.7734						

	ROG	NOx	CO	SO2	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						

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	5.2668	22.0883	59.6901	0.2135	18.3604	0.1681	18.5285	4.9134	0.1563	5.0697						

1546 Argyle
Project (without PDFs) Operations

Unmitigated	5.2668	22.0883	59.6901	0.2135	18.3604	0.1681	18.5285	4.9134	0.1563	5.0697										
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4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	1,501.44	1,443.48	1322.04	5,014,778	5,014,778
Enclosed Parking with Elevator	0.00	0.00	0.00		
High Turnover (Sit Down Restaurant)	1,683.00	2,096.25	1745.10	2,386,190	2,386,190
Strip Mall	340.02	322.47	156.69	592,321	592,321
Total	3,524.46	3,862.20	3,223.83	7,993,289	7,993,289

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
High Turnover (Sit Down Restaurant)	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.545842	0.044768	0.205288	0.119317	0.015350	0.006227	0.020460	0.031333	0.002546	0.002133	0.005184	0.000692	0.000862
Enclosed Parking with Elevator	0.545842	0.044768	0.205288	0.119317	0.015350	0.006227	0.020460	0.031333	0.002546	0.002133	0.005184	0.000692	0.000862
High Turnover (Sit Down Restaurant)	0.545842	0.044768	0.205288	0.119317	0.015350	0.006227	0.020460	0.031333	0.002546	0.002133	0.005184	0.000692	0.000862
Strip Mall	0.545842	0.044768	0.205288	0.119317	0.015350	0.006227	0.020460	0.031333	0.002546	0.002133	0.005184	0.000692	0.000862

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

1546 Argyle
Project (without PDFs) Operations

Install High Efficiency Lighting

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
NaturalGas Mitigated	0.1779	1.5760	1.0576	9.7000e-003		0.1229	0.1229		0.1229	0.1229							
NaturalGas Unmitigated	0.1779	1.5760	1.0576	9.7000e-003		0.1229	0.1229		0.1229	0.1229							

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 Mid Rise	6969.52	0.0752	0.6423	0.2733	4.1000e-003		0.0519	0.0519		0.0519	0.0519						
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
High Turnover (Sit Down Restaurant)	9483.29	0.1023	0.9297	0.7810	5.5800e-003		0.0707	0.0707		0.0707	0.0707						
Strip Mall	40.4384	4.4000e-004	3.9600e-003	3.3300e-003	2.0000e-005		3.0000e-004	3.0000e-004		3.0000e-004	3.0000e-004						
Total		0.1779	1.5760	1.0576	9.7000e-003		0.1229	0.1229		0.1229	0.1229						

1546 Argyle
Project (without PDFs) Operations

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	6.96952	0.0752	0.6423	0.2733	4.1000e-003		0.0519	0.0519		0.0519	0.0519						
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
High Turnover (Sit Down Restaurant)	9.48329	0.1023	0.9297	0.7810	5.5800e-003		0.0707	0.0707		0.0707	0.0707						
Strip Mall	0.0404384	4.4000e-004	3.9600e-003	3.3300e-003	2.0000e-005		3.0000e-004	3.0000e-004		3.0000e-004	3.0000e-004						
Total		0.1779	1.5760	1.0576	9.7000e-003		0.1229	0.1229		0.1229	0.1229						

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	6.9092	4.6920	24.6997	0.0295		0.4843	0.4843		0.4843	0.4843						
Unmitigated	6.9092	4.6920	24.6997	0.0295		0.4843	0.4843		0.4843	0.4843						

1546 Argyle
Project (without PDFs) Operations

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	0.4786					0.0000	0.0000		0.0000	0.0000						
Consumer Products	5.2225					0.0000	0.0000		0.0000	0.0000						
Hearth	0.5183	4.4291	1.8847	0.0283		0.3581	0.3581		0.3581	0.3581						
Landscaping	0.6898	0.2629	22.8150	1.2100e-003		0.1262	0.1262		0.1262	0.1262						
Total	6.9092	4.6920	24.6997	0.0295		0.4843	0.4843		0.4843	0.4843						

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	0.4786					0.0000	0.0000		0.0000	0.0000						
Consumer Products	5.2225					0.0000	0.0000		0.0000	0.0000						
Hearth	0.5183	4.4291	1.8847	0.0283		0.3581	0.3581		0.3581	0.3581						

1546 Argyle
Project (without PDFs) Operations

Landscaping	0.6898	0.2629	22.8150	1.2100e-003		0.1262	0.1262		0.1262	0.1262						
Total	6.9092	4.6920	24.6997	0.0295		0.4843	0.4843		0.4843	0.4843						

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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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	12	600	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

1546 Argyle
Project (without PDFs) Operations

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 (600 - 750 HP)	0.6767	0.2414	1.2553	2.3700e-003		0.0966	0.0966		0.0966	0.0966							
Total	0.6767	0.2414	1.2553	2.3700e-003		0.0966	0.0966		0.0966	0.0966							

11.0 Vegetation

Argyle - Project at Buildout - Los Angeles-South Coast County, Winter

Argyle - Project at Buildout
Los Angeles-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	412.00	Space	3.71	164,800.00	0
High Turnover (Sit Down Restaurant)	15.00	1000sqft	0.34	15,000.00	0
Apartments Mid Rise	276.00	Dwelling Unit	7.26	236,250.00	789
Strip Mall	9.00	1000sqft	0.21	9,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	11			Operational Year	2023
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MW hr)	840	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - RPS on 33.3% for LADWP.

Land Use - Proposed worst case

Vehicle Trips - Trip generation from traffic study (ITE 10th Edition)

Woodstoves - 2 outdoor firepits. Assumes 80 percent usage on weekends.

1546 Argyle
Project Operations

Energy Use - parking garage mandatory requirements

Mobile Land Use Mitigation -

Energy Mitigation -

Water Mitigation -

Waste Mitigation -

Stationary Sources - Emergency Generators and Fire Pumps - 1 emergency generator

Stationary Sources - Emergency Generators and Fire Pumps EF - SCAQMD Rules

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	ConstArea_Parking	9,888.00	8,736.00
tblArchitecturalCoating	ConstArea_Residential_Exterior	159,469.00	160,082.00
tblArchitecturalCoating	ConstArea_Residential_Interior	478,406.00	480,247.00
tblAreaCoating	Area_Parking	9888	8736
tblAreaCoating	Area_Residential_Exterior	159469	160082
tblAreaCoating	Area_Residential_Interior	478406	480247
tblEnergyUse	T24E	3.92	0.67
tblFireplaces	FireplaceDayYear	25.00	84.00
tblFireplaces	NumberGas	234.60	2.00
tblFireplaces	NumberWood	13.80	0.00
tblLandUse	LandUseSquareFeet	276,000.00	236,250.00
tblProjectCharacteristics	CO2IntensityFactor	1227.89	840
tblStationaryGeneratorsPumpsEF	NOX_EF	2.85	0.50
tblStationaryGeneratorsPumpsEF	PM10_EF	0.15	0.02
tblStationaryGeneratorsPumpsEF	PM2_5_EF	0.15	0.02
tblStationaryGeneratorsPumpsEF	ROG_EF	2.2480e-003	3.0900e-003
tblStationaryGeneratorsPumpsUse	HorsePowerValue	0.00	600.00
tblStationaryGeneratorsPumpsUse	HoursPerDay	0.00	0.50
tblStationaryGeneratorsPumpsUse	HoursPerYear	0.00	12.00
tblStationaryGeneratorsPumpsUse	NumberOfEquipment	0.00	1.00

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tblTripsAndVMT	VendorTripNumber	60.00	57.00
tblTripsAndVMT	WorkerTripNumber	277.00	269.00
tblTripsAndVMT	WorkerTripNumber	55.00	54.00
tblVehicleTrips	ST_TR	6.39	5.23
tblVehicleTrips	ST_TR	158.37	139.75
tblVehicleTrips	ST_TR	42.04	35.83
tblVehicleTrips	SU_TR	5.86	4.79
tblVehicleTrips	SU_TR	131.84	116.34
tblVehicleTrips	SU_TR	20.43	17.41
tblVehicleTrips	WD_TR	6.65	5.44
tblVehicleTrips	WD_TR	127.15	112.20
tblVehicleTrips	WD_TR	44.32	37.78
tblWoodstoves	NumberCatalytic	13.80	0.00
tblWoodstoves	NumberNoncatalytic	13.80	0.00

2.0 Emissions Summary

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	6.3841	0.2961	22.8341	1.4200e-003		0.1289	0.1289		0.1289	0.1289						
Energy	0.1779	1.5760	1.0576	9.7000e-003		0.1229	0.1229		0.1229	0.1229						

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Project Operations

Mobile	5.2668	22.0883	59.6901	0.2135	18.3604	0.1681	18.5285	4.9134	0.1563	5.0697						
Stationary	0.6767	0.2414	1.2553	2.3700e-003		9.6600e-003	9.6600e-003		9.6600e-003	9.6600e-003						
Total	12.5055	24.2018	84.8371	0.2270	18.3604	0.4295	18.7900	4.9134	0.4178	5.3311						

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	6.3841	0.2961	22.8341	1.4200e-003		0.1289	0.1289		0.1289	0.1289						
Energy	0.1724	1.5278	1.0298	9.4000e-003		0.1191	0.1191		0.1191	0.1191						
Mobile	4.0634	15.6088	30.1101	0.0839	6.2976	0.0726	6.3703	1.6853	0.0675	1.7528						
Stationary	0.6767	0.2414	1.2553	2.3700e-003		9.6600e-003	9.6600e-003		9.6600e-003	9.6600e-003						
Total	11.2966	17.6741	55.2293	0.0971	6.2976	0.3303	6.6279	1.6853	0.3251	2.0104						

	ROG	NOx	CO	SO2	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	9.67	26.97	34.90	57.21	65.70	23.11	64.73	65.70	22.18	62.29						

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Density

1546 Argyle
Project Operations

- Increase Diversity
- Improve Walkability Design
- Improve Destination Accessibility
- Increase Transit Accessibility
- Integrate Below Market Rate Housing
- Improve Pedestrian Network

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	4.0634	15.6088	30.1101	0.0839	6.2976	0.0726	6.3703	1.6853	0.0675	1.7528						
Unmitigated	5.2668	22.0883	59.6901	0.2135	18.3604	0.1681	18.5285	4.9134	0.1563	5.0697						

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	1,501.44	1,443.48	1322.04	5,014,778	1,720,069
Enclosed Parking with Elevator	0.00	0.00	0.00		
High Turnover (Sit Down Restaurant)	1,683.00	2,096.25	1745.10	2,386,190	818,463
Strip Mall	340.02	322.47	156.69	592,321	203,166
Total	3,524.46	3,862.20	3,223.83	7,993,289	2,741,698

4.3 Trip Type Information

	Miles	Trip %	Trip Purpose %

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Project Operations

Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C- NW	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
High Turnover (Sit Down Restaurant)	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.545842	0.044768	0.205288	0.119317	0.015350	0.006227	0.020460	0.031333	0.002546	0.002133	0.005184	0.000692	0.000862
Enclosed Parking with Elevator	0.545842	0.044768	0.205288	0.119317	0.015350	0.006227	0.020460	0.031333	0.002546	0.002133	0.005184	0.000692	0.000862
High Turnover (Sit Down Restaurant)	0.545842	0.044768	0.205288	0.119317	0.015350	0.006227	0.020460	0.031333	0.002546	0.002133	0.005184	0.000692	0.000862
Strip Mall	0.545842	0.044768	0.205288	0.119317	0.015350	0.006227	0.020460	0.031333	0.002546	0.002133	0.005184	0.000692	0.000862

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

Install High Efficiency Lighting

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.1724	1.5278	1.0298	9.4000e- 003		0.1191	0.1191		0.1191	0.1191						
NaturalGas Unmitigated	0.1779	1.5760	1.0576	9.7000e- 003		0.1229	0.1229		0.1229	0.1229						

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Project Operations

5.2 Energy by Land Use - Natural Gas

Unmitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	6969.52	0.0752	0.6423	0.2733	4.1000e-003		0.0519	0.0519		0.0519	0.0519						
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
High Turnover (Sit Down Restaurant)	9483.29	0.1023	0.9297	0.7810	5.5800e-003		0.0707	0.0707		0.0707	0.0707						
Strip Mall	40.4384	4.4000e-004	3.9600e-003	3.3300e-003	2.0000e-005		3.0000e-004	3.0000e-004		3.0000e-004	3.0000e-004						
Total		0.1779	1.5760	1.0576	9.7000e-003		0.1229	0.1229		0.1229	0.1229						

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	6.63787	0.0716	0.6117	0.2603	3.9000e-003		0.0495	0.0495		0.0495	0.0495						
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						
High Turnover (Sit Down Restaurant)	9.30666	0.1004	0.9124	0.7664	5.4700e-003		0.0693	0.0693		0.0693	0.0693						

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Project Operations

Strip Mall	0.0376027	4.1000e-004	3.6900e-003	3.1000e-003	2.0000e-005		2.8000e-004	2.8000e-004		2.8000e-004	2.8000e-004						
Total		0.1724	1.5278	1.0298	9.3900e-003		0.1191	0.1191		0.1191	0.1191						

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	6.3841	0.2961	22.8341	1.4200e-003		0.1289	0.1289		0.1289	0.1289						
Unmitigated	6.3841	0.2961	22.8341	1.4200e-003		0.1289	0.1289		0.1289	0.1289						

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	0.4786					0.0000	0.0000		0.0000	0.0000						
Consumer Products	5.2113					0.0000	0.0000		0.0000	0.0000						

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Hearth	3.8800e-003	0.0332	0.0141	2.1000e-004		2.6800e-003	2.6800e-003		2.6800e-003	2.6800e-003						
Landscaping	0.6903	0.2629	22.8199	1.2100e-003		0.1262	0.1262		0.1262	0.1262						
Total	6.3841	0.2961	22.8341	1.4200e-003		0.1289	0.1289		0.1289	0.1289						

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	0.4786					0.0000	0.0000		0.0000	0.0000						
Consumer Products	5.2113					0.0000	0.0000		0.0000	0.0000						
Hearth	3.8800e-003	0.0332	0.0141	2.1000e-004		2.6800e-003	2.6800e-003		2.6800e-003	2.6800e-003						
Landscaping	0.6903	0.2629	22.8199	1.2100e-003		0.1262	0.1262		0.1262	0.1262						
Total	6.3841	0.2961	22.8341	1.4200e-003		0.1289	0.1289		0.1289	0.1289						

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type
Emergency Generator	1	0.5	12	600	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
----------------	--------

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 (600 - 750 HP)	0.6767	0.2414	1.2553	2.3700e-003		9.6600e-003	9.6600e-003		9.6600e-003	9.6600e-003							
Total	0.6767	0.2414	1.2553	2.3700e-003		9.6600e-003	9.6600e-003		9.6600e-003	9.6600e-003							

11.0 Vegetation

GHG

Annual Construction

Year	MTCO2e
2020	41
2021	1,927
2022	614
2023	416
Total	2,998
	99.93424

	Baseline	Baseline at Buildout	Project w/o PDFs	Project with PDFs	Net of Project without PDFs less Baseline at Buildout	Net of Project with PDFs less Baseline at Buildout	Percent reduction of incorporation of PDFs	Percent of total per emission source
Area	0	0	69	6	69	6	91%	0%
Energy	359	359	1,186	1,119	827	760	6%	37%
Mobile	301	264	3,374	1,333	3,110	1,069	66%	52%
Stationary			3	3	3	3	0%	0%
Waste	15	15	79	79	64	64	0%	3%
Water	112	112	198	159	87	47	46%	2%
Operational Total	787	749	4,909	2,698	4,160	1,949	53%	
Construction Total	-	-	100	100	100	100		5%
TOTAL	1,573	1,498	5,009	2,798	4,260	2,049	52%	100%

Modera Argyle
Trip Generation

Daily Trip Calculations:

	Trip Reduction Credits							Total
	Quantity	Units	Daily	Transit	Internal Capture	Walk/Bike	Pass-by	
Existing								
Warehouse	32.63	TSF	57		Calculated in CalEEMod			57
Office	15.18	TSF	148		Calculated in CalEEMod			148
Commercial (Specialty Retail)	14.00	TSF	529		Calculated in CalEEMod			529
Total								734
	Trip Reduction Credits							Total
	Quantity	Units	Daily	Transit	Internal Capture	Walk/Bike	Pass-by	
Project								
Apartments (DU) (237,159 sq ft)	276	DU	1,501		Calculated in CalEEMod			1501
Retail	9	TSF	340		Calculated in CalEEMod			340
Restaurant (High-turnover)	15	TSF	1,683		Calculated in CalEEMod			1683
Total			3524					3524

Total Daily Trips		Total Daily Trips	
Project	Traffic Study	Project	Traffic Study
57	57	1.75	1.75
148	148	9.75	9.75
529	529	37.79	37.79

CalEEMod Default		
Weekday	Saturday	Sunday
1.68	1.68	1.68
11.03	2.46	1.05
44.32	42.04	20.43

Adjustment Factor		
Weekday	Sat	Sun
1.04	1.75	1.75
0.88	2.17	0.93
0.85	35.84	17.42

CalEEMod		
Weekday	Saturday	Sunday
6.65	6.39	5.86
44.32	42.04	20.43
127.15	158.37	131.84

Adjustment Factor for Project		
Sat	Sun	
5.23	4.79	
35.83	17.41	
139.75	116.34	

1501	1501	5.44	5.44
340	340	37.78	37.78
1683	1683	112.20	112.20
3524	3524		

Modera Argyle

GHG Reduction Measures

Applicable VMT Reduction Measures selected in CalEEMod based on CAPCOA's Quantifying Greenhouse Gas Mitigation Measures, August, 2010.

LUT-1:	Increase Density LUT-1 CAPCOA measures dwellings per acre and jobs per acre .		
	Data Needed: number of housing units per acre or jobs per acre	DU/Acre	Jobs/Acre
	Existing: 1.1 acres, 0 residential units, 167.521 employees	0.0	152.3
	Project: 1.1 acres, 276 residential units, 65.04 employees	250.9	59.1
LUT-3	Increase Diversity of Urban and Suburban Developments (Mixed Use) (Internally calculated in CalEEMod based on mix of land uses)		
		Project	Existing
	Land Use	(sq ft)	(sq ft)
	Multi Family	237	0
	Commerical (Office, Retail, Warehouse)	24	62
	Total	261	62
	% VMT Reduction	7.4%	0.0%
LUT-4	Increase Destination Accessibility		
	Distance to downtown/job center (Los Angeles)		5 miles
LUT-5	Increase Transit Accessibility (0.5-24.6% reduction)		
	Distance to Metro Red Line Station at Hollywood and Vine		0.2 miles
LUT-8/SDT-1	Provide pedestrian Network Improvements	Project Site Only	
LUT-9	Improve Walkability Design		
	Intersections within one square mile of the Project site		127 intersections

Modera Argyle

Parking Structure Energy Usage

Buildout Parking Garage Ventilation

Square Footage =	145,600 ft ²
Minimum Ventilation =	0.15 cfm/ft ²
Flowrate =	21,840 cfm
Number of Fans @ 11,000 cfm each	1.98 fans
Number of Fans	2 fans
Horsepower per Fan	7 hp
Horsepower to kW Conv.	0.746 kW per hp
Total kW =	10.444

Annual kW =	45,745	conservatively assumes operational 50 percent of the time even though it would only be operational when CO sensors read CO concentrations in excess of 25 ppm (2013 Building Energy Efficiency Standards)
Usage Rate:	0.35	kWh/sq ft annual. (CalEEMod applies mitigation to all land uses. So, this adjustment accounts for the 10% reduction in Title 24 energy usage applied in CalEEMod)

Buildout Parking Garage Lighting

Square Footage =	145,600 ft ²	watts per ft ² (Table 140.6 (Complete Building Method
Allowed Lighting Power =	0.2	Lighting Power Density Value) of the 2013 Building Energy Efficiency Standards)
Annual kW =	254,453	conservatively assumes maximum lighting power 24 hours per day)
Annual kW/sq ft =	1.75	kWh/sq ft annual (CalEEMod applies mitigation to all land uses. So, this
Adjustment:	2.33	adjustment accounts for the 25% reduction in lighting applied in CalEEMod)

Elevator (no change CalEEMod Default) **0.19** kWh/sq ft annual

Moderna Argyle - South Coast Air Basin, Annual

Moderna Argyle
South Coast Air Basin, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	412.00	Space	3.71	164,800.00	0
Apartments High Rise	276.00	Dwelling Unit	4.45	233,250.00	789
Supermarket	27.00	1000sqft	0.62	27,000.00	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	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

Project Characteristics -

Land Use - see assumptions

Construction Phase - see Construction Assumptions

Off-road Equipment -

Off-road Equipment - see Construction Assumptions

Argyle
Construction (Annual)

Off-road Equipment - see Construction Assumptions

Off-road Equipment - see Construction Assumptions

Off-road Equipment - see Construction Assumptions

Off-road Equipment - see Construction Assumptions

Trips and VMT - see Construction Assumptions

105 trips per day may during grading. Trucks assumed to be travelling to District 111a Landfill (50 mi round trip)

Demolition -

Grading -

Construction Off-road Equipment Mitigation -

Architectural Coating -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	109.00
tblConstructionPhase	NumDays	230.00	424.00
tblConstructionPhase	NumDays	20.00	44.00
tblConstructionPhase	NumDays	20.00	130.00
tblConstructionPhase	NumDays	20.00	109.00
tblConstructionPhase	NumDays	10.00	55.00
tblEnergyUse	LightingElect	1.75	2.63
tblEnergyUse	LightingElect	7.03	7.22
tblEnergyUse	NT24E	3,054.10	3,277.06
tblEnergyUse	T24E	164.54	194.04
tblEnergyUse	T24E	4.42	4.63
tblEnergyUse	T24NG	4,385.94	6,328.91
tblEnergyUse	T24NG	9.83	9.88
tblGrading	AcresOfGrading	0.00	10.00
tblGrading	MaterialExported	0.00	89,000.00
tblLandUse	LandUseSquareFeet	276,000.00	233,250.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00

Argyle
Construction (Annual)

tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblTripsAndVMT	HaulingTripLength	20.00	40.00
tblTripsAndVMT	HaulingTripLength	20.00	50.00
tblTripsAndVMT	HaulingTripNumber	114.00	226.00
tblTripsAndVMT	HaulingTripNumber	11,125.00	16,250.00
tblTripsAndVMT	VendorTripLength	6.90	20.00
tblTripsAndVMT	VendorTripNumber	0.00	5.00
tblTripsAndVMT	VendorTripNumber	0.00	5.00
tblTripsAndVMT	VendorTripNumber	0.00	30.00
tblTripsAndVMT	VendorTripNumber	58.00	30.00
tblTripsAndVMT	VendorTripNumber	0.00	10.00
tblTripsAndVMT	VendorTripNumber	0.00	10.00
tblTripsAndVMT	VendorVehicleClass	HDT_Mix	HHDT
tblTripsAndVMT	WorkerTripNumber	13.00	20.00

Argyle
Construction (Annual)

tblTripsAndVMT	WorkerTripNumber	23.00	100.00
tblTripsAndVMT	WorkerTripNumber	269.00	150.00
tblTripsAndVMT	WorkerTripNumber	13.00	50.00
tblTripsAndVMT	WorkerTripNumber	54.00	50.00

2.0 Emissions Summary

2.1 Overall Construction Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2020											0.0000	40.7985	40.7985	6.6300e-003	0.0000	40.9643
2021											0.0000	1,922.4903	1,922.4903	0.1815	0.0000	1,927.0268
2022											0.0000	611.6873	611.6873	0.0869	0.0000	613.8596
2023											0.0000	414.6141	414.6141	0.0625	0.0000	416.1765
Maximum											0.0000	1,922.4903	1,922.4903	0.1815	0.0000	1,927.0268

Mitigated Construction

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

Argyle
Construction (Annual)

2020												0.0000	40.7985	40.7985	6.6300e-003	0.0000	40.9643
2021												0.0000	1,922.4899	1,922.4899	0.1815	0.0000	1,927.0264
2022												0.0000	611.6869	611.6869	0.0869	0.0000	613.8592
2023												0.0000	414.6138	414.6138	0.0625	0.0000	416.1762
Maximum												0.0000	1,922.4899	1,922.4899	0.1815	0.0000	1,927.0264

	ROG	NOx	CO	SO2	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	1.54	0.00	1.14	0.81	0.00	0.36	0.00	0.00	0.00	0.00	0.00	0.00

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
14	11-17-2020	2-16-2021	0.9929	0.9929
15	2-17-2021	5-16-2021	2.5689	2.5689
16	5-17-2021	8-16-2021	2.3697	2.3697
17	8-17-2021	11-16-2021	1.0488	1.0488
18	11-17-2021	2-16-2022	0.8340	0.8340
19	2-17-2022	5-16-2022	0.7664	0.7664
20	5-17-2022	8-16-2022	0.7908	0.7908
21	8-17-2022	11-16-2022	0.7923	0.7923
22	11-17-2022	2-16-2023	1.2768	1.2768
23	2-17-2023	5-16-2023	1.6803	1.6803
24	5-17-2023	8-16-2023	0.3017	0.3017
		Highest	2.5689	2.5689

3.0 Construction Detail

Construction Phase

Argyle
Construction (Annual)

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	12/1/2020	1/31/2021	5	44	
2	Grading	Grading	2/1/2021	7/31/2021	5	130	
3	Foundation / Concrete Pouring	Site Preparation	8/1/2021	10/15/2021	5	55	
4	Building Construction	Building Construction	10/16/2021	6/1/2023	5	424	
5	Paving	Paving	1/1/2023	6/1/2023	5	109	
6	Architectural Coating	Architectural Coating	1/1/2023	6/1/2023	5	109	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 10

Acres of Paving: 3.71

Residential Indoor: 558,900; Residential Outdoor: 186,300; Non-Residential Indoor: 40,500; Non-Residential Outdoor: 13,500; Striped

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Air Compressors	2	8.00	78	0.48
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Cranes	1	8.00	231	0.29
Demolition	Excavators	0	8.00	158	0.38
Demolition	Rubber Tired Dozers	0	8.00	247	0.40
Demolition	Rubber Tired Loaders	1	8.00	203	0.36
Demolition	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Bore/Drill Rigs	1	8.00	221	0.50
Grading	Cranes	1	8.00	231	0.29
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	0	8.00	187	0.41
Grading	Plate Compactors	1	8.00	8	0.43

Argyle
Construction (Annual)

Grading	Rubber Tired Dozers	0	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Foundation / Concrete Pouring	Air Compressors	1	8.00	78	0.48
Foundation / Concrete Pouring	Cement and Mortar Mixers	1	8.00	9	0.56
Foundation / Concrete Pouring	Concrete/Industrial Saws	1	8.00	81	0.73
Foundation / Concrete Pouring	Cranes	2	8.00	231	0.29
Foundation / Concrete Pouring	Plate Compactors	1	8.00	8	0.43
Foundation / Concrete Pouring	Pumps	2	8.00	84	0.74
Foundation / Concrete Pouring	Rubber Tired Dozers	0	8.00	247	0.40
Foundation / Concrete Pouring	Tractors/Loaders/Backhoes	0	8.00	97	0.37
Foundation / Concrete Pouring	Welders	1	8.00	46	0.45
Building Construction	Aerial Lifts	1	8.00	63	0.31
Building Construction	Air Compressors	2	8.00	78	0.48
Building Construction	Cranes	2	7.00	231	0.29
Building Construction	Forklifts	0	8.00	89	0.20
Building Construction	Forklifts	2	8.00	89	0.20
Building Construction	Generator Sets	0	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Building Construction	Welders	2	8.00	46	0.45
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Paving	Cranes	1	8.00	231	0.29
Paving	Pavers	0	8.00	130	0.42
Paving	Paving Equipment	1	8.00	132	0.36
Paving	Rollers	0	8.00	80	0.38
Paving	Skid Steer Loaders	1	8.00	65	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Argyle
Construction (Annual)

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	6	15.00	5.00	226.00	14.70	6.90	40.00	LD_Mix	HDT_Mix	HHDT
Grading	5	20.00	5.00	16,250.00	14.70	6.90	50.00	LD_Mix	HDT_Mix	HHDT
Foundation / Concrete	9	100.00	30.00	0.00	14.70	20.00	20.00	LD_Mix	HHDT	HHDT
Building Construction	10	150.00	30.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	50.00	10.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	50.00	10.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Demolition - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust												0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road												29.2939	29.2939	5.9400e-003	0.0000	29.4424
Total												29.2939	29.2939	5.9400e-003	0.0000	29.4424

Unmitigated Construction Off-Site

Argyle
Construction (Annual)

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling												8.3925	8.3925	5.5000e-004	0.0000	8.4063
Vendor												1.4067	1.4067	9.0000e-005	0.0000	1.4091
Worker												1.7054	1.7054	5.0000e-005	0.0000	1.7066
Total												11.5047	11.5047	6.9000e-004	0.0000	11.5220

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust												0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road												29.2938	29.2938	5.9400e-003	0.0000	29.4424
Total												29.2938	29.2938	5.9400e-003	0.0000	29.4424

Mitigated Construction Off-Site

Argyle
Construction (Annual)

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling												8.3925	8.3925	5.5000e-004	0.0000	8.4063
Vendor												1.4067	1.4067	9.0000e-005	0.0000	1.4091
Worker												1.7054	1.7054	5.0000e-005	0.0000	1.7066
Total												11.5047	11.5047	6.9000e-004	0.0000	11.5220

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust												0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road												26.7480	26.7480	5.3300e-003	0.0000	26.8813
Total												26.7480	26.7480	5.3300e-003	0.0000	26.8813

Unmitigated Construction Off-Site

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

Argyle
Construction (Annual)

Hauling													7.5785	7.5785	5.0000e-004	0.0000	7.5909
Vendor													1.2747	1.2747	8.0000e-005	0.0000	1.2768
Worker													1.5067	1.5067	4.0000e-005	0.0000	1.5077
Total													10.3599	10.3599	6.2000e-004	0.0000	10.3754

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust												0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road												26.7480	26.7480	5.3300e-003	0.0000	26.8812
Total												26.7480	26.7480	5.3300e-003	0.0000	26.8812

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling												7.5785	7.5785	5.0000e-004	0.0000	7.5909
Vendor												1.2747	1.2747	8.0000e-005	0.0000	1.2768

Argyle
Construction (Annual)

Worker													1.5067	1.5067	4.0000e-005	0.0000	1.5077
Total													10.3599	10.3599	6.2000e-004	0.0000	10.3754

3.3 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust												0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road												147.7515	147.7515	0.0473	0.0000	148.9350
Total												147.7515	147.7515	0.0473	0.0000	148.9350

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling												1,407.6981	1,407.6981	0.0903	0.0000	1,409.9567
Vendor												7.8912	7.8912	5.1000e-004	0.0000	7.9039
Worker												12.4365	12.4365	3.3000e-004	0.0000	12.4448
Total												1,428.0258	1,428.0258	0.0912	0.0000	1,430.3054

Argyle
Construction (Annual)

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust												0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road												147.7514	147.7514	0.0473	0.0000	148.9349
Total												147.7514	147.7514	0.0473	0.0000	148.9349

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling												1,407.6981	1,407.6981	0.0903	0.0000	1,409.9567
Vendor												7.8912	7.8912	5.1000e-004	0.0000	7.9039
Worker												12.4365	12.4365	3.3000e-004	0.0000	12.4448
Total												1,428.0258	1,428.0258	0.0912	0.0000	1,430.3054

3.4 Foundation / Concrete Pouring - 2021

Unmitigated Construction On-Site

Argyle
Construction (Annual)

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust												0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road												90.4088	90.4088	0.0131	0.0000	90.7365
Total												90.4088	90.4088	0.0131	0.0000	90.7365

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling												0.0000	0.0000	0.0000	0.0000	0.0000
Vendor												61.9140	61.9140	4.4700e-003	0.0000	62.0257
Worker												26.3079	26.3079	7.1000e-004	0.0000	26.3256
Total												88.2219	88.2219	5.1800e-003	0.0000	88.3513

Mitigated Construction On-Site

Argyle
Construction (Annual)

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust												0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road												90.4087	90.4087	0.0131	0.0000	90.7364
Total												90.4087	90.4087	0.0131	0.0000	90.7364

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling												0.0000	0.0000	0.0000	0.0000	0.0000
Vendor												61.9140	61.9140	4.4700e-003	0.0000	62.0257
Worker												26.3079	26.3079	7.1000e-004	0.0000	26.3256
Total												88.2219	88.2219	5.1800e-003	0.0000	88.3513

3.5 Building Construction - 2021

Unmitigated Construction On-Site

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

Argyle
Construction (Annual)

Off-Road													71.4809	71.4809	0.0164	0.0000	71.8896
Total													71.4809	71.4809	0.0164	0.0000	71.8896

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling												0.0000	0.0000	0.0000	0.0000	0.0000
Vendor												20.0315	20.0315	1.2900e-003	0.0000	20.0638
Worker												39.4619	39.4619	1.0600e-003	0.0000	39.4884
Total												59.4934	59.4934	2.3500e-003	0.0000	59.5523

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road												71.4809	71.4809	0.0164	0.0000	71.8896
Total												71.4809	71.4809	0.0164	0.0000	71.8896

Argyle
Construction (Annual)

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling												0.0000	0.0000	0.0000	0.0000	0.0000
Vendor												20.0315	20.0315	1.2900e-003	0.0000	20.0638
Worker												39.4619	39.4619	1.0600e-003	0.0000	39.4884
Total												59.4934	59.4934	2.3500e-003	0.0000	59.5523

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road												337.9638	337.9638	0.0765	0.0000	339.8755
Total												337.9638	337.9638	0.0765	0.0000	339.8755

Argyle
Construction (Annual)

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling												0.0000	0.0000	0.0000	0.0000	0.0000
Vendor												93.8581	93.8581	5.8900e-003	0.0000	94.0054
Worker												179.8654	179.8654	4.5300e-003	0.0000	179.9788
Total												273.7235	273.7235	0.0104	0.0000	273.9842

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road												337.9634	337.9634	0.0765	0.0000	339.8751
Total												337.9634	337.9634	0.0765	0.0000	339.8751

Mitigated Construction Off-Site

Argyle
Construction (Annual)

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling												0.0000	0.0000	0.0000	0.0000	0.0000
Vendor												93.8581	93.8581	5.8900e-003	0.0000	94.0054
Worker												179.8654	179.8654	4.5300e-003	0.0000	179.9788
Total												273.7235	273.7235	0.0104	0.0000	273.9842

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road												141.6985	141.6985	0.0317	0.0000	142.4897
Total												141.6985	141.6985	0.0317	0.0000	142.4897

Unmitigated Construction Off-Site

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

Argyle
Construction (Annual)

Hauling													0.0000	0.0000	0.0000	0.0000	0.0000
Vendor													38.1334	38.1334	2.1800e-003	0.0000	38.1878
Worker													72.5955	72.5955	1.7100e-003	0.0000	72.6383
Total													110.7288	110.7288	3.8900e-003	0.0000	110.8261

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road												141.6983	141.6983	0.0317	0.0000	142.4895
Total												141.6983	141.6983	0.0317	0.0000	142.4895

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling												0.0000	0.0000	0.0000	0.0000	0.0000
Vendor												38.1334	38.1334	2.1800e-003	0.0000	38.1878

Argyle
Construction (Annual)

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road												74.4523	74.4523	0.0235	0.0000	75.0405
Paving												0.0000	0.0000	0.0000	0.0000	0.0000
Total												74.4523	74.4523	0.0235	0.0000	75.0405

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling												0.0000	0.0000	0.0000	0.0000	0.0000
Vendor												12.7111	12.7111	7.3000e-004	0.0000	12.7293
Worker												24.1985	24.1985	5.7000e-004	0.0000	24.2128
Total												36.9096	36.9096	1.3000e-003	0.0000	36.9420

3.7 Architectural Coating - 2023

Unmitigated Construction On-Site

Argyle
Construction (Annual)

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating												0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road												13.9152	13.9152	8.3000e-004	0.0000	13.9361
Total												13.9152	13.9152	8.3000e-004	0.0000	13.9361

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling												0.0000	0.0000	0.0000	0.0000	0.0000
Vendor												12.7111	12.7111	7.3000e-004	0.0000	12.7293
Worker												24.1985	24.1985	5.7000e-004	0.0000	24.2128
Total												36.9096	36.9096	1.3000e-003	0.0000	36.9420

Mitigated Construction On-Site

Argyle
Construction (Annual)

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating												0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road												13.9152	13.9152	8.3000e-004	0.0000	13.9360
Total												13.9152	13.9152	8.3000e-004	0.0000	13.9360

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling												0.0000	0.0000	0.0000	0.0000	0.0000
Vendor												12.7111	12.7111	7.3000e-004	0.0000	12.7293
Worker												24.1985	24.1985	5.7000e-004	0.0000	24.2128
Total												36.9096	36.9096	1.3000e-003	0.0000	36.9420

Argyle - Baseline - Los Angeles-South Coast County, Annual

Argyle - Baseline
Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	15.18	1000sqft	0.35	15,182.00	0
Unrefrigerated Warehouse-No Rail	32.63	1000sqft	0.75	32,634.00	0
Parking Lot	43.00	Space	0.39	17,200.00	0
Strip Mall	14.00	1000sqft	0.32	14,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	11			Operational Year	2017
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

Project Characteristics -

Land Use - Existing land uses

Construction Phase -

Vehicle Trips - Based on existing trip gen table (ITE 10th Edition)

1546 Argyle
Existing Operations (Annual)

Energy Use - Historical

Mobile Land Use Mitigation -

Waste Mitigation -

Table Name	Column Name	Default Value	New Value
tblLandUse	LandUseSquareFeet	15,180.00	15,182.00
tblLandUse	LandUseSquareFeet	32,630.00	32,634.00
tblVehicleTrips	ST_TR	2.46	2.17
tblVehicleTrips	ST_TR	42.04	35.84
tblVehicleTrips	ST_TR	1.68	1.75
tblVehicleTrips	SU_TR	1.05	0.93
tblVehicleTrips	SU_TR	20.43	17.42
tblVehicleTrips	SU_TR	1.68	1.75
tblVehicleTrips	WD_TR	11.03	9.75
tblVehicleTrips	WD_TR	44.32	37.79
tblVehicleTrips	WD_TR	1.68	1.75

2.0 Emissions Summary

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	tons/yr										MT/yr					
Area											0.0000	2.6000e-003	2.6000e-003	1.0000e-005	0.0000	2.7800e-003

1546 Argyle
Existing Operations (Annual)

Energy												0.0000	358.0570	358.0570	8.4000e-003	1.9300e-003	358.8415
Mobile												0.0000	746.3689	746.3689	0.0514	0.0000	747.6525
Waste												12.0759	0.0000	12.0759	0.7137	0.0000	29.9176
Water												3.5789	95.9751	99.5539	0.3699	9.1500e-003	111.5264
Total												15.6548	1,200.4036	1,216.0583	1.1433	0.0111	1,247.9407

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area											0.0000	2.6000e-003	2.6000e-003	1.0000e-005	0.0000	2.7800e-003
Energy											0.0000	358.0570	358.0570	8.4000e-003	1.9300e-003	358.8415
Mobile											0.0000	300.6973	300.6973	0.0251	0.0000	301.3252
Waste											6.0380	0.0000	6.0380	0.3568	0.0000	14.9588
Water											3.5789	95.9751	99.5539	0.3699	9.1500e-003	111.5264
Total											9.6168	754.7320	764.3488	0.7602	0.0111	786.6546

	ROG	NOx	CO	SO2	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											38.57	37.13	37.15	33.51	0.00	36.96

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Density

Improve Walkability Design

Improve Destination Accessibility

Increase Transit Accessibility

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated											0.0000	300.6973	300.6973	0.0251	0.0000	301.3252
Unmitigated											0.0000	746.3689	746.3689	0.0514	0.0000	747.6525

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Office Building	148.01	32.94	14.12	362,222	130,736
Parking Lot	0.00	0.00	0.00		
Strip Mall	529.06	501.76	243.88	921,655	332,650
Unrefrigerated Warehouse-No Rail	57.10	57.10	57.10	244,725	88,328
Total	734.17	591.80	315.10	1,528,603	551,714

4.3 Trip Type Information

1546 Argyle
Existing Operations (Annual)

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15
Unrefrigerated Warehouse-No	16.60	8.40	6.90	59.00	0.00	41.00	92	5	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Office Building	0.547512	0.046663	0.198227	0.127154	0.018333	0.005870	0.017956	0.026928	0.002295	0.002753	0.004678	0.000662	0.000968
Parking Lot	0.547512	0.046663	0.198227	0.127154	0.018333	0.005870	0.017956	0.026928	0.002295	0.002753	0.004678	0.000662	0.000968
Strip Mall	0.547512	0.046663	0.198227	0.127154	0.018333	0.005870	0.017956	0.026928	0.002295	0.002753	0.004678	0.000662	0.000968
Unrefrigerated Warehouse-No Rail	0.547512	0.046663	0.198227	0.127154	0.018333	0.005870	0.017956	0.026928	0.002295	0.002753	0.004678	0.000662	0.000968

5.0 Energy Detail

Historical Energy Use: Y

5.1 Mitigation Measures Energy

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Electricity Mitigated											0.0000	344.8077	344.8077	8.1400e-003	1.6800e-003	345.5134
Electricity Unmitigated											0.0000	344.8077	344.8077	8.1400e-003	1.6800e-003	345.5134

1546 Argyle
Existing Operations (Annual)

NaturalGas Mitigated												0.0000	13.2494	13.2494	2.5000e-004	2.4000e-004	13.3281
NaturalGas Unmitigated												0.0000	13.2494	13.2494	2.5000e-004	2.4000e-004	13.3281

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
General Office Building	188864											0.0000	10.0785	10.0785	1.9000e-004	1.8000e-004	10.1384
Parking Lot	0											0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Strip Mall	25480											0.0000	1.3597	1.3597	3.0000e-005	2.0000e-005	1.3678
Unrefrigerated Warehouse-No Cool	33939.4											0.0000	1.8111	1.8111	3.0000e-005	3.0000e-005	1.8219
Total												0.0000	13.2494	13.2494	2.5000e-004	2.3000e-004	13.3281

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
General Office Building	188864											0.0000	10.0785	10.0785	1.9000e-004	1.8000e-004	10.1384
Parking Lot	0											0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

1546 Argyle
Existing Operations (Annual)

Strip Mall	25480										0.0000	1.3597	1.3597	3.0000e-005	2.0000e-005	1.3678
Unrefrigerated Warehouse-No	33939.4										0.0000	1.8111	1.8111	3.0000e-005	3.0000e-005	1.8219
Total											0.0000	13.2494	13.2494	2.5000e-004	2.3000e-004	13.3281

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Office Building	231374	128.8662	3.0400e-003	6.3000e-004	129.1300
Parking Lot	15136	8.4302	2.0000e-004	4.0000e-005	8.4474
Strip Mall	223440	124.4475	2.9400e-003	6.1000e-004	124.7022
Unrefrigerated Warehouse-No	149137	83.0638	1.9600e-003	4.1000e-004	83.2338
Total		344.8077	8.1400e-003	1.6900e-003	345.5134

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Office Building	231374	128.8662	3.0400e-003	6.3000e-004	129.1300

1546 Argyle
Existing Operations (Annual)

Parking Lot	15136	8.4302	2.0000e-004	4.0000e-005	8.4474
Strip Mall	223440	124.4475	2.9400e-003	6.1000e-004	124.7022
Unrefrigerated Warehouse-No Rail	149137	83.0638	1.9600e-003	4.1000e-004	83.2338
Total		344.8077	8.1400e-003	1.6900e-003	345.5134

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated											0.0000	2.6000e-003	2.6000e-003	1.0000e-005	0.0000	2.7800e-003
Unmitigated											0.0000	2.6000e-003	2.6000e-003	1.0000e-005	0.0000	2.7800e-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	tons/yr										MT/yr					

1546 Argyle
Existing Operations (Annual)

Architectural Coating												0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products												0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping												0.0000	2.6000e-003	2.6000e-003	1.0000e-005	0.0000	2.7800e-003
Total												0.0000	2.6000e-003	2.6000e-003	1.0000e-005	0.0000	2.7800e-003

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating											0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products											0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping											0.0000	2.6000e-003	2.6000e-003	1.0000e-005	0.0000	2.7800e-003
Total											0.0000	2.6000e-003	2.6000e-003	1.0000e-005	0.0000	2.7800e-003

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
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1546 Argyle
Existing Operations (Annual)

Category	MT/yr			
Mitigated	99.5539	0.3699	9.1500e-003	111.5264
Unmitigated	99.5539	0.3699	9.1500e-003	111.5264

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Office Building	2.698 / 1.65361	30.6547	0.0886	2.2200e-003	33.5321
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Strip Mall	1.03702 / 0.63559	11.7826	0.0341	8.5000e-004	12.8886
Unrefrigerated Warehouse-No Cool	7.54569 / 0	57.1167	0.2472	6.0700e-003	65.1057
Total		99.5539	0.3699	9.1400e-003	111.5264

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			

1546 Argyle
Existing Operations (Annual)

General Office Building	2.698 / 1.65361	30.6547	0.0886	2.2200e-003	33.5321
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Strip Mall	1.03702 / 0.63559	11.7826	0.0341	8.5000e-004	12.8886
Unrefrigerated Warehouse-No	7.54569 / 0	57.1167	0.2472	6.0700e-003	65.1057
Total		99.5539	0.3699	9.1400e-003	111.5264

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	6.0380	0.3568	0.0000	14.9588
Unmitigated	12.0759	0.7137	0.0000	29.9176

8.2 Waste by Land Use

Unmitigated

1546 Argyle
Existing Operations (Annual)

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Office Building	14.12	2.8662	0.1694	0.0000	7.1010
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Strip Mall	14.7	2.9840	0.1764	0.0000	7.3927
Unrefrigerated Warehouse-No	30.67	6.2257	0.3679	0.0000	15.4240
Total		12.0759	0.7137	0.0000	29.9176

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Office Building	7.06	1.4331	0.0847	0.0000	3.5505
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Strip Mall	7.35	1.4920	0.0882	0.0000	3.6963
Unrefrigerated Warehouse-No	15.335	3.1129	0.1840	0.0000	7.7120
Total		6.0380	0.3568	0.0000	14.9588

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
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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

Argyle - Baseline at Buildout - Los Angeles-South Coast County, Annual

Argyle - Baseline at Buildout
Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	15.18	1000sqft	0.35	15,182.00	0
Unrefrigerated Warehouse-No Rail	32.63	1000sqft	0.75	32,634.00	0
Parking Lot	43.00	Space	0.39	17,200.00	0
Strip Mall	14.00	1000sqft	0.32	14,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	11			Operational Year	2023
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

Project Characteristics -

Land Use - Existing land uses

Construction Phase -

Vehicle Trips - Based on existing trip gen table (ITE 10th Edition)

1546 Argyle
Existing Operations - Buildout Year (Annual)

Energy Use - Historical

Mobile Land Use Mitigation -

Waste Mitigation -

Table Name	Column Name	Default Value	New Value
tblLandUse	LandUseSquareFeet	15,180.00	15,182.00
tblLandUse	LandUseSquareFeet	32,630.00	32,634.00
tblVehicleTrips	ST_TR	2.46	2.17
tblVehicleTrips	ST_TR	42.04	35.84
tblVehicleTrips	ST_TR	1.68	1.75
tblVehicleTrips	SU_TR	1.05	0.93
tblVehicleTrips	SU_TR	20.43	17.42
tblVehicleTrips	SU_TR	1.68	1.75
tblVehicleTrips	WD_TR	11.03	9.75
tblVehicleTrips	WD_TR	44.32	37.79
tblVehicleTrips	WD_TR	1.68	1.75

2.0 Emissions Summary

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	tons/yr										MT/yr					
Area											0.0000	2.6000e-003	2.6000e-003	1.0000e-005	0.0000	2.7700e-003

1546 Argyle
Existing Operations - Buildout Year (Annual)

Energy												0.0000	358.0570	358.0570	8.4000e-003	1.9300e-003	358.8415
Mobile												0.0000	642.7970	642.7970	0.0326	0.0000	643.6125
Waste												12.0759	0.0000	12.0759	0.7137	0.0000	29.9176
Water												3.5789	95.9751	99.5539	0.3699	9.1500e-003	111.5264
Total												15.6548	1,096.8317	1,112.4865	1.1246	0.0111	1,143.9007

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area											0.0000	2.6000e-003	2.6000e-003	1.0000e-005	0.0000	2.7700e-003
Energy											0.0000	358.0570	358.0570	8.4000e-003	1.9300e-003	358.8415
Mobile											0.0000	263.4933	263.4933	0.0158	0.0000	263.8877
Waste											6.0380	0.0000	6.0380	0.3568	0.0000	14.9588
Water											3.5789	95.9751	99.5539	0.3699	9.1500e-003	111.5264
Total											9.6168	717.5280	727.1448	0.7509	0.0111	749.2170

	ROG	NOx	CO	SO2	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											38.57	34.58	34.64	33.23	0.00	34.50

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Density

Improve Walkability Design

Improve Destination Accessibility

Increase Transit Accessibility

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated											0.0000	263.4933	263.4933	0.0158	0.0000	263.8877
Unmitigated											0.0000	642.7970	642.7970	0.0326	0.0000	643.6125

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Office Building	148.01	32.94	14.12	362,222	130,736
Parking Lot	0.00	0.00	0.00		
Strip Mall	529.06	501.76	243.88	921,655	332,650
Unrefrigerated Warehouse-No Rail	57.10	57.10	57.10	244,725	88,328
Total	734.17	591.80	315.10	1,528,603	551,714

4.3 Trip Type Information

1546 Argyle
Existing Operations - Buildout Year (Annual)

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15
Unrefrigerated Warehouse-No	16.60	8.40	6.90	59.00	0.00	41.00	92	5	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Office Building	0.545842	0.044768	0.205288	0.119317	0.015350	0.006227	0.020460	0.031333	0.002546	0.002133	0.005184	0.000692	0.000862
Parking Lot	0.545842	0.044768	0.205288	0.119317	0.015350	0.006227	0.020460	0.031333	0.002546	0.002133	0.005184	0.000692	0.000862
Strip Mall	0.545842	0.044768	0.205288	0.119317	0.015350	0.006227	0.020460	0.031333	0.002546	0.002133	0.005184	0.000692	0.000862
Unrefrigerated Warehouse-No	0.545842	0.044768	0.205288	0.119317	0.015350	0.006227	0.020460	0.031333	0.002546	0.002133	0.005184	0.000692	0.000862

5.0 Energy Detail

Historical Energy Use: Y

5.1 Mitigation Measures Energy

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Electricity Mitigated											0.0000	344.8077	344.8077	8.1400e-003	1.6800e-003	345.5134
Electricity Unmitigated											0.0000	344.8077	344.8077	8.1400e-003	1.6800e-003	345.5134

1546 Argyle
Existing Operations - Buildout Year (Annual)

NaturalGas Mitigated												0.0000	13.2494	13.2494	2.5000e-004	2.4000e-004	13.3281
NaturalGas Unmitigated												0.0000	13.2494	13.2494	2.5000e-004	2.4000e-004	13.3281

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
General Office Building	188864											0.0000	10.0785	10.0785	1.9000e-004	1.8000e-004	10.1384
Parking Lot	0											0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Strip Mall	25480											0.0000	1.3597	1.3597	3.0000e-005	2.0000e-005	1.3678
Unrefrigerated Warehouse-No Cool	33939.4											0.0000	1.8111	1.8111	3.0000e-005	3.0000e-005	1.8219
Total												0.0000	13.2494	13.2494	2.5000e-004	2.3000e-004	13.3281

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
General Office Building	188864											0.0000	10.0785	10.0785	1.9000e-004	1.8000e-004	10.1384
Parking Lot	0											0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

1546 Argyle
Existing Operations - Buildout Year (Annual)

Strip Mall	25480										0.0000	1.3597	1.3597	3.0000e-005	2.0000e-005	1.3678
Unrefrigerated Warehouse-No	33939.4										0.0000	1.8111	1.8111	3.0000e-005	3.0000e-005	1.8219
Total											0.0000	13.2494	13.2494	2.5000e-004	2.3000e-004	13.3281

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Office Building	231374	128.8662	3.0400e-003	6.3000e-004	129.1300
Parking Lot	15136	8.4302	2.0000e-004	4.0000e-005	8.4474
Strip Mall	223440	124.4475	2.9400e-003	6.1000e-004	124.7022
Unrefrigerated Warehouse-No	149137	83.0638	1.9600e-003	4.1000e-004	83.2338
Total		344.8077	8.1400e-003	1.6900e-003	345.5134

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Office Building	231374	128.8662	3.0400e-003	6.3000e-004	129.1300

1546 Argyle
Existing Operations - Buildout Year (Annual)

Parking Lot	15136	8.4302	2.0000e-004	4.0000e-005	8.4474
Strip Mall	223440	124.4475	2.9400e-003	6.1000e-004	124.7022
Unrefrigerated Warehouse-No Rail	149137	83.0638	1.9600e-003	4.1000e-004	83.2338
Total		344.8077	8.1400e-003	1.6900e-003	345.5134

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated											0.0000	2.6000e-003	2.6000e-003	1.0000e-005	0.0000	2.7700e-003
Unmitigated											0.0000	2.6000e-003	2.6000e-003	1.0000e-005	0.0000	2.7700e-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	tons/yr										MT/yr					

1546 Argyle
Existing Operations - Buildout Year (Annual)

Architectural Coating												0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products												0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping												0.0000	2.6000e-003	2.6000e-003	1.0000e-005	0.0000	2.7700e-003
Total												0.0000	2.6000e-003	2.6000e-003	1.0000e-005	0.0000	2.7700e-003

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating											0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products											0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping											0.0000	2.6000e-003	2.6000e-003	1.0000e-005	0.0000	2.7700e-003
Total											0.0000	2.6000e-003	2.6000e-003	1.0000e-005	0.0000	2.7700e-003

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
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1546 Argyle
Existing Operations - Buildout Year (Annual)

Category	MT/yr			
Mitigated	99.5539	0.3699	9.1500e-003	111.5264
Unmitigated	99.5539	0.3699	9.1500e-003	111.5264

7.2 Water by Land Use
Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Office Building	2.698 / 1.65361	30.6547	0.0886	2.2200e-003	33.5321
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Strip Mall	1.03702 / 0.63559	11.7826	0.0341	8.5000e-004	12.8886
Unrefrigerated Warehouse-No Cool	7.54569 / 0	57.1167	0.2472	6.0700e-003	65.1057
Total		99.5539	0.3699	9.1400e-003	111.5264

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			

1546 Argyle
Existing Operations - Buildout Year (Annual)

General Office Building	2.698 / 1.65361	30.6547	0.0886	2.2200e-003	33.5321
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Strip Mall	1.03702 / 0.63559	11.7826	0.0341	8.5000e-004	12.8886
Unrefrigerated Warehouse-No	7.54569 / 0	57.1167	0.2472	6.0700e-003	65.1057
Total		99.5539	0.3699	9.1400e-003	111.5264

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	6.0380	0.3568	0.0000	14.9588
Unmitigated	12.0759	0.7137	0.0000	29.9176

8.2 Waste by Land Use

Unmitigated

1546 Argyle
Existing Operations - Buildout Year (Annual)

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Office Building	14.12	2.8662	0.1694	0.0000	7.1010
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Strip Mall	14.7	2.9840	0.1764	0.0000	7.3927
Unrefrigerated Warehouse-No	30.67	6.2257	0.3679	0.0000	15.4240
Total		12.0759	0.7137	0.0000	29.9176

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Office Building	7.06	1.4331	0.0847	0.0000	3.5505
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Strip Mall	7.35	1.4920	0.0882	0.0000	3.6963
Unrefrigerated Warehouse-No	15.335	3.1129	0.1840	0.0000	7.7120
Total		6.0380	0.3568	0.0000	14.9588

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
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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

Argyle - Project at Buildout (without PDFs) - Los Angeles-South Coast County, Annual

Argyle - Project at Buildout (without PDFs)
Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	364.00	Space	3.28	145,600.00	0
High Turnover (Sit Down Restaurant)	15.00	1000sqft	0.34	15,000.00	0
Apartments Mid Rise	276.00	Dwelling Unit	7.26	237,159.00	789
Strip Mall	9.00	1000sqft	0.21	9,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	11			Operational Year	2023
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MW hr)	840	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - RPS on 33.3% for LADWP.

Land Use - Proposed worst case

Vehicle Trips - Trip generation from traffic study (ITE 10th Edition)

Woodstoves - no woodstoves. All residents have fireplaces.

1546 Argyle
Project (without PDFs) Operations (Annual)

Energy Use - parking garage mandatory requirements

Mobile Land Use Mitigation -

Energy Mitigation -

Water Mitigation -

Waste Mitigation -

Stationary Sources - Emergency Generators and Fire Pumps - 1 emergency generator

Stationary Sources - Emergency Generators and Fire Pumps EF - SCAQMD Rules

Table Name	Column Name	Default Value	New Value
tblEnergyUse	T24E	3.92	0.67
tblFireplaces	NumberGas	234.60	267.00
tblFireplaces	NumberNoFireplace	27.60	0.00
tblFireplaces	NumberWood	13.80	0.00
tblLandUse	LandUseSquareFeet	276,000.00	237,159.00
tblProjectCharacteristics	CO2IntensityFactor	1227.89	840
tblStationaryGeneratorsPumpsEF	NOX_EF	2.85	0.50
tblStationaryGeneratorsPumpsEF	PM10_EF	0.15	0.20
tblStationaryGeneratorsPumpsEF	PM2_5_EF	0.15	0.20
tblStationaryGeneratorsPumpsEF	ROG_EF	2.2480e-003	3.0900e-003
tblVehicleTrips	ST_TR	6.39	5.23
tblVehicleTrips	ST_TR	158.37	139.75
tblVehicleTrips	ST_TR	42.04	35.83
tblVehicleTrips	SU_TR	5.86	4.79
tblVehicleTrips	SU_TR	131.84	116.34
tblVehicleTrips	SU_TR	20.43	17.41
tblVehicleTrips	WD_TR	6.65	5.44
tblVehicleTrips	WD_TR	127.15	112.20
tblVehicleTrips	WD_TR	44.32	37.78
tblWoodstoves	NumberCatalytic	13.80	0.00

1546 Argyle
Project (without PDFs) Operations (Annual)

tblWoodstoves	NumberNoncatalytic	13.80	0.00
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2.0 Emissions Summary

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	tons/yr										MT/yr					
Area											0.0000	68.7756	68.7756	5.7300e-003	1.1800e-003	69.2690
Energy											0.0000	1,181.0556	1,181.0556	0.0358	0.0120	1,185.5369
Mobile											0.0000	3,369.5755	3,369.5755	0.1716	0.0000	3,373.8664
Stationary											0.0000	2.7417	2.7417	3.8000e-004	0.0000	2.7514
Waste											63.9239	0.0000	63.9239	3.7778	0.0000	158.3687
Water											7.3610	166.0610	173.4220	0.7618	0.0190	198.1397
Total											71.2849	4,788.2095	4,859.4943	4.7532	0.0323	4,987.9321

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
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1546 Argyle
Project (without PDFs) Operations (Annual)

Category	tons/yr										MT/yr					
Area											0.0000	68.7756	68.7756	5.7300e-003	1.1800e-003	69.2690
Energy											0.0000	1,181.0556	1,181.0556	0.0358	0.0120	1,185.5369
Mobile											0.0000	3,369.5755	3,369.5755	0.1716	0.0000	3,373.8664
Stationary											0.0000	2.7417	2.7417	3.8000e-004	0.0000	2.7514
Waste											31.9619	0.0000	31.9619	1.8889	0.0000	79.1844
Water											7.3610	166.0610	173.4220	0.7618	0.0190	198.1397
Total											39.3229	4,788.2095	4,827.5324	2.8643	0.0323	4,908.7477

	ROG	NOx	CO	SO2	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											44.84	0.00	0.66	39.74	0.00	1.59

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated											0.0000	3,369.5755	3,369.5755	0.1716	0.0000	3,373.8664

1546 Argyle
Project (without PDFs) Operations (Annual)

Unmitigated										0.0000	3,369.575	3,369.5755	0.1716	0.0000	3,373.866
											5				4

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	1,501.44	1,443.48	1322.04	5,014,778	5,014,778
Enclosed Parking with Elevator	0.00	0.00	0.00		
High Turnover (Sit Down Restaurant)	1,683.00	2,096.25	1745.10	2,386,190	2,386,190
Strip Mall	340.02	322.47	156.69	592,321	592,321
Total	3,524.46	3,862.20	3,223.83	7,993,289	7,993,289

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
High Turnover (Sit Down Restaurant)	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.545842	0.044768	0.205288	0.119317	0.015350	0.006227	0.020460	0.031333	0.002546	0.002133	0.005184	0.000692	0.000862
Enclosed Parking with Elevator	0.545842	0.044768	0.205288	0.119317	0.015350	0.006227	0.020460	0.031333	0.002546	0.002133	0.005184	0.000692	0.000862
High Turnover (Sit Down Restaurant)	0.545842	0.044768	0.205288	0.119317	0.015350	0.006227	0.020460	0.031333	0.002546	0.002133	0.005184	0.000692	0.000862
Strip Mall	0.545842	0.044768	0.205288	0.119317	0.015350	0.006227	0.020460	0.031333	0.002546	0.002133	0.005184	0.000692	0.000862

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

1546 Argyle
Project (without PDFs) Operations (Annual)

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated											0.0000	859.8036	859.8036	0.0297	6.1400e-003	862.3758
Electricity Unmitigated											0.0000	859.8036	859.8036	0.0297	6.1400e-003	862.3758
NaturalGas Mitigated											0.0000	321.2520	321.2520	6.1600e-003	5.8900e-003	323.1611
NaturalGas Unmitigated											0.0000	321.2520	321.2520	6.1600e-003	5.8900e-003	323.1611

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	2.54388e+006											0.0000	135.7509	135.7509	2.6000e-003	2.4900e-003	136.5576
Enclosed Parking with Elevator	0											0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	3.4614e+006											0.0000	184.7135	184.7135	3.5400e-003	3.3900e-003	185.8112
Strip Mall	14760											0.0000	0.7877	0.7877	2.0000e-005	1.0000e-005	0.7923
Total												0.0000	321.2520	321.2520	6.1600e-003	5.8900e-003	323.1611

1546 Argyle
Project (without PDFs) Operations (Annual)

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	2.54388e+006											0.0000	135.7509	135.7509	2.6000e-003	2.4900e-003	136.5576
Enclosed Parking with Elevator	0											0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	3.4614e+006											0.0000	184.7135	184.7135	3.5400e-003	3.3900e-003	185.8112
Strip Mall	14760											0.0000	0.7877	0.7877	2.0000e-005	1.0000e-005	0.7923
Total												0.0000	321.2520	321.2520	6.1600e-003	5.8900e-003	323.1611

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	1.09298e+006	416.4454	0.0144	2.9700e-003	417.6913
Enclosed Parking with Elevator	380016	144.7928	5.0000e-003	1.0300e-003	145.2260
High Turnover (Sit Down Restaurant)	662100	252.2718	8.7100e-003	1.8000e-003	253.0265
Strip Mall	121500	46.2936	1.6000e-003	3.3000e-004	46.4321
Total		859.8036	0.0297	6.1300e-003	862.3758

1546 Argyle
Project (without PDFs) Operations (Annual)

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	1.09298e+006	416.4454	0.0144	2.9700e-003	417.6913
Enclosed Parking with Elevator	380016	144.7928	5.0000e-003	1.0300e-003	145.2260
High Turnover (Sit Down Restaurant)	662100	252.2718	8.7100e-003	1.8000e-003	253.0265
Strip Mall	121500	46.2936	1.6000e-003	3.3000e-004	46.4321
Total		859.8036	0.0297	6.1300e-003	862.3758

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated											0.0000	68.7756	68.7756	5.7300e-003	1.1800e-003	69.2690
Unmitigated											0.0000	68.7756	68.7756	5.7300e-003	1.1800e-003	69.2690

1546 Argyle
Project (without PDFs) Operations (Annual)

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating											0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products											0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth											0.0000	64.1166	64.1166	1.2300e-003	1.1800e-003	64.4976
Landscaping											0.0000	4.6590	4.6590	4.5000e-003	0.0000	4.7714
Total											0.0000	68.7756	68.7756	5.7300e-003	1.1800e-003	69.2690

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating											0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products											0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth											0.0000	64.1166	64.1166	1.2300e-003	1.1800e-003	64.4976

1546 Argyle
Project (without PDFs) Operations (Annual)

Landscaping											0.0000	4.6590	4.6590	4.5000e-003	0.0000	4.7714
Total											0.0000	68.7756	68.7756	5.7300e-003	1.1800e-003	69.2690

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	173.4220	0.7618	0.0190	198.1397
Unmitigated	173.4220	0.7618	0.0190	198.1397

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	17.9825 / 11.3368	142.9103	0.5907	0.0148	162.0928
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000

1546 Argyle
Project (without PDFs) Operations (Annual)

High Turnover (Sit Down Restaurant)	4.55301 / 0.290617	25.2632	0.1492	3.6700e- 003	30.0874
Strip Mall	0.666653 / 0.408594	5.2485	0.0219	5.5000e- 004	5.9595
Total		173.4220	0.7618	0.0190	198.1397

Mitigated

	Indoor/Out door Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	17.9825 / 11.3368	142.9103	0.5907	0.0148	162.0928
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	4.55301 / 0.290617	25.2632	0.1492	3.6700e- 003	30.0874
Strip Mall	0.666653 / 0.408594	5.2485	0.0219	5.5000e- 004	5.9595
Total		173.4220	0.7618	0.0190	198.1397

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

1546 Argyle
Project (without PDFs) Operations (Annual)

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	31.9619	1.8889	0.0000	79.1844
Unmitigated	63.9239	3.7778	0.0000	158.3687

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	126.96	25.7717	1.5231	0.0000	63.8484
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	178.5	36.2339	2.1414	0.0000	89.7679
Strip Mall	9.45	1.9183	0.1134	0.0000	4.7524
Total		63.9239	3.7778	0.0000	158.3687

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
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1546 Argyle
Project (without PDFs) Operations (Annual)

Land Use	tons	MT/yr			
Apartments Mid Rise	63.48	12.8859	0.7615	0.0000	31.9242
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	89.25	18.1169	1.0707	0.0000	44.8840
Strip Mall	4.725	0.9591	0.0567	0.0000	2.3762
Total		31.9619	1.8889	0.0000	79.1844

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	12	600	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

1546 Argyle
Project (without PDFs) Operations (Annual)

	ROG	NOx	CO	SO2	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	tons/yr										Mt/yr					
Emergency Generator - Diesel (600 - 750 HP)											0.0000	2.7417	2.7417	3.8000e-004	0.0000	2.7514
Total											0.0000	2.7417	2.7417	3.8000e-004	0.0000	2.7514

11.0 Vegetation

Argyle - Project at Buildout - Los Angeles-South Coast County, Annual

Argyle - Project at Buildout
Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	412.00	Space	3.71	164,800.00	0
High Turnover (Sit Down Restaurant)	15.00	1000sqft	0.34	15,000.00	0
Apartments Mid Rise	276.00	Dwelling Unit	7.26	236,250.00	789
Strip Mall	9.00	1000sqft	0.21	9,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	11			Operational Year	2023
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MW hr)	840	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - RPS on 33.3% for LADWP.

Land Use - Proposed worst case

Vehicle Trips - Trip generation from traffic study (ITE 10th Edition)

Woodstoves - 2 outdoor firepits. Assumes 80 percent usage on weekends.

1546 Argyle
Project Operations (Annual)

Energy Use - parking garage mandatory requirements

Mobile Land Use Mitigation -

Energy Mitigation -

Water Mitigation -

Waste Mitigation -

Stationary Sources - Emergency Generators and Fire Pumps - 1 emergency generator

Stationary Sources - Emergency Generators and Fire Pumps EF - SCAQMD Rules

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	ConstArea_Parking	9,888.00	8,736.00
tblArchitecturalCoating	ConstArea_Residential_Exterior	159,469.00	160,082.00
tblArchitecturalCoating	ConstArea_Residential_Interior	478,406.00	480,247.00
tblAreaCoating	Area_Parking	9888	8736
tblAreaCoating	Area_Residential_Exterior	159469	160082
tblAreaCoating	Area_Residential_Interior	478406	480247
tblEnergyUse	T24E	3.92	0.67
tblFireplaces	FireplaceDayYear	25.00	84.00
tblFireplaces	NumberGas	234.60	2.00
tblFireplaces	NumberWood	13.80	0.00
tblLandUse	LandUseSquareFeet	276,000.00	236,250.00
tblProjectCharacteristics	CO2IntensityFactor	1227.89	840
tblStationaryGeneratorsPumpsEF	NOX_EF	2.85	0.50
tblStationaryGeneratorsPumpsEF	PM10_EF	0.15	0.02
tblStationaryGeneratorsPumpsEF	PM2_5_EF	0.15	0.02
tblStationaryGeneratorsPumpsEF	ROG_EF	2.2480e-003	3.0900e-003
tblStationaryGeneratorsPumpsUse	HorsePowerValue	0.00	600.00
tblStationaryGeneratorsPumpsUse	HoursPerDay	0.00	0.50
tblStationaryGeneratorsPumpsUse	HoursPerYear	0.00	12.00
tblStationaryGeneratorsPumpsUse	NumberOfEquipment	0.00	1.00

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Project Operations (Annual)

tblTripsAndVMT	VendorTripNumber	60.00	57.00
tblTripsAndVMT	WorkerTripNumber	277.00	269.00
tblTripsAndVMT	WorkerTripNumber	55.00	54.00
tblVehicleTrips	ST_TR	6.39	5.23
tblVehicleTrips	ST_TR	158.37	139.75
tblVehicleTrips	ST_TR	42.04	35.83
tblVehicleTrips	SU_TR	5.86	4.79
tblVehicleTrips	SU_TR	131.84	116.34
tblVehicleTrips	SU_TR	20.43	17.41
tblVehicleTrips	WD_TR	6.65	5.44
tblVehicleTrips	WD_TR	127.15	112.20
tblVehicleTrips	WD_TR	44.32	37.78
tblWoodstoves	NumberCatalytic	13.80	0.00
tblWoodstoves	NumberNoncatalytic	13.80	0.00

2.0 Emissions Summary

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	tons/yr										MT/yr					
Area											0.0000	6.2739	6.2739	4.5300e-003	3.0000e-005	6.3960
Energy											0.0000	1,200.1491	1,200.1491	0.0365	0.0122	1,204.6875

1546 Argyle
Project Operations (Annual)

Mobile												0.0000	3,369.5755	3,369.5755	0.1716	0.0000	3,373.8664
Stationary												0.0000	2.7417	2.7417	3.8000e-004	0.0000	2.7514
Waste												63.9239	0.0000	63.9239	3.7778	0.0000	158.3687
Water												7.3610	166.0610	173.4220	0.7618	0.0190	198.1397
Total												71.2849	4,744.8013	4,816.0862	4.7526	0.0312	4,944.2097

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area											0.0000	6.2739	6.2739	4.5300e-003	3.0000e-005	6.3960
Energy											0.0000	1,114.6708	1,114.6708	0.0337	0.0115	1,118.9241
Mobile											0.0000	1,330.5027	1,330.5027	0.0811	0.0000	1,332.5295
Stationary											0.0000	2.7417	2.7417	3.8000e-004	0.0000	2.7514
Waste											31.9619	0.0000	31.9619	1.8889	0.0000	79.1844
Water											5.8888	132.8488	138.7376	0.6094	0.0152	158.5118
Total											37.8507	2,587.0380	2,624.8887	2.6180	0.0267	2,698.2971

	ROG	NOx	CO	SO2	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											46.90	45.48	45.50	44.91	14.50	45.43

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

- Increase Density
- Increase Diversity
- Improve Walkability Design
- Improve Destination Accessibility
- Increase Transit Accessibility
- Integrate Below Market Rate Housing
- Improve Pedestrian Network

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated											0.0000	1,330.5027	1,330.5027	0.0811	0.0000	1,332.5295
Unmitigated											0.0000	3,369.5755	3,369.5755	0.1716	0.0000	3,373.8664

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	1,501.44	1,443.48	1322.04	5,014,778	1,720,069
Enclosed Parking with Elevator	0.00	0.00	0.00		

1546 Argyle
Project Operations (Annual)

High Turnover (Sit Down Restaurant)	1,683.00	2,096.25	1745.10	2,386,190	818,463
Strip Mall	340.02	322.47	156.69	592,321	203,166
Total	3,524.46	3,862.20	3,223.83	7,993,289	2,741,698

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 Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
High Turnover (Sit Down Restaurant)	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.545842	0.044768	0.205288	0.119317	0.015350	0.006227	0.020460	0.031333	0.002546	0.002133	0.005184	0.000692	0.000862
Enclosed Parking with Elevator	0.545842	0.044768	0.205288	0.119317	0.015350	0.006227	0.020460	0.031333	0.002546	0.002133	0.005184	0.000692	0.000862
High Turnover (Sit Down Restaurant)	0.545842	0.044768	0.205288	0.119317	0.015350	0.006227	0.020460	0.031333	0.002546	0.002133	0.005184	0.000692	0.000862
Strip Mall	0.545842	0.044768	0.205288	0.119317	0.015350	0.006227	0.020460	0.031333	0.002546	0.002133	0.005184	0.000692	0.000862

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

Install High Efficiency Lighting

1546 Argyle
Project Operations (Annual)

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated											0.0000	803.3742	803.3742	0.0277	5.7400e-003	805.7776
Electricity Unmitigated											0.0000	878.8971	878.8971	0.0303	6.2800e-003	881.5265
NaturalGas Mitigated											0.0000	311.2966	311.2966	5.9700e-003	5.7100e-003	313.1465
NaturalGas Unmitigated											0.0000	321.2520	321.2520	6.1600e-003	5.8900e-003	323.1611

5.2 Energy by Land Use - NaturalGas
Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	2.54388e+006											0.0000	135.7509	135.7509	2.6000e-003	2.4900e-003	136.5576
Enclosed Parking with Elevator	0											0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	3.4614e+006											0.0000	184.7135	184.7135	3.5400e-003	3.3900e-003	185.8112
Strip Mall	14760											0.0000	0.7877	0.7877	2.0000e-005	1.0000e-005	0.7923
Total												0.0000	321.2520	321.2520	6.1600e-003	5.8900e-003	323.1611

Mitigated

1546 Argyle
Project Operations (Annual)

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	2.42282e+006											0.0000	129.2911	129.2911	2.4800e-003	2.3700e-003	130.0594
Enclosed Parking with Elevator	0											0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	3.39693e+006											0.0000	181.2731	181.2731	3.4700e-003	3.3200e-003	182.3503
Strip Mall	13725											0.0000	0.7324	0.7324	1.0000e-005	1.0000e-005	0.7368
Total												0.0000	311.2966	311.2966	5.9600e-003	5.7000e-003	313.1465

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	1.09298e+006	416.4454	0.0144	2.9700e-003	417.6913
Enclosed Parking with Elevator	430128	163.8863	5.6600e-003	1.1700e-003	164.3766
High Turnover (Sit Down Restaurant)	662100	252.2718	8.7100e-003	1.8000e-003	253.0265
Strip Mall	121500	46.2936	1.6000e-003	3.3000e-004	46.4321
Total		878.8971	0.0304	6.2700e-003	881.5265

Mitigated

1546 Argyle
Project Operations (Annual)

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	1.03728e+006	395.2225	0.0136	2.8200e-003	396.4048
Enclosed Parking with Elevator	346986	132.2079	4.5600e-003	9.4000e-004	132.6034
High Turnover (Sit Down Restaurant)	620423	236.3919	8.1600e-003	1.6900e-003	237.0991
Strip Mall	103806	39.5519	1.3700e-003	2.8000e-004	39.6702
Total		803.3742	0.0277	5.7300e-003	805.7776

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated											0.0000	6.2739	6.2739	4.5300e-003	3.0000e-005	6.3960
Unmitigated											0.0000	6.2739	6.2739	4.5300e-003	3.0000e-005	6.3960

1546 Argyle
Project Operations (Annual)

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating											0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products											0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth											0.0000	1.6137	1.6137	3.0000e-005	3.0000e-005	1.6233
Landscaping											0.0000	4.6602	4.6602	4.5000e-003	0.0000	4.7727
Total											0.0000	6.2739	6.2739	4.5300e-003	3.0000e-005	6.3960

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating											0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products											0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth											0.0000	1.6137	1.6137	3.0000e-005	3.0000e-005	1.6233
Landscaping											0.0000	4.6602	4.6602	4.5000e-003	0.0000	4.7727
Total											0.0000	6.2739	6.2739	4.5300e-003	3.0000e-005	6.3960

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	138.7376	0.6094	0.0152	158.5118
Unmitigated	173.4220	0.7618	0.0190	198.1397

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	17.9825 / 11.3368	142.9103	0.5907	0.0148	162.0928
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	4.55301 / 0.290617	25.2632	0.1492	3.6700e-003	30.0874
Strip Mall	0.666653 / 0.408594	5.2485	0.0219	5.5000e-004	5.9595

1546 Argyle
Project Operations (Annual)

Total		173.4220	0.7618	0.0190	198.1397
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Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	14.386 / 9.06944	114.3282	0.4726	0.0119	129.6743
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	3.6424 / 0.232494	20.2106	0.1194	2.9400e-003	24.0699
Strip Mall	0.533322 / 0.326875	4.1988	0.0175	4.4000e-004	4.7676
Total		138.7376	0.6094	0.0152	158.5118

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			

1546 Argyle
Project Operations (Annual)

Mitigated	31.9619	1.8889	0.0000	79.1844
Unmitigated	63.9239	3.7778	0.0000	158.3687

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	126.96	25.7717	1.5231	0.0000	63.8484
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	178.5	36.2339	2.1414	0.0000	89.7679
Strip Mall	9.45	1.9183	0.1134	0.0000	4.7524
Total		63.9239	3.7778	0.0000	158.3687

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	63.48	12.8859	0.7615	0.0000	31.9242

1546 Argyle
Project Operations (Annual)

Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	89.25	18.1169	1.0707	0.0000	44.8840
Strip Mall	4.725	0.9591	0.0567	0.0000	2.3762
Total		31.9619	1.8889	0.0000	79.1844

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	12	600	0.73	Diesel

Boilers

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

Equipment Type	Number
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10.1 Stationary Sources

Unmitigated/Mitigated

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

1546 Argyle
Project Operations (Annual)

Emergency Generator - Diesel (600 - 750 HP)	8.1200e-003	2.9000e-003	0.0151	3.0000e-005		1.2000e-004	1.2000e-004		1.2000e-004	1.2000e-004	0.0000	2.7417	2.7417	3.8000e-004	0.0000	2.7514
Total	8.1200e-003	2.9000e-003	0.0151	3.0000e-005		1.2000e-004	1.2000e-004		1.2000e-004	1.2000e-004	0.0000	2.7417	2.7417	3.8000e-004	0.0000	2.7514

11.0 Vegetation
