



June 16, 2014

[via email: nb4@JMBM.com]

Montana Bundy, LLC
ATTN: Mr. Neill E. Brower
Jeffer Mangels Butler & Mitchell LLP (JMBM)
1900 Avenue of the Stars, 7th Floor
Los Angeles, California 90067

**Re: Air Quality and Greenhouse Gas Analysis for the Project located at 11965-11973
Montana Avenue in the City of Los Angeles (ENV-2012-1111-MND-REC1)**

Dear Mr. Brower:

Pomeroy Environmental Services (PES) is pleased to present the following air quality and greenhouse gas analysis in support of ENV-2012-1111-MND-REC1 prepared for the 11965-11973 Montana Avenue Project (Project) located in the City of Los Angeles (City).

PES is an independently owned and operated environmental consulting firm. Brett Pomeroy, President/Owner, has over 10 years of professional experience in the environmental planning field with an emphasis in environmental compliance pursuant to the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA). Specifically, Mr. Pomeroy has extensive experience in the preparation of technical studies associated with air quality and greenhouse gas assessments.

Based on our communications, PES has prepared an estimate and analysis of the air quality and greenhouse gas (GHG) emissions associated with the existing and proposed operations at the Project Site. Please advise if you require any clarification or additional support in addressing the environmental impact issue areas discussed herein.

Project Understanding

The project site is located at 11965-11973 Montana Avenue in the Brentwood-Pacific Palisades Community Plan area of the City. The subject property is a gentle sloping site situated in an urban setting on the north side of Montana Avenue, east of Bundy Drive. The project site is an irregular rectangular shaped parcel and comprised of two tied lots with an approximate area of

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29,453 square feet. The site is designated Medium Residential and Community Commercial, and zoned R3-1. The subject site is developed with two multi-family buildings.

The Project proposes the demolition of 32 dwelling units contained within two (2) existing apartment buildings and the construction of a new five (5) story, 56 foot-high, 49-unit residential condominium Project.

Existing Project Site Air Quality & GHG Emissions

Air pollutant emissions are currently generated at the Project Site by stationary sources, such as space and water heating, architectural coatings (paint), and mobile vehicle traffic traveling to and from the Project Site. GHG emissions are currently generated at the Project Site by motor vehicle traffic traveling to and from the Project Site, energy consumption, water demand, and solid waste generation. For purposes of this analysis, a daily trip rate of 5.9 daily trips per unit was applied, resulting in approximately 188.8 existing daily motor vehicle trips. The average daily air quality emissions and the annual GHG emissions generated by the existing uses at the Project Site have been estimated utilizing California Emissions Estimator Model (CalEEMod 2013.2.2) recommended by the SCAQMD.¹ As shown in Table 1, Existing Project Site Daily Air Quality Emissions, and Table 2, Existing Project Site Annual GHG Emissions, motor vehicles are the primary source of air pollutant and GHG emissions associated with existing uses at the Project Site.

¹ *Because the existing residential buildings were built in the 1950s, the historical building energy intensities (pre-2005 Title 24) were used to reflect the existing buildings' energy demand and associated air quality and GHG emissions. This assumption is consistent with the guidance provided in Appendix E (Technical Source Documentation) to the CalEEMod User's Guide dated July 2013.*

Table 1
Existing Project Site Daily Air Quality Emissions

Emissions Source	Emissions in Pounds per Day					
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Summertime (Smog Season) Emissions						
Area	0.85	0.03	2.72	<0.01	0.05	0.05
Energy Demand	<0.01	0.06	0.02	<0.01	<0.01	<0.01
Mobile (Motor Vehicles)	1.03	2.92	11.57	0.02	1.43	0.42
Total Existing Emissions	1.89	3.01	14.32	0.02	1.48	0.48
Wintertime (Non-Smog Season) Emissions						
Area	0.85	0.03	2.72	<0.01	0.05	0.05
Energy Demand	<0.01	0.06	0.02	<0.01	<0.01	<0.01
Mobile (Motor Vehicles)	0.98	2.76	11.66	0.02	1.43	0.42
Total Existing Emissions	1.84	2.85	14.41	0.02	1.48	0.48
<i>Note: Totals may not add correctly due to rounding. See calculation data provided in Attachment A.</i>						

Table 2
Existing Project Site Annual GHG Emissions

Emissions Source	Estimated Project Generated CO ₂ e Emissions (Metric Tons per Year)
Area	7.51
Energy Demand	73.89
Mobile (Motor Vehicles)	311.49
Solid Waste Generation	6.70
Water Demand	25.88
Existing Project Site Total	425.46
<i>Note: Totals may not add correctly due to rounding. See calculation data provided in Attachment A.</i>	

Proposed Project Air Quality & GHG Emissions

Operational air quality and GHG emissions generated by both stationary and mobile sources would result from normal day-to-day activities of the Proposed Project. Area source emissions would be generated by the use of electricity, natural gas and the use of consumer products. Additional GHG emissions would be generated by water demand, and the generation of wastewater and solid waste. Mobile emissions would be generated by the motor vehicles traveling to and from the Project Site. For purposes of this analysis, a daily trip rate of 5.9 daily

trips per unit was applied. This assumption results in approximately 289.1 total daily motor vehicle trips, or a net increase of 100.3 daily motor vehicle trips compared to existing conditions. The analysis of daily operational air quality emissions and annual GHG emissions associated with the Proposed Project has been prepared utilizing CalEEMod 2013.2.2 recommended by the SCAQMD. The results of these calculations are presented in Table 3, Estimated Project Daily Air Quality Emissions, and Table 4, Estimated Project Annual GHG Emissions. As shown in Table 3, the operational air quality emissions generated by the Proposed Project would not exceed the regional thresholds of significance set by the SCAQMD. Therefore, impacts associated with regional operational air quality emissions from the Proposed Project would be less than significant.

Table 3
Estimated Project Daily Air Quality Emissions

Emissions Source	Emissions in Pounds per Day					
	ROG	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Summertime (Smog Season) Emissions						
Area	1.29	0.05	4.12	<0.01	0.08	0.08
Energy Demand	0.02	0.21	0.09	<0.01	0.02	0.02
Mobile (Motor Vehicles)	1.24	3.59	14.83	0.03	2.15	0.61
Total Project Emissions	2.55	3.85	19.04	0.03	2.25	0.71
<i>Less Existing Project Site Emissions</i>	<i>1.89</i>	<i>3.01</i>	<i>14.32</i>	<i>0.02</i>	<i>1.48</i>	<i>0.48</i>
Total Net Increase Project Emissions	0.66	0.84	4.72	0.01	0.77	0.23
SCAQMD Thresholds	55.00	55.00	550.00	150.00	150.00	55.00
Potentially Significant Impact?	No	No	No	No	No	No
Wintertime (Non-Smog Season) Emissions						
Area	1.29	0.05	4.12	<0.01	0.08	0.08
Energy Demand	0.02	0.21	0.09	<0.01	0.02	0.02
Mobile (Motor Vehicles)	1.30	3.79	14.73	0.03	2.15	0.61
Total Project Emissions	2.62	4.05	18.95	0.03	2.25	0.71
<i>Less Existing Project Site Emissions</i>	<i>1.84</i>	<i>2.85</i>	<i>14.41</i>	<i>0.02</i>	<i>1.48</i>	<i>0.48</i>
Project Net Increase	0.78	1.20	4.54	0.01	0.77	0.23
SCAQMD Thresholds	55.00	55.00	550.00	150.00	150.00	55.00
Potentially Significant Impact?	No	No	No	No	No	No
<i>Note: Totals may not add correctly due to rounding. See calculation data provided in Attachment A.</i>						

Table 4
Estimated Project Annual GHG Emissions

Emissions Source	Estimated Project Generated CO₂e Emissions (Metric Tons per Year)
Area	11.50
Energy Demand	160.47
Mobile (Motor Vehicles)	459.84
Solid Waste Generation	10.25
Water Demand	33.56
<i>Total Project GHG Emissions</i>	675.63
<i>Less Existing Project Site GHG Emissions</i>	425.46
Project Net Increase	250.17
<i>Note: Totals may not add correctly due to rounding. See calculation data provided in Attachment A.</i>	

As shown in Table 4, the net increase in GHG emissions generated by the Proposed Project would be approximately 250.17 CO₂e MTY. These calculations assume compliance with the Los Angeles Green Building Code.

To illustrate the scope of the Project's potential to generate GHG emissions, the following screening analysis has been provided. The SCAQMD released a draft guidance document regarding interim CEQA GHG significance thresholds in October 2008. The SCAQMD proposed a tiered approach, whereby the level of detail and refinement needed to determine significance increases with a project's total GHG emissions. The SCAQMD also proposed a screening level of 3,000 metric tons of CO₂e per year for mixed-use or all land use projects (non-industrial projects), under which project impacts would be considered "less than significant." The 3,000 metric ton screening level was intended "to achieve the same policy objective of capturing 90 percent of the GHG emissions from new mixed-use or all land use development projects in the residential/commercial sectors."² While this screening threshold was never adopted by the SCAQMD Board, it is worth noting that the Project's total GHG emissions would be far less than the 3,000 metric tons of CO₂e per year screening threshold proposed by the SCAQMD staff in 2008.

In addition, there is substantial evidence to support that the Proposed Project is consistent with statewide goals and policies in place for the reduction of greenhouse gas emissions, including AB 32 and the corresponding Scoping Plan. The City is addressing the issue of global climate change

² *South Coast Air Quality Management District, Board Meeting, December 5, 2008, Agenda No. 31, Interim GHG Significance Threshold Proposal – Key Issues/Comments Attachment D.*

through implementation of the Green LA, An Action Plan to Lead the Nation in Fighting Global Warming (LA Green Plan), which outlines the goals and actions that the City has established to reduce the generation and emission of GHGs from public and private activities. According to the LA Green Plan, the City is committed to the goal of reducing emissions of CO₂ to 35 percent below 1990 levels by the year 2030. To achieve this goal, the City is increasing the generation of renewable energy, improving energy conservation and efficiency, and changing transportation and land use patterns to reduce dependence on automobiles. Thus, the City has adopted a citywide plan for achieving the City's GHG emissions targets, for both existing and future generation of greenhouse gas emissions. In order to further implement the L.A. Green Plan's goal of improving energy conservation and efficiency, the Los Angeles City Council has adopted multiple ordinances and updates to establish the current Los Angeles Green Building Code applicable to new development projects. As it relates to new development, the City adopted the L.A. Green Building Code (Ordinance No. 181480), which incorporates applicable provisions of the CALGreen Code, and in some cases outlines more strict GHG reduction measures available to development projects in the City of Los Angeles. The L.A. Green Building Code requires projects to achieve a 20 percent reduction in potable water use and wastewater generation, meet and exceed Title 24 Standards adopted by the California Energy Commission on December 17, 2008, and meet 50 percent construction waste recycling levels. CARB's Scoping Plan encourages communities to adopt building codes that go beyond the state code. Accordingly, as the L.A. Green Building Code meets and exceeds applicable provisions of the CALGreen Code, a new development project that complies with the L.A. Green Building Code is considered consistent with statewide GHG-reduction goals and policies, including AB 32.

GHG Emissions Associated With Motor Vehicles

Motor vehicle related GHG emissions are regulated at the Federal, State and local levels. As discussed in the CARB Scoping Plan, the transportation sector – largely the cars and trucks that move goods and people – is the largest contributor with 38 percent of the State's total GHG emissions. Many of the transportation-related reduction measures identified in the Scoping Plan are focused on improving motor vehicle efficiencies through more restrictive statewide laws and regulations. Some of these measures include Pavley I & II Standards for light-duty vehicles, Low Carbon Fuel Standards (LCFS), aerodynamic improvements for heavy-duty vehicles, and medium- and heavy-duty vehicle hybridizations. Together, these measures are estimated to reduce 2020 forecasted emissions by 52.60 MMTCO₂E. These regulatory measures are aimed at improving efficiencies of the motor vehicle fleet mix across the State, and as such, GHG emissions from future motor vehicles accessing the Proposed Project would be reduced as a result of these statewide programs.

Through compliance of the LA Green Building Code, the Proposed Project would be consistent with local and statewide goals and policies aimed at reducing the generation of GHGs, including

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CARB's AB 32 Scoping Plan aimed at achieving 1990 GHG emission levels by 2020. In addition, the Project's total GHG emissions would be far less than the 3,000 metric tons of CO₂e per year screening threshold proposed by the SCAQMD staff in 2008. Therefore, the Proposed Project's generation of GHG emissions would not make a cumulatively considerable contribution to GHG emissions and impacts would be less than significant.

Based on the above, the Project's generation of air quality and GHG emissions would be considered less than significant. Mr. Brower, if you have any questions related to the information provided herein, please call me at (661) 388-2422 or e-mail me at brett@pomeroyes.com.

Sincerely,

Pomeroy Environmental Services (PES)



Brett Pomeroy
President/Owner

Attachment A: Air Quality & Greenhouse Gas Emissions Calculation Data

Attachment A:

Air Quality & Greenhouse Gas Emissions Calculation Data

Air Quality Emissions

Existing Project Site

11965-11973 Montana
Los Angeles-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartments Mid Rise	32.00	Dwelling Unit	0.68	32,000.00	92

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	11			Operational Year	2013
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	1227.89	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Existing Conditions.

Land Use - Project Site is approximately 0.68 acres.

Construction Phase - Existing Conditions.

Off-road Equipment -

Vehicle Trips - Trip rate matches info from City's ENV-2012-1111-MND-REC1.

Energy Use - Existing buildings were built in 1950s.

Area Mitigation -

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	9.1779	0.2452	18.8059	0.0257		2.4587	2.4587		2.4584	2.4584	299.7414	580.7537	880.4951	0.8991	0.0203	905.6828
Energy	6.4500e-003	0.0551	0.0235	3.5000e-004		4.4500e-003	4.4500e-003		4.4500e-003	4.4500e-003		70.3412	70.3412	1.3500e-003	1.2900e-003	70.7693
Mobile	0.9806	2.7627	11.6633	0.0206	1.3685	0.0568	1.4253	0.3658	0.0522	0.4180		1,950.5928	1,950.5928	0.0977		1,952.6434
Total	10.1650	3.0630	30.4926	0.0467	1.3685	2.5200	3.8885	0.3658	2.5150	2.8808	299.7414	2,601.6877	2,901.4291	0.9981	0.0216	2,929.0954

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.8487	0.0325	2.7244	1.4000e-004		0.0529	0.0529		0.0525	0.0525	0.0000	614.6360	614.6360	0.0169	0.0112	618.4570
Energy	6.4500e-003	0.0551	0.0235	3.5000e-004		4.4500e-003	4.4500e-003		4.4500e-003	4.4500e-003		70.3412	70.3412	1.3500e-003	1.2900e-003	70.7693
Mobile	0.9806	2.7627	11.6633	0.0206	1.3685	0.0568	1.4253	0.3658	0.0522	0.4180		1,950.5928	1,950.5928	0.0977		1,952.6434
Total	1.8357	2.8502	14.4112	0.0211	1.3685	0.1142	1.4827	0.3658	0.1091	0.4749	0.0000	2,635.5700	2,635.5700	0.1159	0.0125	2,641.8697

	ROG	NOx	CO	SO2	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	81.94	6.95	52.74	54.81	0.00	95.47	61.87	0.00	95.66	83.51	100.00	-1.30	9.16	88.39	42.35	9.81

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2015	12/31/2014	5	0	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

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

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	1.00	255	0.40
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

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					
Unmitigated	0.9806	2.7627	11.6633	0.0206	1.3685	0.0568	1.4253	0.3658	0.0522	0.4180		1,950.5928	1,950.5928	0.0977		1,952.6434
Mitigated	0.9806	2.7627	11.6633	0.0206	1.3685	0.0568	1.4253	0.3658	0.0522	0.4180		1,950.5928	1,950.5928	0.0977		1,952.6434

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	188.80	188.80	188.80	645,158	645,158
Total	188.80	188.80	188.80	645,158	645,158

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

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.535364	0.058953	0.178683	0.128422	0.038588	0.006258	0.015164	0.027061	0.002429	0.003187	0.003695	0.000550	0.001645

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
	lb/day										lb/day					
NaturalGas Mitigated	6.4500e-003	0.0551	0.0235	3.5000e-004		4.4500e-003	4.4500e-003		4.4500e-003	4.4500e-003		70.3412	70.3412	1.3500e-003	1.2900e-003	70.7693
NaturalGas Unmitigated	6.4500e-003	0.0551	0.0235	3.5000e-004		4.4500e-003	4.4500e-003		4.4500e-003	4.4500e-003		70.3412	70.3412	1.3500e-003	1.2900e-003	70.7693

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	597.9	6.4500e-003	0.0551	0.0235	3.5000e-004		4.4500e-003	4.4500e-003		4.4500e-003	4.4500e-003		70.3412	70.3412	1.3500e-003	1.2900e-003	70.7693
Total		6.4500e-003	0.0551	0.0235	3.5000e-004		4.4500e-003	4.4500e-003		4.4500e-003	4.4500e-003		70.3412	70.3412	1.3500e-003	1.2900e-003	70.7693

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	0.5979	6.4500e-003	0.0551	0.0235	3.5000e-004		4.4500e-003	4.4500e-003		4.4500e-003	4.4500e-003		70.3412	70.3412	1.3500e-003	1.2900e-003	70.7693
Total		6.4500e-003	0.0551	0.0235	3.5000e-004		4.4500e-003	4.4500e-003		4.4500e-003	4.4500e-003		70.3412	70.3412	1.3500e-003	1.2900e-003	70.7693

6.0 Area Detail

6.1 Mitigation Measures Area

Use only Natural Gas Hearths

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Unmitigated	9.1779	0.2452	18.8059	0.0257		2.4587	2.4587		2.4584	2.4584	299.7414	580.7537	880.4951	0.8991	0.0203	905.6828
Mitigated	0.8487	0.0325	2.7244	1.4000e-004		0.0529	0.0529		0.0525	0.0525	0.0000	614.6360	614.6360	0.0169	0.0112	618.4570

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	0.0686					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.6336					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	8.3852	0.2128	16.0845	0.0256		2.4444	2.4444		2.4440	2.4440	299.7414	576.0000	875.7414	0.8939	0.0203	900.8198
Landscaping	0.0906	0.0325	2.7214	1.4000e-004		0.0143	0.0143		0.0143	0.0143		4.7537	4.7537	5.2100e-003		4.8631
Total	9.1779	0.2452	18.8059	0.0257		2.4587	2.4587		2.4584	2.4584	299.7414	580.7537	880.4951	0.8991	0.0203	905.6828

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0686					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.6336					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0559	0.0000	3.0500e-003	0.0000		0.0386	0.0386		0.0382	0.0382	0.0000	609.8824	609.8824	0.0117	0.0112	613.5940
Landscaping	0.0906	0.0325	2.7214	1.4000e-004		0.0143	0.0143		0.0143	0.0143		4.7537	4.7537	5.2100e-003		4.8631
Total	0.8487	0.0325	2.7244	1.4000e-004		0.0529	0.0529		0.0525	0.0525	0.0000	614.6360	614.6360	0.0169	0.0112	618.4571

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

11965-11973 Montana
Los Angeles-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartments Mid Rise	32.00	Dwelling Unit	0.68	32,000.00	92

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	11			Operational Year	2013
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	1227.89	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Existing Conditions.

Land Use - Project Site is approximately 0.68 acres.

Construction Phase - Existing Conditions.

Off-road Equipment -

Vehicle Trips - Trip rate matches info from City's ENV-2012-1111-MND-REC1.

Energy Use - Existing buildings were built in 1950s.

Area Mitigation -

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	9.1779	0.2452	18.8059	0.0257		2.4587	2.4587		2.4584	2.4584	299.7414	580.7537	880.4951	0.8991	0.0203	905.6828
Energy	6.4500e-003	0.0551	0.0235	3.5000e-004		4.4500e-003	4.4500e-003		4.4500e-003	4.4500e-003		70.3412	70.3412	1.3500e-003	1.2900e-003	70.7693
Mobile	1.0344	2.9195	11.5739	0.0197	1.3685	0.0572	1.4257	0.3658	0.0525	0.4183		1,862.463 1	1,862.463 1	0.0977		1,864.514 8
Total	10.2188	3.2197	30.4032	0.0457	1.3685	2.5204	3.8889	0.3658	2.5153	2.8811	299.7414	2,513.558 0	2,813.299 3	0.9981	0.0216	2,840.966 9

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.8487	0.0325	2.7244	1.4000e-004		0.0529	0.0529		0.0525	0.0525	0.0000	614.6360	614.6360	0.0169	0.0112	618.4570
Energy	6.4500e-003	0.0551	0.0235	3.5000e-004		4.4500e-003	4.4500e-003		4.4500e-003	4.4500e-003		70.3412	70.3412	1.3500e-003	1.2900e-003	70.7693
Mobile	1.0344	2.9195	11.5739	0.0197	1.3685	0.0572	1.4257	0.3658	0.0525	0.4183		1,862.463 1	1,862.463 1	0.0977		1,864.514 8
Total	1.8895	3.0070	14.3218	0.0202	1.3685	0.1146	1.4831	0.3658	0.1095	0.4753	0.0000	2,547.440 3	2,547.440 3	0.1160	0.0125	2,553.741 1

	ROG	NOx	CO	SO2	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	81.51	6.61	52.89	55.95	0.00	95.45	61.86	0.00	95.65	83.50	100.00	-1.35	9.45	88.38	42.35	10.11

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2015	12/31/2014	5	0	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

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

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	1.00	255	0.40
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

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					
Unmitigated	1.0344	2.9195	11.5739	0.0197	1.3685	0.0572	1.4257	0.3658	0.0525	0.4183		1,862.463 1	1,862.463 1	0.0977		1,864.514 8
Mitigated	1.0344	2.9195	11.5739	0.0197	1.3685	0.0572	1.4257	0.3658	0.0525	0.4183		1,862.463 1	1,862.463 1	0.0977		1,864.514 8

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	188.80	188.80	188.80	645,158	645,158
Total	188.80	188.80	188.80	645,158	645,158

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

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.535364	0.058953	0.178683	0.128422	0.038588	0.006258	0.015164	0.027061	0.002429	0.003187	0.003695	0.000550	0.001645

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	6.4500e-003	0.0551	0.0235	3.5000e-004		4.4500e-003	4.4500e-003		4.4500e-003	4.4500e-003		70.3412	70.3412	1.3500e-003	1.2900e-003	70.7693
NaturalGas Unmitigated	6.4500e-003	0.0551	0.0235	3.5000e-004		4.4500e-003	4.4500e-003		4.4500e-003	4.4500e-003		70.3412	70.3412	1.3500e-003	1.2900e-003	70.7693

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	597.9	6.4500e-003	0.0551	0.0235	3.5000e-004		4.4500e-003	4.4500e-003		4.4500e-003	4.4500e-003		70.3412	70.3412	1.3500e-003	1.2900e-003	70.7693
Total		6.4500e-003	0.0551	0.0235	3.5000e-004		4.4500e-003	4.4500e-003		4.4500e-003	4.4500e-003		70.3412	70.3412	1.3500e-003	1.2900e-003	70.7693

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	0.5979	6.4500e-003	0.0551	0.0235	3.5000e-004		4.4500e-003	4.4500e-003		4.4500e-003	4.4500e-003		70.3412	70.3412	1.3500e-003	1.2900e-003	70.7693
Total		6.4500e-003	0.0551	0.0235	3.5000e-004		4.4500e-003	4.4500e-003		4.4500e-003	4.4500e-003		70.3412	70.3412	1.3500e-003	1.2900e-003	70.7693

6.0 Area Detail

6.1 Mitigation Measures Area

Use only Natural Gas Hearths

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Unmitigated	9.1779	0.2452	18.8059	0.0257		2.4587	2.4587		2.4584	2.4584	299.7414	580.7537	880.4951	0.8991	0.0203	905.6828
Mitigated	0.8487	0.0325	2.7244	1.4000e-004		0.0529	0.0529		0.0525	0.0525	0.0000	614.6360	614.6360	0.0169	0.0112	618.4570

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	0.0686					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.6336					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	8.3852	0.2128	16.0845	0.0256		2.4444	2.4444		2.4440	2.4440	299.7414	576.0000	875.7414	0.8939	0.0203	900.8198
Landscaping	0.0906	0.0325	2.7214	1.4000e-004		0.0143	0.0143		0.0143	0.0143		4.7537	4.7537	5.2100e-003		4.8631
Total	9.1779	0.2452	18.8059	0.0257		2.4587	2.4587		2.4584	2.4584	299.7414	580.7537	880.4951	0.8991	0.0203	905.6828

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0686					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.6336					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0559	0.0000	3.0500e-003	0.0000		0.0386	0.0386		0.0382	0.0382	0.0000	609.8824	609.8824	0.0117	0.0112	613.5940
Landscaping	0.0906	0.0325	2.7214	1.4000e-004		0.0143	0.0143		0.0143	0.0143		4.7537	4.7537	5.2100e-003		4.8631
Total	0.8487	0.0325	2.7244	1.4000e-004		0.0529	0.0529		0.0525	0.0525	0.0000	614.6360	614.6360	0.0169	0.0112	618.4571

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

Air Quality Emissions

Project Operation

11965-11973 Montana
Los Angeles-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Condo/Townhouse	49.00	Dwelling Unit	0.68	49,000.00	140

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	11			Operational Year	2015
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	1227.89	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

- Project Characteristics - Project operation only.
- Land Use - Project Site is approximately 0.68 acres.
- Construction Phase - Project operation only.
- Off-road Equipment -
- Vehicle Trips - Trip rate matches info from City's ENV-2012-1111-MND-REC1.
- Energy Use -
- Area Mitigation -
- Energy Mitigation -
- Water Mitigation -

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	14.0467	0.3743	28.7478	0.0394		3.7651	3.7651		3.7645	3.7645	458.9790	889.2791	1,348,258 1	1.3763	0.0312	1,386.818 3
Energy	0.0249	0.2130	0.0907	1.3600e-003		0.0172	0.0172		0.0172	0.0172		271.9703	271.9703	5.2100e-003	4.9900e-003	273.6255
Mobile	1.2362	3.5920	14.8250	0.0318	2.0967	0.0545	2.1511	0.5606	0.0500	0.6106		2,878.087 5	2,878.087 5	0.1258		2,880.729 5
Total	15.3078	4.1793	43.6635	0.0726	2.0967	3.8368	5.9334	0.5606	3.8317	4.3923	458.9790	4,039.336 8	4,498.315 8	1.5074	0.0361	4,541.173 2

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	1.2926	0.0485	4.1230	2.1000e-004		0.0812	0.0812		0.0806	0.0806	0.0000	941.1614	941.1614	0.0255	0.0171	947.0038
Energy	0.0249	0.2130	0.0907	1.3600e-003		0.0172	0.0172		0.0172	0.0172		271.9703	271.9703	5.2100e-003	4.9900e-003	273.6255
Mobile	1.2362	3.5920	14.8250	0.0318	2.0967	0.0545	2.1511	0.5606	0.0500	0.6106		2,878.087 5	2,878.087 5	0.1258		2,880.729 5
Total	2.5536	3.8535	19.0387	0.0334	2.0967	0.1529	2.2496	0.5606	0.1478	0.7084	0.0000	4,091.219 2	4,091.219 2	0.1565	0.0221	4,101.358 8

	ROG	NOx	CO	SO2	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	83.32	7.79	56.40	54.01	0.00	96.02	62.09	0.00	96.14	83.87	100.00	-1.28	9.05	89.62	38.82	9.69

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2015	12/31/2014	5	0	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

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

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	1.00	255	0.40
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

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					
Unmitigated	1.2362	3.5920	14.8250	0.0318	2.0967	0.0545	2.1511	0.5606	0.0500	0.6106		2,878.0875	2,878.0875	0.1258		2,880.7295
Mitigated	1.2362	3.5920	14.8250	0.0318	2.0967	0.0545	2.1511	0.5606	0.0500	0.6106		2,878.0875	2,878.0875	0.1258		2,880.7295

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Condo/Townhouse	289.10	289.10	289.10	987,899	987,899
Total	289.10	289.10	289.10	987,899	987,899

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
Condo/Townhouse	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.534619	0.058604	0.178185	0.126004	0.038986	0.006286	0.016079	0.029769	0.002429	0.003158	0.003693	0.000543	0.001646

5.0 Energy Detail

4.4 Fleet Mix

Historical Energy Use: N

5.1 Mitigation Measures Energy

Install Energy Efficient Appliances

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0249	0.2130	0.0907	1.3600e-003		0.0172	0.0172		0.0172	0.0172		271.9703	271.9703	5.2100e-003	4.9900e-003	273.6255
NaturalGas Unmitigated	0.0249	0.2130	0.0907	1.3600e-003		0.0172	0.0172		0.0172	0.0172		271.9703	271.9703	5.2100e-003	4.9900e-003	273.6255

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					
Condo/Townhouse	2311.75	0.0249	0.2130	0.0907	1.3600e-003		0.0172	0.0172		0.0172	0.0172		271.9703	271.9703	5.2100e-003	4.9900e-003	273.6255
Total		0.0249	0.2130	0.0907	1.3600e-003		0.0172	0.0172		0.0172	0.0172		271.9703	271.9703	5.2100e-003	4.9900e-003	273.6255

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Condo/Townhouse	2.31175	0.0249	0.2130	0.0907	1.3600e-003		0.0172	0.0172		0.0172	0.0172		271.9703	271.9703	5.2100e-003	4.9900e-003	273.6255
Total		0.0249	0.2130	0.0907	1.3600e-003		0.0172	0.0172		0.0172	0.0172		271.9703	271.9703	5.2100e-003	4.9900e-003	273.6255

6.0 Area Detail

6.1 Mitigation Measures Area

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

Use only Natural Gas Hearths

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Unmitigated	14.0467	0.3743	28.7478	0.0394		3.7651	3.7651		3.7645	3.7645	458.9790	889.2791	1,348.2581	1.3763	0.0312	1,386.8183
Mitigated	1.2926	0.0485	4.1230	2.1000e-004		0.0812	0.0812		0.0806	0.0806	0.0000	941.1614	941.1614	0.0255	0.0171	947.0038

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	0.1050					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.9702					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	12.8398	0.3258	24.6295	0.0392		3.7430	3.7430		3.7424	3.7424	458.9790	882.0000	1,340.9790	1.3688	0.0312	1,379.3802
Landscaping	0.1318	0.0485	4.1184	2.1000e-004		0.0221	0.0221		0.0221	0.0221		7.2791	7.2791	7.5700e-003		7.4380
Total	14.0467	0.3743	28.7478	0.0394		3.7651	3.7651		3.7645	3.7645	458.9790	889.2791	1,348.2581	1.3763	0.0312	1,386.8183

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.1050					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.9702					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0856	0.0000	4.6700e-003	0.0000		0.0592	0.0592		0.0585	0.0585	0.0000	933.8824	933.8824	0.0179	0.0171	939.5658
Landscaping	0.1318	0.0485	4.1184	2.1000e-004		0.0221	0.0221		0.0221	0.0221		7.2791	7.2791	7.5700e-003		7.4380
Total	1.2926	0.0485	4.1230	2.1000e-004		0.0812	0.0812		0.0806	0.0806	0.0000	941.1614	941.1614	0.0255	0.0171	947.0038

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

11965-11973 Montana
Los Angeles-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Condo/Townhouse	49.00	Dwelling Unit	0.68	49,000.00	140

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	11			Operational Year	2015
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	1227.89	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Project operation only.

Land Use - Project Site is approximately 0.68 acres.

Construction Phase - Project operation only.

Off-road Equipment -

Vehicle Trips - Trip rate matches info from City's ENV-2012-1111-MND-REC1.

Energy Use -

Area Mitigation -

Energy Mitigation -

Water Mitigation -

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	14.0467	0.3743	28.7478	0.0394		3.7651	3.7651		3.7645	3.7645	458.9790	889.2791	1,348,258 1	1.3763	0.0312	1,386.818 3
Energy	0.0249	0.2130	0.0907	1.3600e-003		0.0172	0.0172		0.0172	0.0172		271.9703	271.9703	5.2100e-003	4.9900e-003	273.6255
Mobile	1.2992	3.7914	14.7347	0.0304	2.0967	0.0547	2.1514	0.5606	0.0503	0.6108		2,750.486 5	2,750.486 5	0.1259		2,753.130 1
Total	15.3708	4.3787	43.5732	0.0711	2.0967	3.8370	5.9337	0.5606	3.8320	4.3925	458.9790	3,911.735 8	4,370.714 8	1.5074	0.0361	4,413.573 8

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	1.2926	0.0485	4.1230	2.1000e-004		0.0812	0.0812		0.0806	0.0806	0.0000	941.1614	941.1614	0.0255	0.0171	947.0038
Energy	0.0249	0.2130	0.0907	1.3600e-003		0.0172	0.0172		0.0172	0.0172		271.9703	271.9703	5.2100e-003	4.9900e-003	273.6255
Mobile	1.2992	3.7914	14.7347	0.0304	2.0967	0.0547	2.1514	0.5606	0.0503	0.6108		2,750.486 5	2,750.486 5	0.1259		2,753.130 1
Total	2.6167	4.0529	18.9484	0.0319	2.0967	0.1532	2.2499	0.5606	0.1481	0.7086	0.0000	3,963.618 2	3,963.618 2	0.1566	0.0221	3,973.759 4

	ROG	NOx	CO	SO2	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	82.98	7.44	56.51	55.10	0.00	96.01	62.08	0.00	96.14	83.87	100.00	-1.33	9.31	89.61	38.82	9.97

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2015	12/31/2014	5	0	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

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

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	1.00	255	0.40
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

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					
Unmitigated	1.2992	3.7914	14.7347	0.0304	2.0967	0.0547	2.1514	0.5606	0.0503	0.6108		2,750.4865	2,750.4865	0.1259		2,753.1301
Mitigated	1.2992	3.7914	14.7347	0.0304	2.0967	0.0547	2.1514	0.5606	0.0503	0.6108		2,750.4865	2,750.4865	0.1259		2,753.1301

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Condo/Townhouse	289.10	289.10	289.10	987,899	987,899
Total	289.10	289.10	289.10	987,899	987,899

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
Condo/Townhouse	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.534619	0.058604	0.178185	0.126004	0.038986	0.006286	0.016079	0.029769	0.002429	0.003158	0.003693	0.000543	0.001646

5.0 Energy Detail

4.4 Fleet Mix

Historical Energy Use: N

5.1 Mitigation Measures Energy

Install Energy Efficient Appliances

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0249	0.2130	0.0907	1.3600e-003		0.0172	0.0172		0.0172	0.0172		271.9703	271.9703	5.2100e-003	4.9900e-003	273.6255
NaturalGas Unmitigated	0.0249	0.2130	0.0907	1.3600e-003		0.0172	0.0172		0.0172	0.0172		271.9703	271.9703	5.2100e-003	4.9900e-003	273.6255

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					
Condo/Townhouse	2311.75	0.0249	0.2130	0.0907	1.3600e-003		0.0172	0.0172		0.0172	0.0172		271.9703	271.9703	5.2100e-003	4.9900e-003	273.6255
Total		0.0249	0.2130	0.0907	1.3600e-003		0.0172	0.0172		0.0172	0.0172		271.9703	271.9703	5.2100e-003	4.9900e-003	273.6255

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Condo/Townhouse	2.31175	0.0249	0.2130	0.0907	1.3600e-003		0.0172	0.0172		0.0172	0.0172		271.9703	271.9703	5.2100e-003	4.9900e-003	273.6255
Total		0.0249	0.2130	0.0907	1.3600e-003		0.0172	0.0172		0.0172	0.0172		271.9703	271.9703	5.2100e-003	4.9900e-003	273.6255

6.0 Area Detail

6.1 Mitigation Measures Area

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

Use only Natural Gas Hearths

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Unmitigated	14.0467	0.3743	28.7478	0.0394		3.7651	3.7651		3.7645	3.7645	458.9790	889.2791	1,348.2581	1.3763	0.0312	1,386.8183
Mitigated	1.2926	0.0485	4.1230	2.1000e-004		0.0812	0.0812		0.0806	0.0806	0.0000	941.1614	941.1614	0.0255	0.0171	947.0038

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	0.1050					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.9702					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	12.8398	0.3258	24.6295	0.0392		3.7430	3.7430		3.7424	3.7424	458.9790	882.0000	1,340.9790	1.3688	0.0312	1,379.3802
Landscaping	0.1318	0.0485	4.1184	2.1000e-004		0.0221	0.0221		0.0221	0.0221		7.2791	7.2791	7.5700e-003		7.4380
Total	14.0467	0.3743	28.7478	0.0394		3.7651	3.7651		3.7645	3.7645	458.9790	889.2791	1,348.2581	1.3763	0.0312	1,386.8183

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.1050					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.9702					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0856	0.0000	4.6700e-003	0.0000		0.0592	0.0592		0.0585	0.0585	0.0000	933.8824	933.8824	0.0179	0.0171	939.5658
Landscaping	0.1318	0.0485	4.1184	2.1000e-004		0.0221	0.0221		0.0221	0.0221		7.2791	7.2791	7.5700e-003		7.4380
Total	1.2926	0.0485	4.1230	2.1000e-004		0.0812	0.0812		0.0806	0.0806	0.0000	941.1614	941.1614	0.0255	0.0171	947.0038

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

Greenhouse Gas Emissions

Existing Project Site

11965-11973 Montana
Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartments Mid Rise	32.00	Dwelling Unit	0.68	32,000.00	92

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	11			Operational Year	2013
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	1227.89	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Existing Conditions.

Land Use - Project Site is approximately 0.68 acres.

Construction Phase - Existing Conditions.

Off-road Equipment -

Vehicle Trips - Trip rate matches info from City's ENV-2012-1111-MND-REC1.

Energy Use - Existing buildings were built in 1950s.

Area Mitigation -

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	0.2443	6.7200e-003	0.5412	3.4000e-004		0.0323	0.0323		0.0323	0.0323	3.3990	7.0708	10.4698	0.0107	2.3000e-004	10.7666
Energy	1.1800e-003	0.0101	4.2800e-003	6.0000e-005		8.1000e-004	8.1000e-004		8.1000e-004	8.1000e-004	0.0000	73.6917	73.6917	1.6900e-003	5.2000e-004	73.8873
Mobile	0.1788	0.5416	2.1195	3.6200e-003	0.2443	0.0104	0.2546	0.0654	9.5100e-003	0.0749	0.0000	311.1485	311.1485	0.0161	0.0000	311.4868
Waste						0.0000	0.0000		0.0000	0.0000	2.9880	0.0000	2.9880	0.1766	0.0000	6.6964
Water						0.0000	0.0000		0.0000	0.0000	0.6615	23.2537	23.9151	0.0685	1.7200e-003	25.8859
Total	0.4243	0.5584	2.6650	4.0200e-003	0.2443	0.0435	0.2878	0.0654	0.0427	0.1081	7.0485	415.1647	422.2132	0.2736	2.4700e-003	428.7229

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.1402	4.0600e-003	0.3402	2.0000e-005		2.2700e-003	2.2700e-003		2.2700e-003	2.2700e-003	0.0000	7.4550	7.4550	7.2000e-004	1.3000e-004	7.5095
Energy	1.1800e-003	0.0101	4.2800e-003	6.0000e-005		8.1000e-004	8.1000e-004		8.1000e-004	8.1000e-004	0.0000	73.6917	73.6917	1.6900e-003	5.2000e-004	73.8873
Mobile	0.1788	0.5416	2.1195	3.6200e-003	0.2443	0.0104	0.2546	0.0654	9.5100e-003	0.0749	0.0000	311.1485	311.1485	0.0161	0.0000	311.4868
Waste						0.0000	0.0000		0.0000	0.0000	2.9880	0.0000	2.9880	0.1766	0.0000	6.6964
Water						0.0000	0.0000		0.0000	0.0000	0.6615	23.2537	23.9151	0.0685	1.7200e-003	25.8848
Total	0.3202	0.5558	2.4640	3.7000e-003	0.2443	0.0134	0.2577	0.0654	0.0126	0.0780	3.6495	415.5489	419.1984	0.2636	2.3700e-003	425.4647

	ROG	NOx	CO	SO2	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	24.54	0.48	7.54	7.96	0.00	69.11	10.45	0.00	70.49	27.83	48.22	-0.09	0.71	3.67	4.05	0.76

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2015	12/31/2014	5	0	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

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

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	1.00	255	0.40
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

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	0.1788	0.5416	2.1195	3.6200e-003	0.2443	0.0104	0.2546	0.0654	9.5100e-003	0.0749	0.0000	311.1485	311.1485	0.0161	0.0000	311.4868
Unmitigated	0.1788	0.5416	2.1195	3.6200e-003	0.2443	0.0104	0.2546	0.0654	9.5100e-003	0.0749	0.0000	311.1485	311.1485	0.0161	0.0000	311.4868

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	188.80	188.80	188.80	645,158	645,158
Total	188.80	188.80	188.80	645,158	645,158

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

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.535364	0.058953	0.178683	0.128422	0.038588	0.006258	0.015164	0.027061	0.002429	0.003187	0.003695	0.000550	0.001645

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	tons/yr										MT/yr					
NaturalGas Mitigated	1.1800e-003	0.0101	4.2800e-003	6.0000e-005		8.1000e-004	8.1000e-004		8.1000e-004	8.1000e-004	0.0000	11.6458	11.6458	2.2000e-004	2.1000e-004	11.7167
NaturalGas Unmitigated	1.1800e-003	0.0101	4.2800e-003	6.0000e-005		8.1000e-004	8.1000e-004		8.1000e-004	8.1000e-004	0.0000	11.6458	11.6458	2.2000e-004	2.1000e-004	11.7167
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	62.0459	62.0459	1.4700e-003	3.0000e-004	62.1706
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	62.0459	62.0459	1.4700e-003	3.0000e-004	62.1706

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	218234	1.1800e-003	0.0101	4.2800e-003	6.0000e-005		8.1000e-004	8.1000e-004		8.1000e-004	8.1000e-004	0.0000	11.6458	11.6458	2.2000e-004	2.1000e-004	11.7167
Total		1.1800e-003	0.0101	4.2800e-003	6.0000e-005		8.1000e-004	8.1000e-004		8.1000e-004	8.1000e-004	0.0000	11.6458	11.6458	2.2000e-004	2.1000e-004	11.7167

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Mid Rise	218234	1.1800e-003	0.0101	4.2800e-003	6.0000e-005		8.1000e-004	8.1000e-004		8.1000e-004	8.1000e-004	0.0000	11.6458	11.6458	2.2000e-004	2.1000e-004	11.7167
Total		1.1800e-003	0.0101	4.2800e-003	6.0000e-005		8.1000e-004	8.1000e-004		8.1000e-004	8.1000e-004	0.0000	11.6458	11.6458	2.2000e-004	2.1000e-004	11.7167

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	111401	62.0459	1.4700e-003	3.0000e-004	62.1706
Total		62.0459	1.4700e-003	3.0000e-004	62.1706

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	111401	62.0459	1.4700e-003	3.0000e-004	62.1706
Total		62.0459	1.4700e-003	3.0000e-004	62.1706

6.0 Area Detail

6.1 Mitigation Measures Area

Use only Natural Gas Hearths

	ROG	NOx	CO	SO2	Fugitive 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	0.1402	4.0600e-003	0.3402	2.0000e-005		2.2700e-003	2.2700e-003		2.2700e-003	2.2700e-003	0.0000	7.4550	7.4550	7.2000e-004	1.3000e-004	7.5095
Unmitigated	0.2443	6.7200e-003	0.5412	3.4000e-004		0.0323	0.0323		0.0323	0.0323	3.3990	7.0708	10.4698	0.0107	2.3000e-004	10.7666

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	0.0125					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1156					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.1048	2.6600e-003	0.2011	3.2000e-004		0.0306	0.0306		0.0306	0.0306	3.3990	6.5317	9.9307	0.0101	2.3000e-004	10.2151
Landscaping	0.0113	4.0600e-003	0.3402	2.0000e-005		1.7900e-003	1.7900e-003		1.7900e-003	1.7900e-003	0.0000	0.5391	0.5391	5.9000e-004	0.0000	0.5515
Total	0.2443	6.7200e-003	0.5412	3.4000e-004		0.0324	0.0324		0.0323	0.0323	3.3990	7.0708	10.4698	0.0107	2.3000e-004	10.7666

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0125					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1156					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	7.0000e-004	0.0000	4.0000e-005	0.0000		4.8000e-004	4.8000e-004		4.8000e-004	4.8000e-004	0.0000	6.9160	6.9160	1.3000e-004	1.3000e-004	6.9580
Landscaping	0.0113	4.0600e-003	0.3402	2.0000e-005		1.7900e-003	1.7900e-003		1.7900e-003	1.7900e-003	0.0000	0.5391	0.5391	5.9000e-004	0.0000	0.5515
Total	0.1402	4.0600e-003	0.3402	2.0000e-005		2.2700e-003	2.2700e-003		2.2700e-003	2.2700e-003	0.0000	7.4550	7.4550	7.2000e-004	1.3000e-004	7.5095

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Unmitigated	23.9151	0.0685	1.7200e-003	25.8859
Mitigated	23.9151	0.0685	1.7200e-003	25.8848

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	2.08493 / 1.31441	23.9151	0.0685	1.7200e-003	25.8859
Total		23.9151	0.0685	1.7200e-003	25.8859

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	2.08493 / 1.31441	23.9151	0.0685	1.7200e-003	25.8848
Total		23.9151	0.0685	1.7200e-003	25.8848

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	2.9880	0.1766	0.0000	6.6964
Unmitigated	2.9880	0.1766	0.0000	6.6964

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	14.72	2.9880	0.1766	0.0000	6.6964
Total		2.9880	0.1766	0.0000	6.6964

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	14.72	2.9880	0.1766	0.0000	6.6964
Total		2.9880	0.1766	0.0000	6.6964

9.0 Operational Offroad

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

Greenhouse Gas Emissions

Project Operation

11965-11973 Montana
Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Condo/Townhouse	49.00	Dwelling Unit	0.68	49,000.00	140

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	11			Operational Year	2015
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	1227.89	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Project operation only.

Land Use - Project Site is approximately 0.68 acres.

Construction Phase - Project operation only.

Off-road Equipment -

Vehicle Trips - Trip rate matches info from City's ENV-2012-1111-MND-REC1.

Energy Use -

Area Mitigation -

Energy Mitigation -

Water Mitigation -

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	0.3732	0.0101	0.8227	5.2000e-004		0.0495	0.0495		0.0495	0.0495	5.2047	10.8271	16.0319	0.0164	3.5000e-004	16.4854
Energy	4.5500e-003	0.0389	0.0165	2.5000e-004		3.1400e-003	3.1400e-003		3.1400e-003	3.1400e-003	0.0000	163.9395	163.9395	3.6700e-003	1.4100e-003	164.4526
Mobile	0.2247	0.7034	2.6976	5.5900e-003	0.3742	9.9200e-003	0.3841	0.1002	9.1100e-003	0.1093	0.0000	459.4051	459.4051	0.0208	0.0000	459.8409
Waste						0.0000	0.0000		0.0000	0.0000	4.5754	0.0000	4.5754	0.2704	0.0000	10.2538
Water						0.0000	0.0000		0.0000	0.0000	1.0129	35.6072	36.6201	0.1049	2.6300e-003	39.6377
Total	0.6024	0.7524	3.5368	6.3600e-003	0.3742	0.0626	0.4368	0.1002	0.0618	0.1620	10.7930	669.7789	680.5719	0.4161	4.3900e-003	690.6704

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.2138	6.0600e-003	0.5149	3.0000e-005		3.5000e-003	3.5000e-003		3.4900e-003	3.4900e-003	0.0000	11.4155	11.4155	1.0600e-003	1.9000e-004	11.4980
Energy	4.5500e-003	0.0389	0.0165	2.5000e-004		3.1400e-003	3.1400e-003		3.1400e-003	3.1400e-003	0.0000	159.9664	159.9664	3.5800e-003	1.3900e-003	160.4716
Mobile	0.2247	0.7034	2.6976	5.5900e-003	0.3742	9.9200e-003	0.3841	0.1002	9.1100e-003	0.1093	0.0000	459.4051	459.4051	0.0208	0.0000	459.8409
Waste						0.0000	0.0000		0.0000	0.0000	4.5754	0.0000	4.5754	0.2704	0.0000	10.2538
Water						0.0000	0.0000		0.0000	0.0000	0.8103	30.3337	31.1440	0.0839	2.1100e-003	33.5619
Total	0.4430	0.7483	3.2290	5.8700e-003	0.3742	0.0166	0.3908	0.1002	0.0157	0.1160	5.3857	661.1207	666.5064	0.3797	3.6900e-003	675.6261

	ROG	NOx	CO	SO2	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	26.46	0.54	8.70	7.70	0.00	73.55	10.54	0.00	74.53	28.43	50.10	1.29	2.07	8.73	15.95	2.18

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2015	12/31/2014	5	0	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

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

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	1.00	255	0.40
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

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	0.2247	0.7034	2.6976	5.5900e-003	0.3742	9.9200e-003	0.3841	0.1002	9.1100e-003	0.1093	0.0000	459.4051	459.4051	0.0208	0.0000	459.8409
Unmitigated	0.2247	0.7034	2.6976	5.5900e-003	0.3742	9.9200e-003	0.3841	0.1002	9.1100e-003	0.1093	0.0000	459.4051	459.4051	0.0208	0.0000	459.8409

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Condo/Townhouse	289.10	289.10	289.10	987,899	987,899
Total	289.10	289.10	289.10	987,899	987,899

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
Condo/Townhouse	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.534619	0.058604	0.178185	0.126004	0.038986	0.006286	0.016079	0.029769	0.002429	0.003158	0.003693	0.000543	0.001646

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Install Energy Efficient Appliances

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
NaturalGas Mitigated	4.5500e-003	0.0389	0.0165	2.5000e-004		3.1400e-003	3.1400e-003		3.1400e-003	3.1400e-003	0.0000	45.0277	45.0277	8.6000e-004	8.3000e-004	45.3018
NaturalGas Unmitigated	4.5500e-003	0.0389	0.0165	2.5000e-004		3.1400e-003	3.1400e-003		3.1400e-003	3.1400e-003	0.0000	45.0277	45.0277	8.6000e-004	8.3000e-004	45.3018
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	114.9387	114.9387	2.7100e-003	5.6000e-004	115.1698
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	118.9118	118.9118	2.8100e-003	5.8000e-004	119.1509

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					
Condo/Townhouse	843788	4.5500e-003	0.0389	0.0165	2.5000e-004		3.1400e-003	3.1400e-003		3.1400e-003	3.1400e-003	0.0000	45.0277	45.0277	8.6000e-004	8.3000e-004	45.3018
Total		4.5500e-003	0.0389	0.0165	2.5000e-004		3.1400e-003	3.1400e-003		3.1400e-003	3.1400e-003	0.0000	45.0277	45.0277	8.6000e-004	8.3000e-004	45.3018

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Condo/Townhouse	843788	4.5500e-003	0.0389	0.0165	2.5000e-004		3.1400e-003	3.1400e-003		3.1400e-003	3.1400e-003	0.0000	45.0277	45.0277	8.6000e-004	8.3000e-004	45.3018
Total		4.5500e-003	0.0389	0.0165	2.5000e-004		3.1400e-003	3.1400e-003		3.1400e-003	3.1400e-003	0.0000	45.0277	45.0277	8.6000e-004	8.3000e-004	45.3018

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Condo/Townhouse	213501	118.9118	2.8100e-003	5.8000e-004	119.1509
Total		118.9118	2.8100e-003	5.8000e-004	119.1509

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Condo/Townhouse	206367	114.9387	2.7100e-003	5.6000e-004	115.1698
Total		114.9387	2.7100e-003	5.6000e-004	115.1698

6.0 Area Detail

6.1 Mitigation Measures Area

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

Use only Natural Gas Hearths

	ROG	NOx	CO	SO2	Fugitive 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	0.2138	6.0600e-003	0.5149	3.0000e-005		3.5000e-003	3.5000e-003		3.4900e-003	3.4900e-003	0.0000	11.4155	11.4155	1.0600e-003	1.9000e-004	11.4980
Unmitigated	0.3732	0.0101	0.8227	5.2000e-004		0.0495	0.0495		0.0495	0.0495	5.2047	10.8271	16.0319	0.0164	3.5000e-004	16.4854

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	0.0192					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1771					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.1605	4.0700e-003	0.3079	4.9000e-004		0.0468	0.0468		0.0468	0.0468	5.2047	10.0017	15.2065	0.0155	3.5000e-004	15.6419
Landscaping	0.0165	6.0600e-003	0.5148	3.0000e-005		2.7600e-003	2.7600e-003		2.7600e-003	2.7600e-003	0.0000	0.8254	0.8254	8.6000e-004	0.0000	0.8435
Total	0.3732	0.0101	0.8227	5.2000e-004		0.0496	0.0496		0.0495	0.0495	5.2047	10.8271	16.0319	0.0164	3.5000e-004	16.4854

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0192					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1771					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	1.0700e-003	0.0000	6.0000e-005	0.0000		7.4000e-004	7.4000e-004		7.3000e-004	7.3000e-004	0.0000	10.5901	10.5901	2.0000e-004	1.9000e-004	10.6545
Landscaping	0.0165	6.0600e-003	0.5148	3.0000e-005		2.7600e-003	2.7600e-003		2.7600e-003	2.7600e-003	0.0000	0.8254	0.8254	8.6000e-004	0.0000	0.8435
Total	0.2138	6.0600e-003	0.5149	3.0000e-005		3.5000e-003	3.5000e-003		3.4900e-003	3.4900e-003	0.0000	11.4155	11.4155	1.0600e-003	1.9000e-004	11.4980

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Unmitigated	36.6201	0.1049	2.6300e-003	39.6377
Mitigated	31.1440	0.0839	2.1100e-003	33.5619

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Condo/Townhouse	3.19255 / 2.01269	36.6201	0.1049	2.6300e-003	39.6377
Total		36.6201	0.1049	2.6300e-003	39.6377

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Condo/Townhouse	2.55404 / 2.01269	31.1440	0.0839	2.1100e-003	33.5619
Total		31.1440	0.0839	2.1100e-003	33.5619

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	4.5754	0.2704	0.0000	10.2538
Unmitigated	4.5754	0.2704	0.0000	10.2538

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Condo/Townhouse	22.54	4.5754	0.2704	0.0000	10.2538
Total		4.5754	0.2704	0.0000	10.2538

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Condo/Townhouse	22.54	4.5754	0.2704	0.0000	10.2538
Total		4.5754	0.2704	0.0000	10.2538

9.0 Operational Offroad

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