

3510 N Verdugo Blvd (Verdugo Terrace Lux Apts) - Los Angeles-South Coast County, Winter

3510 N Verdugo Blvd (Verdugo Terrace Lux Apts)
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	0.95	1000sqft	0.02	954.00	0
Strip Mall	1.76	1000sqft	0.04	1,762.00	0
Apartments Low Rise	14.00	Dwelling Unit	0.41	18,818.00	40

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	9			Operational Year	2020
Utility Company	Glendale Water & Power				
CO2 Intensity (lb/MW hr)	1115.33	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

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Project Characteristics - New 3-story mixed use project (14 residential units, 2,762 SF retail and office commercial on ground floor, and 49 on-site parking spaces within a two-level garage)

Land Use - Lot Size: 18,000 sq. ft., General Office 954 sq. ft., Retail 1,762 sq. ft. and Multi-residential (14 units total) 18,818 sq. ft.

Grading - 6,667 cubic yards of material export

Demolition - Demo - 3510 N Verdugo Road - 380 SF commercial building and parking lot, 3512 N. Verdugo - two-story, 2,560 SF, and 3514 N. Verdugo - attached 1-story, 1,120 SF commercial building

Energy Use -

Construction Off-road Equipment Mitigation -

Waste Mitigation -

Mobile Land Use Mitigation -

Construction Phase - Grading will occur over a seven day period.

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	2.00	6.00
tblConstructionPhase	PhaseEndDate	12/18/2019	12/24/2019
tblConstructionPhase	PhaseEndDate	12/4/2019	12/10/2019
tblConstructionPhase	PhaseEndDate	7/17/2019	7/23/2019
tblConstructionPhase	PhaseEndDate	12/11/2019	12/17/2019
tblConstructionPhase	PhaseStartDate	12/12/2019	12/18/2019
tblConstructionPhase	PhaseStartDate	7/18/2019	7/24/2019
tblConstructionPhase	PhaseStartDate	12/5/2019	12/11/2019
tblGrading	MaterialExported	0.00	6,667.00
tblLandUse	LandUseSquareFeet	950.00	954.00
tblLandUse	LandUseSquareFeet	1,760.00	1,762.00
tblLandUse	LandUseSquareFeet	14,000.00	18,818.00
tblLandUse	LotAcreage	0.88	0.41

2.0 Emissions Summary

3510 N Verdugo Blvd (Verdugo Terrace Lux Apts) - Los Angeles-South Coast County, Winter

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2019	28.8625	51.7342	17.8130	0.1222	3.4175	0.6970	4.1145	1.1278	0.6654	1.7933	0.0000	13,072.6165	13,072.6165	1.0831	0.0000	13,099.6945
Maximum	28.8625	51.7342	17.8130	0.1222	3.4175	0.6970	4.1145	1.1278	0.6654	1.7933	0.0000	13,072.6165	13,072.6165	1.0831	0.0000	13,099.6945

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					
2019	28.8625	51.7342	17.8130	0.1222	3.4175	0.6970	4.1145	1.1278	0.6654	1.7933	0.0000	13,072.6165	13,072.6165	1.0831	0.0000	13,099.6945
Maximum	28.8625	51.7342	17.8130	0.1222	3.4175	0.6970	4.1145	1.1278	0.6654	1.7933	0.0000	13,072.6165	13,072.6165	1.0831	0.0000	13,099.6945

3510 N Verdugo Blvd (Verdugo Terrace Lux Apts) - Los Angeles-South Coast County, Winter

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	4.1694	0.3039	8.2789	0.0182		1.0758	1.0758		1.0758	1.0758	131.1369	254.0803	385.2172	0.3931	8.9000e-003	397.6972
Energy	7.1400e-003	0.0612	0.0275	3.9000e-004		4.9300e-003	4.9300e-003		4.9300e-003	4.9300e-003		77.8655	77.8655	1.4900e-003	1.4300e-003	78.3282
Mobile	0.3532	1.6873	4.3953	0.0139	1.1158	0.0147	1.1305	0.2986	0.0138	0.3124		1,413.1738	1,413.1738	0.0821		1,415.2251
Total	4.5296	2.0524	12.7016	0.0325	1.1158	1.0955	2.2112	0.2986	1.0945	1.3932	131.1369	1,745.1196	1,876.2565	0.4766	0.0103	1,891.2505

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	4.1694	0.3039	8.2789	0.0182		1.0758	1.0758		1.0758	1.0758	131.1369	254.0803	385.2172	0.3931	8.9000e-003	397.6972
Energy	7.1400e-003	0.0612	0.0275	3.9000e-004		4.9300e-003	4.9300e-003		4.9300e-003	4.9300e-003		77.8655	77.8655	1.4900e-003	1.4300e-003	78.3282
Mobile	0.3532	1.6873	4.3953	0.0139	1.1158	0.0147	1.1305	0.2986	0.0138	0.3124		1,413.1738	1,413.1738	0.0821		1,415.2251
Total	4.5296	2.0524	12.7016	0.0325	1.1158	1.0955	2.2112	0.2986	1.0945	1.3932	131.1369	1,745.1196	1,876.2565	0.4766	0.0103	1,891.2505

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

3.0 Construction Detail**Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	7/1/2019	7/12/2019	5	10	
2	Site Preparation	Site Preparation	7/13/2019	7/15/2019	5	1	
3	Grading	Grading	7/16/2019	7/23/2019	5	6	
4	Building Construction	Building Construction	7/24/2019	12/10/2019	5	100	
5	Paving	Paving	12/11/2019	12/17/2019	5	5	
6	Architectural Coating	Architectural Coating	12/18/2019	12/24/2019	5	5	

Acres of Grading (Site Preparation Phase): 0.5

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 38,106; Residential Outdoor: 12,702; Non-Residential Indoor: 4,074; Non-Residential Outdoor: 1,358; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

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Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	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	14.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	833.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	11.00	2.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	2.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

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3.1 Mitigation Measures Construction

3.2 Demolition - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.3012	0.0000	0.3012	0.0456	0.0000	0.0456			0.0000			0.0000
Off-Road	0.9530	8.6039	7.6917	0.0120		0.5371	0.5371		0.5125	0.5125		1,159.657 0	1,159.657 0	0.2211		1,165.184 7
Total	0.9530	8.6039	7.6917	0.0120	0.3012	0.5371	0.8383	0.0456	0.5125	0.5581		1,159.657 0	1,159.657 0	0.2211		1,165.184 7

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3.2 Demolition - 2019

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	0.0135	0.4345	0.0976	1.1000e-003	0.0245	1.6000e-003	0.0261	6.7100e-003	1.5300e-003	8.2400e-003		118.9790	118.9790	8.6500e-003		119.1953
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0554	0.0407	0.4425	1.1500e-003	0.1118	9.6000e-004	0.1127	0.0296	8.9000e-004	0.0305		114.2131	114.2131	3.9300e-003		114.3113
Total	0.0689	0.4752	0.5401	2.2500e-003	0.1363	2.5600e-003	0.1388	0.0364	2.4200e-003	0.0388		233.1920	233.1920	0.0126		233.5066

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					0.3012	0.0000	0.3012	0.0456	0.0000	0.0456			0.0000			0.0000
Off-Road	0.9530	8.6039	7.6917	0.0120		0.5371	0.5371		0.5125	0.5125	0.0000	1,159.6570	1,159.6570	0.2211		1,165.1847
Total	0.9530	8.6039	7.6917	0.0120	0.3012	0.5371	0.8383	0.0456	0.5125	0.5581	0.0000	1,159.6570	1,159.6570	0.2211		1,165.1847

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3.2 Demolition - 2019

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	0.0135	0.4345	0.0976	1.1000e-003	0.0245	1.6000e-003	0.0261	6.7100e-003	1.5300e-003	8.2400e-003		118.9790	118.9790	8.6500e-003		119.1953
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0554	0.0407	0.4425	1.1500e-003	0.1118	9.6000e-004	0.1127	0.0296	8.9000e-004	0.0305		114.2131	114.2131	3.9300e-003		114.3113
Total	0.0689	0.4752	0.5401	2.2500e-003	0.1363	2.5600e-003	0.1388	0.0364	2.4200e-003	0.0388		233.1920	233.1920	0.0126		233.5066

3.3 Site Preparation - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.5303	0.0000	0.5303	0.0573	0.0000	0.0573			0.0000			0.0000
Off-Road	0.7195	8.9170	4.1407	9.7500e-003		0.3672	0.3672		0.3378	0.3378		965.1690	965.1690	0.3054		972.8032
Total	0.7195	8.9170	4.1407	9.7500e-003	0.5303	0.3672	0.8975	0.0573	0.3378	0.3951		965.1690	965.1690	0.3054		972.8032

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3.3 Site Preparation - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0277	0.0203	0.2212	5.7000e-004	0.0559	4.8000e-004	0.0564	0.0148	4.4000e-004	0.0153		57.1065	57.1065	1.9600e-003		57.1557
Total	0.0277	0.0203	0.2212	5.7000e-004	0.0559	4.8000e-004	0.0564	0.0148	4.4000e-004	0.0153		57.1065	57.1065	1.9600e-003		57.1557

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					0.5303	0.0000	0.5303	0.0573	0.0000	0.0573			0.0000			0.0000
Off-Road	0.7195	8.9170	4.1407	9.7500e-003		0.3672	0.3672		0.3378	0.3378	0.0000	965.1690	965.1690	0.3054		972.8032
Total	0.7195	8.9170	4.1407	9.7500e-003	0.5303	0.3672	0.8975	0.0573	0.3378	0.3951	0.0000	965.1690	965.1690	0.3054		972.8032

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3.3 Site Preparation - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0277	0.0203	0.2212	5.7000e-004	0.0559	4.8000e-004	0.0564	0.0148	4.4000e-004	0.0153		57.1065	57.1065	1.9600e-003		57.1557
Total	0.0277	0.0203	0.2212	5.7000e-004	0.0559	4.8000e-004	0.0564	0.0148	4.4000e-004	0.0153		57.1065	57.1065	1.9600e-003		57.1557

3.4 Grading - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.8784	0.0000	0.8784	0.4328	0.0000	0.4328			0.0000			0.0000
Off-Road	0.9530	8.6039	7.6917	0.0120		0.5371	0.5371		0.5125	0.5125		1,159.6570	1,159.6570	0.2211		1,165.1847
Total	0.9530	8.6039	7.6917	0.0120	0.8784	0.5371	1.4155	0.4328	0.5125	0.9453		1,159.6570	1,159.6570	0.2211		1,165.1847

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3.4 Grading - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.3373	43.0897	9.6788	0.1090	2.4273	0.1590	2.5863	0.6654	0.1521	0.8174		11,798.7464	11,798.7464	0.8581		11,820.1985
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0554	0.0407	0.4425	1.1500e-003	0.1118	9.6000e-004	0.1127	0.0296	8.9000e-004	0.0305		114.2131	114.2131	3.9300e-003		114.3113
Total	1.3927	43.1304	10.1213	0.1102	2.5391	0.1599	2.6990	0.6950	0.1530	0.8480		11,912.9595	11,912.9595	0.8620		11,934.5098

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					0.8784	0.0000	0.8784	0.4328	0.0000	0.4328			0.0000			0.0000
Off-Road	0.9530	8.6039	7.6917	0.0120		0.5371	0.5371		0.5125	0.5125	0.0000	1,159.6570	1,159.6570	0.2211		1,165.1847
Total	0.9530	8.6039	7.6917	0.0120	0.8784	0.5371	1.4155	0.4328	0.5125	0.9453	0.0000	1,159.6570	1,159.6570	0.2211		1,165.1847

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3.4 Grading - 2019

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	1.3373	43.0897	9.6788	0.1090	2.4273	0.1590	2.5863	0.6654	0.1521	0.8174		11,798.74 64	11,798.74 64	0.8581		11,820.19 85
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0554	0.0407	0.4425	1.1500e-003	0.1118	9.6000e-004	0.1127	0.0296	8.9000e-004	0.0305		114.2131	114.2131	3.9300e-003		114.3113
Total	1.3927	43.1304	10.1213	0.1102	2.5391	0.1599	2.6990	0.6950	0.1530	0.8480		11,912.95 95	11,912.95 95	0.8620		11,934.50 98

3.5 Building Construction - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9576	9.8207	7.5432	0.0114		0.6054	0.6054		0.5569	0.5569		1,127.669 6	1,127.669 6	0.3568		1,136.589 2
Total	0.9576	9.8207	7.5432	0.0114		0.6054	0.6054		0.5569	0.5569		1,127.669 6	1,127.669 6	0.3568		1,136.589 2

3510 N Verdugo Blvd (Verdugo Terrace Lux Apts) - Los Angeles-South Coast County, Winter

3.5 Building Construction - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	8.6700e-003	0.2318	0.0677	5.1000e-004	0.0128	1.5000e-003	0.0143	3.6900e-003	1.4300e-003	5.1200e-003		54.2554	54.2554	3.8100e-003		54.3507
Worker	0.0609	0.0447	0.4867	1.2600e-003	0.1230	1.0600e-003	0.1240	0.0326	9.8000e-004	0.0336		125.6344	125.6344	4.3200e-003		125.7424
Total	0.0696	0.2765	0.5544	1.7700e-003	0.1358	2.5600e-003	0.1383	0.0363	2.4100e-003	0.0387		179.8898	179.8898	8.1300e-003		180.0932

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	0.9576	9.8207	7.5432	0.0114		0.6054	0.6054		0.5569	0.5569	0.0000	1,127.6696	1,127.6696	0.3568		1,136.5892
Total	0.9576	9.8207	7.5432	0.0114		0.6054	0.6054		0.5569	0.5569	0.0000	1,127.6696	1,127.6696	0.3568		1,136.5892

3510 N Verdugo Blvd (Verdugo Terrace Lux Apts) - Los Angeles-South Coast County, Winter

3.5 Building Construction - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	8.6700e-003	0.2318	0.0677	5.1000e-004	0.0128	1.5000e-003	0.0143	3.6900e-003	1.4300e-003	5.1200e-003		54.2554	54.2554	3.8100e-003		54.3507
Worker	0.0609	0.0447	0.4867	1.2600e-003	0.1230	1.0600e-003	0.1240	0.0326	9.8000e-004	0.0336		125.6344	125.6344	4.3200e-003		125.7424
Total	0.0696	0.2765	0.5544	1.7700e-003	0.1358	2.5600e-003	0.1383	0.0363	2.4100e-003	0.0387		179.8898	179.8898	8.1300e-003		180.0932

3.6 Paving - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8300	7.8446	7.1478	0.0113		0.4425	0.4425		0.4106	0.4106		1,055.1823	1,055.1823	0.3016		1,062.7231
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.8300	7.8446	7.1478	0.0113		0.4425	0.4425		0.4106	0.4106		1,055.1823	1,055.1823	0.3016		1,062.7231

3510 N Verdugo Blvd (Verdugo Terrace Lux Apts) - Los Angeles-South Coast County, Winter

3.6 Paving - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0997	0.0732	0.7965	2.0700e-003	0.2012	1.7300e-003	0.2029	0.0534	1.6000e-003	0.0550		205.5836	205.5836	7.0700e-003		205.7604
Total	0.0997	0.0732	0.7965	2.0700e-003	0.2012	1.7300e-003	0.2029	0.0534	1.6000e-003	0.0550		205.5836	205.5836	7.0700e-003		205.7604

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	0.8300	7.8446	7.1478	0.0113		0.4425	0.4425		0.4106	0.4106	0.0000	1,055.1823	1,055.1823	0.3016		1,062.7231
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.8300	7.8446	7.1478	0.0113		0.4425	0.4425		0.4106	0.4106	0.0000	1,055.1823	1,055.1823	0.3016		1,062.7231

3510 N Verdugo Blvd (Verdugo Terrace Lux Apts) - Los Angeles-South Coast County, Winter

3.6 Paving - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0997	0.0732	0.7965	2.0700e-003	0.2012	1.7300e-003	0.2029	0.0534	1.6000e-003	0.0550		205.5836	205.5836	7.0700e-003		205.7604
Total	0.0997	0.0732	0.7965	2.0700e-003	0.2012	1.7300e-003	0.2029	0.0534	1.6000e-003	0.0550		205.5836	205.5836	7.0700e-003		205.7604

3.7 Architectural Coating - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	28.5850					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2664	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288		281.4481	281.4481	0.0238		282.0423
Total	28.8514	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288		281.4481	281.4481	0.0238		282.0423

3510 N Verdugo Blvd (Verdugo Terrace Lux Apts) - Los Angeles-South Coast County, Winter

3.7 Architectural Coating - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0111	8.1300e-003	0.0885	2.3000e-004	0.0224	1.9000e-004	0.0226	5.9300e-003	1.8000e-004	6.1100e-003		22.8426	22.8426	7.9000e-004		22.8623
Total	0.0111	8.1300e-003	0.0885	2.3000e-004	0.0224	1.9000e-004	0.0226	5.9300e-003	1.8000e-004	6.1100e-003		22.8426	22.8426	7.9000e-004		22.8623

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	28.5850					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2664	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288	0.0000	281.4481	281.4481	0.0238		282.0423
Total	28.8514	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288	0.0000	281.4481	281.4481	0.0238		282.0423

3510 N Verdugo Blvd (Verdugo Terrace Lux Apts) - Los Angeles-South Coast County, Winter

3.7 Architectural Coating - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0111	8.1300e-003	0.0885	2.3000e-004	0.0224	1.9000e-004	0.0226	5.9300e-003	1.8000e-004	6.1100e-003		22.8426	22.8426	7.9000e-004		22.8623
Total	0.0111	8.1300e-003	0.0885	2.3000e-004	0.0224	1.9000e-004	0.0226	5.9300e-003	1.8000e-004	6.1100e-003		22.8426	22.8426	7.9000e-004		22.8623

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

3510 N Verdugo Blvd (Verdugo Terrace Lux Apts) - Los Angeles-South Coast County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.3532	1.6873	4.3953	0.0139	1.1158	0.0147	1.1305	0.2986	0.0138	0.3124		1,413.1738	1,413.1738	0.0821		1,415.2251
Unmitigated	0.3532	1.6873	4.3953	0.0139	1.1158	0.0147	1.1305	0.2986	0.0138	0.3124		1,413.1738	1,413.1738	0.0821		1,415.2251

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	92.26	100.24	84.98	315,608	315,608
General Office Building	10.48	2.34	1.00	25,646	25,646
Strip Mall	78.00	73.99	35.96	135,890	135,890
Total	180.74	176.57	121.93	477,144	477,144

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 Low Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

4.4 Fleet Mix

3510 N Verdugo Blvd (Verdugo Terrace Lux Apts) - Los Angeles-South Coast County, Winter

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.547726	0.045437	0.201480	0.122768	0.016614	0.006090	0.019326	0.029174	0.002438	0.002359	0.005005	0.000677	0.000907
General Office Building	0.547726	0.045437	0.201480	0.122768	0.016614	0.006090	0.019326	0.029174	0.002438	0.002359	0.005005	0.000677	0.000907
Strip Mall	0.547726	0.045437	0.201480	0.122768	0.016614	0.006090	0.019326	0.029174	0.002438	0.002359	0.005005	0.000677	0.000907

5.0 Energy Detail

Historical Energy Use: N

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	7.1400e-003	0.0612	0.0275	3.9000e-004		4.9300e-003	4.9300e-003		4.9300e-003	4.9300e-003		77.8655	77.8655	1.4900e-003	1.4300e-003	78.3282
NaturalGas Unmitigated	7.1400e-003	0.0612	0.0275	3.9000e-004		4.9300e-003	4.9300e-003		4.9300e-003	4.9300e-003		77.8655	77.8655	1.4900e-003	1.4300e-003	78.3282

3510 N Verdugo Blvd (Verdugo Terrace Lux Apts) - Los Angeles-South Coast County, Winter

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	626.731	6.7600e-003	0.0578	0.0246	3.7000e-004		4.6700e-003	4.6700e-003		4.6700e-003	4.6700e-003		73.7331	73.7331	1.4100e-003	1.3500e-003	74.1712
General Office Building	27.2086	2.9000e-004	2.6700e-003	2.2400e-003	2.0000e-005		2.0000e-004	2.0000e-004		2.0000e-004	2.0000e-004		3.2010	3.2010	6.0000e-005	6.0000e-005	3.2200
Strip Mall	7.91693	9.0000e-005	7.8000e-004	6.5000e-004	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.9314	0.9314	2.0000e-005	2.0000e-005	0.9369
Total		7.1400e-003	0.0612	0.0275	3.9000e-004		4.9300e-003	4.9300e-003		4.9300e-003	4.9300e-003		77.8655	77.8655	1.4900e-003	1.4300e-003	78.3282

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 Low Rise	0.626731	6.7600e-003	0.0578	0.0246	3.7000e-004		4.6700e-003	4.6700e-003		4.6700e-003	4.6700e-003		73.7331	73.7331	1.4100e-003	1.3500e-003	74.1712
General Office Building	0.0272086	2.9000e-004	2.6700e-003	2.2400e-003	2.0000e-005		2.0000e-004	2.0000e-004		2.0000e-004	2.0000e-004		3.2010	3.2010	6.0000e-005	6.0000e-005	3.2200
Strip Mall	0.00791693	9.0000e-005	7.8000e-004	6.5000e-004	0.0000		6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005		0.9314	0.9314	2.0000e-005	2.0000e-005	0.9369
Total		7.1400e-003	0.0612	0.0275	3.9000e-004		4.9300e-003	4.9300e-003		4.9300e-003	4.9300e-003		77.8655	77.8655	1.4900e-003	1.4300e-003	78.3282

6.0 Area Detail

3510 N Verdugo Blvd (Verdugo Terrace Lux Apts) - Los Angeles-South Coast County, Winter

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	4.1694	0.3039	8.2789	0.0182		1.0758	1.0758		1.0758	1.0758	131.1369	254.0803	385.2172	0.3931	8.9000e-003	397.6972
Unmitigated	4.1694	0.3039	8.2789	0.0182		1.0758	1.0758		1.0758	1.0758	131.1369	254.0803	385.2172	0.3931	8.9000e-003	397.6972

3510 N Verdugo Blvd (Verdugo Terrace Lux Apts) - Los Angeles-South Coast County, Winter

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0392					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.4264					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	3.6685	0.2905	7.1197	0.0182		1.0694	1.0694		1.0694	1.0694	131.1369	252.0000	383.1369	0.3911	8.9000e-003	395.5661
Landscaping	0.0353	0.0134	1.1591	6.0000e-005		6.3700e-003	6.3700e-003		6.3700e-003	6.3700e-003		2.0803	2.0803	2.0300e-003		2.1311
Total	4.1693	0.3039	8.2789	0.0182		1.0758	1.0758		1.0758	1.0758	131.1369	254.0803	385.2172	0.3931	8.9000e-003	397.6972

3510 N Verdugo Blvd (Verdugo Terrace Lux Apts) - Los Angeles-South Coast County, Winter

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0392					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.4264					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	3.6685	0.2905	7.1197	0.0182		1.0694	1.0694		1.0694	1.0694	131.1369	252.0000	383.1369	0.3911	8.9000e-003	395.5661
Landscaping	0.0353	0.0134	1.1591	6.0000e-005		6.3700e-003	6.3700e-003		6.3700e-003	6.3700e-003		2.0803	2.0803	2.0300e-003		2.1311
Total	4.1693	0.3039	8.2789	0.0182		1.0758	1.0758		1.0758	1.0758	131.1369	254.0803	385.2172	0.3931	8.9000e-003	397.6972

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

3510 N Verdugo Blvd (Verdugo Terrace Lux Apts) - Los Angeles-South Coast County, Winter

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
