

Appendix D

Energy Analysis Spreadsheets

East End Studios ADLA

Draft EIR

Appendix D

Energy Analysis Spreadsheets

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East End Studios ALDA

Summary of Energy Use During Construction

Electricity	
Water Consumption	1,381 kWh
Temporary Power (lighting, tools)	19,656 kWh
Total:	21,037 kWh
Gasoline	
On Road	44,463 Gallons
Off Road	0 Gallons
Total:	44,463 Gallons
Diesel	
On Road	219,192 Gallons
Off Road	195,528 Gallons
Total:	414,720 Gallons
Total Mobile	459,183

Summary of Energy Use During Operations

	Baseline (Buildout)	Buildout with GHG- PDF-1	Buildout with Compliance with Ordinance 187,714	Project GHG-PDF-1 (Buildout - Baseline)	Project Compliance with Ordinance 187,714 (Buildout - Baseline)	Percent Change	Units
Electricity							
Electricity (building)	1,726,929	16,142,360	16,297,286	14,415,432	14,570,358	1%	kWh/year
Electricity (water)	489,551	705,144	705,144	215,593	215,593	0%	kWh/year
EV Charging	0	194,062	194,062	194,062	194,062	0%	kWh/year
Electricity Total	2,216,480	17,041,566	17,196,492	14,825,087	14,980,013	1%	kWh/year
Natural Gas	4,690,491	4,844,304	267,429	153,813	-4,423,062	-2976%	cu ft/year
Mobile							
Gasoline	162,660	385,080	385,080	222,420	222,420	0%	Gallons/year
Diesel	26,990	63,897	63,897	36,907	36,907	0%	Gallons/year
Mobile Total	189,650	448,977	448,977	259,327	259,327	0%	Gallons/year

Construction Electricity Usage

Construction Electricity Usage

Caterpillar 40-C4.4 Generator^a

Peak Power Rating - Prime (kW)	36
Typical Load	70%
Average Output (kW)	25.2
Hours per Day	2
Average Daily Output (kWh)	50.4
Building Construction Phase Duration (days)	390
Total Construction (kWh)	19,656
Total Construction (MWh)	19.7

^a<https://www.albancat.com/content/uploads/2014/06/40-C4.4-Spec-Sheet.pdf>

Calculation of Diesel Usage During Construction (Offroad Equipment):

Phase Name	Off Road Equipment Type	Units	Hours	HP	Load Factor	Avg. Daily Factor	Number of Days	Diesel Fuel Usage	
Demolition	Concrete/Industrial Saws	5	8	33	0.73	0.6	44	1,272	
Demolition	Other Construction Equipment	5	8	82	0.42	0.6	44	1,818	
Demolition	Excavators	4	8	158	0.38	0.6	44	2,536	
Demolition	Rough Terrain Forklifts	2	8	96	0.4	0.6	44	811	
Demolition	Rubber Tired Dozers	1	8	367	0.4	0.6	44	1,550	
Demolition	Rubber Tired Loaders	1	8	150	0.36	0.6	44	570	
Demolition	Tractors/Loaders/Backhoes	4	8	84	0.37	0.6	44	1,313	
Grading	Excavators	2	8	158	0.38	0.6	34	980	
Grading	Other Construction Equipment	2	8	82	0.42	0.6	34	562	
Grading	Rollers	1	8	36	0.38	0.6	34	112	
Grading	Rubber Tired Loaders	2	8	150	0.36	0.6	34	881	
Grading	Scrapers	2	8	423	0.48	0.6	34	3,314	
Grading	Tractors/Loaders/Backhoes	2	8	84	0.37	0.6	34	507	
Grading	Crawler Tractors	2	8	87	0.43	0.6	34	611	
Foundations	Cranes	2	12	367	0.29	0.6	80	6,130	
Foundations	Other Construction Equipment	2	12	82	0.42	0.6	80	1,984	
Foundations	Pumps	2	12	11	0.74	0.6	80	469	
Foundations	Plate Compactors	2	12	8	0.43	0.6	80	198	
Foundations	Rough Terrain Forklifts	2	12	96	0.4	0.6	80	2,212	
Foundations	Surfacing Equipment	4	12	399	0.3	0.6	80	13,789	
Foundations	Tractors/Loaders/Backhoes	2	12	84	0.37	0.6	80	1,790	
Foundations	Welders	1	12	46	0.45	0.6	80	596	
Building Construction	Air Compressors	2	8	37	0.48	0.6	390	3,325	
Building Construction	Aerial Lifts	16	8	46	0.31	0.6	390	21,356	
Building Construction	Concrete/Industrial Saws	2	8	33	0.73	0.6	390	4,510	
Building Construction	Cranes	4	8	367	0.29	0.6	390	39,847	
Building Construction	Other Construction Equipment	1	8	82	0.42	0.6	390	3,224	
Building Construction	Other Construction Equipment	5	8	82	0.42	0.6	390	16,118	
Building Construction	Pumps	2	8	11	0.74	0.6	390	1,524	
Building Construction	Plate Compactors	2	8	8	0.43	0.6	390	644	
Building Construction	Rough Terrain Forklifts	6	8	96	0.4	0.6	390	21,565	
Building Construction	Skid Steer Loaders	2	8	71	0.37	0.6	390	4,918	
Building Construction	Welders	4	8	46	0.45	0.6	390	7,750	
Building Construction	Tractors/Loaders/Backhoes	4	8	84	0.37	0.6	390	11,636	
Paving	Air Compressors	2	8	37	0.48	0.6	75	639	
Paving	Aerial Lifts	4	8	46	0.31	0.6	75	1,027	
Paving	Cement and Mortar Mixers	2	8	10	0.56	0.6	75	202	
Paving	Concrete/Industrial Saws	2	8	33	0.73	0.6	75	867	
Paving	Cranes	2	8	367	0.29	0.6	75	3,831	
Paving	Other Construction Equipment	1	8	82	0.42	0.6	75	620	
Paving	Pavers	1	8	81	0.42	0.6	75	612	
Paving	Paving Equipment	1	8	89	0.36	0.6	75	577	
Paving	Pumps	1	8	11	0.74	0.6	75	147	
Paving	Plate Compactors	2	8	8	0.43	0.6	75	124	
Paving	Rough Terrain Forklifts	2	8	96	0.4	0.6	75	1,382	
Paving	Rubber Tired Loaders	1	8	150	0.36	0.6	75	972	
Paving	Skid Steer Loaders	4	8	71	0.37	0.6	75	1,891	
Paving	Tractors/Loaders/Backhoes	2	8	84	0.37	0.6	75	1,119	
Paving	Trenchers	2	8	40	0.5	0.6	75	720	
Total Diesel Usage for Construction (Offr								195,527.7	gallons of diesel fuel

gallons of diesel fuel per horsepower-hour= 0.05

Notes: Equipment assumptions are provide in the CalEEMod output files and fuel usage estimate of 0.05 gallons of diesel fuel per horsepower-hour is from the SCAQMD CEQA Air Quality Handbook, Table A9-3E.

EMFAC2021 Emissions Inventory

Region Type: County

Region: Los Angeles

Calendar Year: 2024

Season: Annual

Vehicle Classification: EMFAC2011 Categories

Region	Veh_Class	Fuel	Speed (miles/hr)	Population (vehicles)	VMT (miles/day)	Trips (trips/day)	Fuel_Gas (1000 gallons/day)	Fuel_DSL (1000 gallons/day)	Miles per Gallon
South Coast	LDA	Gasoline	Aggregate	3,388,823	134,787,726	15,748,887	4,682	0	28.8
South Coast	LDT1	Gasoline	Aggregate	318,253	11,637,173	1,401,220	483	0	24.1
South Coast	LDT2	Gasoline	Aggregate	1,590,817	65,943,414	7,487,016	2,819	0	23.4
Construction Worker Trip (Composite LDA/LDT1/LDT2):									26.3
South Coast	HHDT	Diesel	Aggregate	53,754	6,853,263	838,229	0	1133.1	6.0

Notes: Consistent with CalEEMod, a construction worker trip is assumed to be a composite of 50% LDA , 25% for LDT1, and 25% for LDT2. Used EMFAC 2011 Categories for construction as EMFAC2011 has specific categories for vehicle class T7.

Calculation of Gasoline and Diesel Usage During Construction (Onroad Vehicles):

Phase Name	Daily Worker Trips	Daily Vendor Trips	Daily Haul Trips	Days	Total Worker Trips	Total Vendor Trips	Total Haul Trips	Trip Length (miles)			Total Length (miles)			Avg. Daily Factor (worker and vendor)	Gallons of Fuel	
								Worker	Vendor	Haul	Worker	Vendor	Haul		Gasoline	Diesel
Demolition	40	16	96	44	1760	704	4224	18.5	10.2	33	32560	7180.8	139392	0.6	743.9	23,760.1
Grading	35	16	500	34	1190	544	17000	18.5	10.2	33	22015	5548.8	561000	0.6	503.0	93,308.8
Foundations	125	200	16	80	10000	16000	1280	18.5	2.6	33	185000	41600	42240	0.6	4,226.5	11,111.2
Building Construction	225	80	24	390	87750	31200	9360	18.5	10.2	33	1623375	318240	308880	0.6	37,087.9	82,643.2
Paving	60	24	16	75	4500	1800	1200	18.5	10.2	33	83250	18360	39600	0.6	1,901.9	8,369.1
Architectural Coating	0	0	0	107	0	0	0	18.5	10.2	20	0	0	0	0.6	0.0	0.0
Total:															44,463.2	219,192.3

Worker Miles per gallon= 26.26 gasoline
 Vendor/Haul miles per gallon= 6.05 diesel

Notes: Consistent with CalEEMod worker vehicles are assumed to be gasoline and 50% LDA, 25%LDT1, and 25% LDT2. Vendor and haul trips are assumed to be 100% diesel Heavy Duty Trucks (T7)

Water Usage for Control of Fugitive Dust during Construction:

Phase	Days	Average Daily Acreage Disturbed	Gallons Per Year	Electricity (kWhr)
Demolition	44	0.5	66,440	646
Grading	34	0.5	51,340	499
Foundations	80	0.1	24,160	235
Building Construction	390	0	0	0
Paving	75	0	0	0
Architectural Coating	107	0	0	0
Total:			141,940	1,381

Water application rate= 3020 gal/acre/day
 kWhr equivalent= 0.01 kWhr

Notes: 1) Gallons per year of water usage for dust control is calculated based on a minimum control efficiency of 66% (three times daily) with an application rate of 3,020 gal/acre/day (Air & Waste Management Association Air Pollution Engineering Manual (1992 Edition)) and average of 26 construction days per month.
 2) CalEEMod Default: Each gallon of delivered potable water in Southern California is associated with 0.009727 kWhr of electricity).

**East End Studios ALDA - Existing Operations Buildout Year
Los Angeles-South Coast County, Annual**

Land Use Details

<i>Land Uses</i>	<i>Size</i>	<i>Metric</i>	<i>Lot Acreage</i>	<i>Floor Surface Area</i>	<i>Population</i>
Unrefrigerated Warehouse-No Rail	311	1000sqft	7.13957746	311000	0
Parking Lot	311	1000sqft	7.13957746		0

Trip Summary Information

<i>Land Uses</i>	<i>Average Daily Trip Rate</i>			<i>Annual VMT</i>
	<i>Weekday</i>	<i>Saturday</i>	<i>Sunday</i>	
Total	1,701.00	1,701.00	1,701.00	4,314,665

Gasoline and Diesel Usage

	<i>Buildout Year</i>		<i>Existing (Baseline) Year</i>	
	<i>Gasoline</i>	<i>Diesel</i>	<i>Gasoline</i>	<i>Diesel</i>
<i>Miles/Gallon</i>	25.1	8.8	23.8	8.4
<i>% Fleet Mix</i>	94.5%	5.5%	94.9%	5.1%
Total (Gallons):	162,660	26,990	171,733	26,268

Energy by Land Use - Natural Gas

<i>Land Uses</i>	<i>kBTU/yr</i>	<i>cu ft/year</i>
Unrefrigerated Warehouse-No Rail	4,925,015	4,690,491
Parking Lot	0	0
Total	4,925,015	4,690,491

Energy by Land Use - Electricity

<i>Land Uses</i>	<i>kWH/yr</i>
Unrefrigerated Warehouse-No Rail	1,454,493
Parking Lot	272,436
Total	1,726,929

Water Detail

<i>Land Uses</i>	<i>Indoor Use</i>	<i>Outdoor</i>	<i>Electricity</i>
	<i>(Mgal)</i>	<i>Use (Mgal)</i>	<i>Use (kWh/yr)</i>
Unrefrigerated Warehouse-No Rail	71.919	0.000	489,551
Parking Lot	0.000	0.000	0
Total	71.919	0.000	489,551

Notes: Indoor water results in 0.00687 kWhr of electricity usage per gallon from delivery, treatment, and distribution of water within Southern California (CalEEMod). Outdoor water results in 0.005306 kWhr of electricity usage per gallon from delivery and distribution of water within Southern California (CalEEMod).

**East End Studios ALDA - Buildout Operations With Implementation of GHG-PDF-1
Los Angeles-South Coast County, Annual**

Land Use Details

<i>Land Uses</i>	<i>Size</i>	<i>Metric</i>	<i>Lot Acreage</i>	<i>Floor Surface Area</i>	<i>Population</i>
General Office Building	299.407	1000sqft	14.6	299,407	0
Industrial Park	299.012	1000sqft	0	299,012	0
Strip Mall	73	1000sqft	0	73,192	0
Unenclosed Parking with Elevator	759	Space	6.830999706	303600	0
Other Non-Asphalt Surfaces	237.238	1000sqft	5.446234973	0	0
High Turnover (Sit Down Restaurant)	4	1000sqft	0	4,000	0

Trip Summary Information

<i>Land Uses</i>	<i>Average Daily Trip Rate</i>			<i>Annual VMT</i>
	<i>Weekday</i>	<i>Saturday</i>	<i>Sunday</i>	
Total	3,815	3,815	3,815	10,214,525

Gasoline and Diesel Usage

	<i>Gasoline</i>	<i>Diesel</i>
<i>Miles/Gallon</i>	25.1	8.8
<i>% Fleet Mix</i>	94.5%	5.5%
Total (Gallons):	385,080	63,897

Note: Fleet mix is 92.3% gasoline @ 30.6 miles/gallon and 7.7% diesel @ 12.1 miles/gallon.

Energy by Land Use - Natural Gas

<i>Land Uses</i>	<i>kBTU/yr</i>	<i>cu ft/year</i>
General Office Building	598814	570,299
Industrial Park	4156267	3,958,350
Strip Mall	14638	13,941
Unenclosed Parking with Elevator	0	0
Other Non-Asphalt Surfaces	0	0
High Turnover (Sit Down Restaurant)	316800	301,714
Total	5,086,519	4,844,304

Energy by Land Use - Electricity

<i>Land Uses</i>	<i>kWh/yr</i>
General Office Building	6,635,383
Industrial Park	6,508,220
Strip Mall	1,043,904
Unenclosed Parking with Elevator	855,545
Other Non-Asphalt Surfaces	0
High Turnover (Sit Down Restaurant)	205,172
Basecamp Support	894,136
Total	16,142,360

Water Detail (Unmitigated)

<i>Land Uses</i>	<i>Indoor Use (Mgal)</i>	<i>Outdoor Use (Mgal)</i>	<i>Electricity Use (kWh/yr)</i>
General Office Building	42.572	0.505	292,464
Industrial Park	55.317	0.000	376,544
Strip Mall	4.337	0.000	29,523
Unenclosed Parking with Elevator	0.000	0.000	0
Other Non-Asphalt Surfaces	0.000	0.000	0
High Turnover (Sit Down Restaurant)	0.971	0.000	6,612
Total	103.20	0.50	705,144

Notes: Indoor water results in 0.00687 kWhr of electricity usage per gallon from delivery, treatment, and distribution of water within Southern California (CalEEMod). Outdoor water results in 0.005306 kWhr of electricity usage per gallon from delivery and distribution of water within Southern California (CalEEMod). The City of Los Angeles Green Building Code (Chapter IX, Article 9, of the LAMC) requires newly constructed non-residential and high-rise residential buildings to reduce indoor water use by at least 20 percent by: (1) using water saving fixtures or flow restrictions; and/or (2) demonstrating a 20 percent reduction in baseline

East End Studios ALDA - Buildout Operations (Compliance with Ordinance 187,714)
Los Angeles-South Coast County, Annual

Land Use Details

<i>Land Uses</i>	<i>Size</i>	<i>Metric</i>	<i>Lot Acreage</i>	<i>Floor Surface Area</i>	<i>Population</i>
General Office Building	299.407	1000sqft	14.6	299,407	0
Industrial Park	299.012	1000sqft	0	299,012	0
Strip Mall	73	1000sqft	0	73,192	0
Unenclosed Parking with Elevator	759	Space	6.830999706	303600	0
Other Non-Asphalt Surfaces	237.238	1000sqft	5.446234973	0	0
High Turnover (Sit Down Restaurant)	4	1000sqft	0	4,000	0

Trip Summary Information

<i>Land Uses</i>	<i>Average Daily Trip Rate</i>			<i>Mitigated</i>
	<i>Weekday</i>	<i>Saturday</i>	<i>Sunday</i>	
Total	3,815	3,815	3,815	10,214,525

Mitigated Gasoline and Diesel Usage

	<i>Gasoline</i>	<i>Diesel</i>
<i>Miles/Gallon</i>	25.1	8.8
<i>% Fleet Mix</i>	94.5%	5.5%
Total (Gallons):	385,080	63,897

Note: Fleet mix is 92.3% gasoline @ 30.6 miles/gallon and 7.7% diesel @ 12.1 miles/gallon.

Energy by Land Use - Natural Gas (Mitigated)

<i>Land Uses</i>	<i>kBTU/yr</i>	<i>cu ft/year</i>
General Office Building	0	0
Industrial Park	0	0
Strip Mall	0	0
Unenclosed Parking with Elevator	0	0
Other Non-Asphalt Surfaces	0	0
High Turnover (Sit Down Restaurant)	280,800	267,429
Total	280,800	267,429

Energy by Land Use - Electricity (Mitigated)

<i>Land Uses</i>	<i>kWH/yr</i>
General Office Building	6,649,156
Industrial Park	6,640,384
Strip Mall	1,047,637
Unenclosed Parking with Elevator	855,545
Other Non-Asphalt Surfaces	0
High Turnover (Sit Down Restaurant)	210,428
Basecamp Support	894,136
Total	16,297,286

Note: Reduction in electricity usage reflects 2019 Title 24 energy efficiency standards and 25% for lighting.

Water Detail (Unmitigated)

<i>Land Uses</i>	<i>Indoor Use (Mgal)</i>	<i>Outdoor Use (Mgal)</i>	<i>Electricity Use (kWh/yr)</i>
General Office Building	42.572	0.505	292,464
Industrial Park	55.317	0.000	376,544
Strip Mall	4.337	0.000	29,523
Unenclosed Parking with Elevator	0.000	0.000	0
Other Non-Asphalt Surfaces	0.000	0.000	0
High Turnover (Sit Down Restaurant)	0.971	0.000	6,612
Total	103.20	0.50	705,144

Notes: Indoor water results in 0.00687 kWhr of electricity usage per gallon from delivery, treatment, and distribution of water within Southern California (CalEEMod). Outdoor water results in 0.005306 kWhr of electricity usage per gallon from delivery and distribution of water within Southern California (CalEEMod). The City of Los Angeles Green Building Code (Chapter IX, Article 9, of the LAMC) requires newly constructed non-residential and high-rise residential buildings to reduce indoor water use by at least 20 percent by: (1) using water saving fixtures or flow restrictions; and/or (2) demonstrating a 20 percent reduction in baseline water

EMFAC2021 Emissions Inventory
 Region Type: County
 Region: Los Angeles
 Calendar Year: 2026
 Season: Annual

Vehicle Classification: EMFAC2007 Categories

Region	CalYr	Season	Veh_Class	Fuel	MdYr	Speed (miles/hr)	Population (vehicles)	VMT (miles/day)	Trips (trips/day)	Fuel_Gas (1000 gallons/day)	Fuel_DSL (1000 gallons/day)			
Los Angeles	2026	Annual	HHDT	Diesel	Aggregated	Aggregated	56,774	7,075,238	888,983	0.00	1,137.39			
Los Angeles	2026	Annual	HHDT	Gasoline	Aggregated	Aggregated	32	2,556	636	0.60	0.00			
Los Angeles	2026	Annual	LDA	Diesel	Aggregated	Aggregated	7,604	223,728	31,267	0.00	5.43			
Los Angeles	2026	Annual	LDA	Gasoline	Aggregated	Aggregated	3,294,447	129,517,422	15,284,837	4,348.93	0.00			
Los Angeles	2026	Annual	LDT1	Diesel	Aggregated	Aggregated	92	1,780	254	0.00	0.08			
Los Angeles	2026	Annual	LDT1	Gasoline	Aggregated	Aggregated	309,047	11,251,578	1,361,992	452.49	0.00			
Los Angeles	2026	Annual	LDT2	Diesel	Aggregated	Aggregated	5,512	235,023	26,497	0.00	7.36			
Los Angeles	2026	Annual	LDT2	Gasoline	Aggregated	Aggregated	1,657,464	68,121,910	7,802,414	2,800.01	0.00			
Los Angeles	2026	Annual	LHDT1	Diesel	Aggregated	Aggregated	63,748	2,790,672	801,871	0.00	134.85			
Los Angeles	2026	Annual	LHDT1	Gasoline	Aggregated	Aggregated	126,346	5,055,908	1,882,373	358.04	0.00			
Los Angeles	2026	Annual	LHDT2	Diesel	Aggregated	Aggregated	29,199	1,249,448	367,282	0.00	71.32			
Los Angeles	2026	Annual	LHDT2	Gasoline	Aggregated	Aggregated	19,134	715,698	285,068	58.26	0.00			
Los Angeles	2026	Annual	MCY	Gasoline	Aggregated	Aggregated	157,750	1,027,979	315,500	24.78	0.00			
Los Angeles	2026	Annual	MDV	Diesel	Aggregated	Aggregated	11,515	444,014	54,012	0.00	18.51			
Los Angeles	2026	Annual	MDV	Gasoline	Aggregated	Aggregated	983,860	37,575,422	4,569,223	1,895.54	0.00			
Los Angeles	2026	Annual	MH	Diesel	Aggregated	Aggregated	5,962	62,775	596	0.00	6.30			
Los Angeles	2026	Annual	MH	Gasoline	Aggregated	Aggregated	15,047	152,784	1,505	31.54	0.00			
Los Angeles	2026	Annual	MHDT	Diesel	Aggregated	Aggregated	63,106	2,623,565	776,162	0.00	291.63			
Los Angeles	2026	Annual	MHDT	Gasoline	Aggregated	Aggregated	14,163	775,954	283,382	147.17	0.00			
Los Angeles	2026	Annual	OBUS	Diesel	Aggregated	Aggregated	2,251	170,564	29,511	0.00	24.28			
Los Angeles	2026	Annual	OBUS	Gasoline	Aggregated	Aggregated	3,514	134,350	70,309	26.17	0.00			
Los Angeles	2026	Annual	SBUS	Diesel	Aggregated	Aggregated	1,845	37,527	26,720	0.00	5.06			
Los Angeles	2026	Annual	SBUS	Gasoline	Aggregated	Aggregated	1,491	68,409	5,964	7.54	0.00			
Los Angeles	2026	Annual	UBUS	Diesel	Aggregated	Aggregated	36	5,942	142	0.00	0.93			
Los Angeles	2026	Annual	UBUS	Gasoline	Aggregated	Aggregated	435	30,712	1,741	6.65	0.00			
Los Angeles	2026	Annual	LDA	Plug-in Hybrid	Aggregated	Aggregated	105,578	2,259,417	436,567	82.30	0.00			
Los Angeles	2026	Annual	LDT1	Plug-in Hybrid	Aggregated	Aggregated	902	19,115	3,731	0.70	0.00			
Los Angeles	2026	Annual	LDT2	Plug-in Hybrid	Aggregated	Aggregated	19,023	402,642	78,660	14.79	0.00			
Los Angeles	2026	Annual	MDV	Plug-in Hybrid	Aggregated	Aggregated	11,552	227,852	47,769	8.49	0.00			
											MPG	Gallons Per Mile		
								Totals	272,259,980.06		10,263.99	1,703.12	22.8	0.04
								Total (GAS)	257,339,706.19	0.95			25.1	0.04
								Total (DSL)	14,920,273.88	0.05			8.8	0.11

Baseline Year
 Calendar Year: 2023
 Season: Annual

Vehicle Classification: EMFAC2007 Categories

Region	CalYr	Season	Veh_Class	Fuel	MdYr	Speed (miles/hr)	Population (vehicles)	VMT (miles/day)	Trips (trips/day)	Fuel_Gas (1000 gallons/day)	Fuel_DSL (1000 gallons/day)			
Los Angeles	2023	Annual	HHDT	Diesel	Aggregated	Aggregated	51,746	6,735,516	804,221	0.00	1,127.80			
Los Angeles	2023	Annual	HHDT	Gasoline	Aggregated	Aggregated	52	3,245	1,050	0.82	0.00			
Los Angeles	2023	Annual	LDA	Diesel	Aggregated	Aggregated	9,775	293,631	40,275	0.00	7.39			
Los Angeles	2023	Annual	LDA	Gasoline	Aggregated	Aggregated	3,441,157	137,073,184	16,009,115	4,845.08	0.00			
Los Angeles	2023	Annual	LDT1	Diesel	Aggregated	Aggregated	135	2,742	393	0.00	0.12			
Los Angeles	2023	Annual	LDT1	Gasoline	Aggregated	Aggregated	323,318	11,785,010	1,422,834	497.89	0.00			
Los Angeles	2023	Annual	LDT2	Diesel	Aggregated	Aggregated	4,736	207,450	22,903	0.00	6.82			
Los Angeles	2023	Annual	LDT2	Gasoline	Aggregated	Aggregated	1,558,893	64,432,894	7,331,380	2,816.72	0.00			
Los Angeles	2023	Annual	LHDT1	Diesel	Aggregated	Aggregated	54,739	2,400,706	688,551	0.00	118.37			
Los Angeles	2023	Annual	LHDT1	Gasoline	Aggregated	Aggregated	126,299	4,975,896	1,881,670	379.01	0.00			
Los Angeles	2023	Annual	LHDT2	Diesel	Aggregated	Aggregated	24,419	1,058,012	307,155	0.00	62.09			
Los Angeles	2023	Annual	LHDT2	Gasoline	Aggregated	Aggregated	19,347	720,926	288,247	62.66	0.00			
Los Angeles	2023	Annual	MCY	Gasoline	Aggregated	Aggregated	147,384	966,253	294,767	23.59	0.00			
Los Angeles	2023	Annual	MDV	Diesel	Aggregated	Aggregated	10,935	433,865	51,746	0.00	18.92			
Los Angeles	2023	Annual	MDV	Gasoline	Aggregated	Aggregated	951,501	36,274,737	4,402,600	1,944.85	0.00			
Los Angeles	2023	Annual	MH	Diesel	Aggregated	Aggregated	5,471	56,805	547	0.00	5.69			
Los Angeles	2023	Annual	MH	Gasoline	Aggregated	Aggregated	16,465	159,232	1,647	32.88	0.00			
Los Angeles	2023	Annual	MHDT	Diesel	Aggregated	Aggregated	60,070	2,566,786	735,674	0.00	288.96			
Los Angeles	2023	Annual	MHDT	Gasoline	Aggregated	Aggregated	15,250	833,770	305,130	163.55	0.00			
Los Angeles	2023	Annual	OBUS	Diesel	Aggregated	Aggregated	2,107	170,067	27,221	0.00	24.73			
Los Angeles	2023	Annual	OBUS	Gasoline	Aggregated	Aggregated	3,862	157,361	77,280	31.50	0.00			
Los Angeles	2023	Annual	SBUS	Diesel	Aggregated	Aggregated	2,010	41,462	29,104	0.00	5.64			
Los Angeles	2023	Annual	SBUS	Gasoline	Aggregated	Aggregated	1,386	64,114	5,545	7.17	0.00			
Los Angeles	2023	Annual	UBUS	Diesel	Aggregated	Aggregated	45	7,197	180	0.00	1.18			
Los Angeles	2023	Annual	UBUS	Gasoline	Aggregated	Aggregated	439	31,153	1,755	6.81	0.00			
Los Angeles	2023	Annual	LDA	Plug-in Hybrid	Aggregated	Aggregated	86,566	2,058,404	357,950	75.01	0.00			
Los Angeles	2023	Annual	LDT1	Plug-in Hybrid	Aggregated	Aggregated	309	7,382	1,279	0.27	0.00			
Los Angeles	2023	Annual	LDT2	Plug-in Hybrid	Aggregated	Aggregated	11,316	271,382	46,790	9.96	0.00			
Los Angeles	2023	Annual	MDV	Plug-in Hybrid	Aggregated	Aggregated	6,330	141,006	26,173	5.25	0.00			
											MPG	Gallons Per Mile		
								Totals	273,930,189.78		10,903.00	1,667.71	21.8	0.05
								Total (GAS)	259,955,950.25	0.95			23.8	0.04
								Total (DSL)	13,974,239.53	0.05			8.4	0.12

East End Studios ALDA

Implementation of GHG-PDF-1

CAPCOA Consumption Rate

Building Type	Natural Gas (Therm/yr/KSF)						Electricity (kWh/yr/KSF)							
	Water Heater	Primary Heat	Cooking	Dryer	Cooling	Misc	Refrig.	Water Heater	Primary Heat	Cooking	Dryer	Cooling	Misc	Refrig.
General Office	20	119	1		18	43	1	46	396	9		3103	2714	11
Industrial Park	20	119	1		18	43	1	46	396	9		3103	2714	11
Strip Mall	1	4	1		7	34	3	24	28	27		1249	2867	162
High Turnover (Sit Down Restaurant)	90	37	702		48	67	4	35	268	1279		3254	8965	6236

³ California Air Pollution Control Officers Association (CAPCOA) Handbook for Analyzing Greenhouse Gas Emissions Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity. Appendix C. Table E-15. December 2021.

Project Energy Demand

Project Uses	Amount (DU/KSF)	Natural Gas (Therm/yr/KSF)							Electricity (kWh/yr/KSF)								
		Water Heater	Primary Heat	Cooking	Dryer	Cooling	Misc	Refrig.	Total	Water Heater	Primary Heat	Cooking	Dryer	Cooling	Misc	Refrig.	Total
General Office	299.407	5,988	0	0	0	0	0	0	5,988	0	118,565	2,695	0	929,060	812,591	3,293	1,866,204
Industrial Park	299.012	5,980	35,582	0	0	0	0	0	41,563	0	0	2,691	0	927,834	811,519	3,289	1,745,333
Strip Mall	73.192	73	0	73	0	0	0	0	146	0	2,049	0	0	91,417	209,841	11,857	315,165
High Turnover (Sit Down Restaurant)	4	360	0	2,808	0	0	0	0	3,168	0	1,072	0	0	13,016	35,860	24,944	74,892
Total		12,402	35,582	2,881	0	0	0	0	50,865	0	3,121	2,691	0	1,032,267	1,057,220	40,090	4,001,594

CalEEMod Adjustment

Default Values

Adjusted Values

Project Uses	Total Electricity	Total Natural Gas	GHG Emissions (Electricity)	GHG Emissions (Natural Gas)	GHG Emissions (Total)	Total Electricity	Total Natural Gas	GHG Emissions (Electricity)	GHG Emissions (Natural Gas)	GHG Emissions (Total)	GHG Emissions	
											GHG Emissions (Electricity)	GHG Emissions (Natural Gas)
General Office	4,769,179	6,015,643	959	320	1,279	4,769,179	6,015,643	959	320	1,279	1,334	32
Industrial Park	4,762,887	6,007,707	958	320	1,277	4,762,887	6,007,707	958	320	1,277	1,309	221
Strip Mall	728,739	360,408	147	19	166	728,739	360,408	147	19	166	210	1
Unenclosed Parking with Elevator	855,545	0	172	-	172	855,545	0	172	-	172	-	-
Other Non-Asphalt Surfaces	0	0	-	-	-	0	0	-	-	-	-	-
High Turnover (Sit Down Restaurant)	130,280	378,919	26	20	46	130,280	378,919	26	20	46	41	17
Land Use Total (CalEEMod):	11,246,630	12,762,677	2,261	679	2,940	11,246,630	12,762,677	2,261	679	2,940	3,066	271
Basecamp Support	894,136		180	-	180	894,136		180	-	180	-	-
Water	705,144		142	-	142	705,144		142	-	142	-	-
EV Charging	194,062		39	-	39	194,062		39	-	39	-	-
Total	13,039,972	12,762,677	2,622	679	3,301	13,039,972	12,762,677	2,622	679	3,301	3,427	271
Difference GHG-PDF-1 vs CalEEM			4,001,594	7,676,158								
% Increase/Decrease			31%	-60%								

GHG Emission Factors

Electricity	Natural Gas	Global Warming Potential
lb/MWh	lb/MMBtu	CO ₂
440	116.9771	1
0.0489	0.0104	25
0.0069	0.0002	298

East End Studios ALDA

Compliance with City Ordinance No. 187,741

CAPCOA Consumption Rate

Building Type	Natural Gas (Therm/yr/KSF)							Electricity (kWh/yr/KSF)						
	Water Heater	Primary Heat	Cooking	Dryer	Cooling	Misc	Refrig.	Water Heater	Primary Heat	Cooking	Dryer	Cooling	Misc	Refrig.
General Office	20	119	1		18	43	1	46	396	9		3103	2714	11
Industrial Park	20	119	1		18	43	1	46	396	9		3103	2714	11
Strip Mall	1	4	1		7	34	3	24	28	27		1249	2867	162
High Turnover (Sit Down Restaurant)	90	37	702		48	67	4	35	268	1279		3254	8965	6236

³ California Air Pollution Control Officers Association (CAPCOA) Handbook for Analyzing Greenhouse Gas Emissions Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity. Appendix C. Table E-15. December 2021.

Project Energy Demand

Project Uses	Amount (DU/KSF)	Natural Gas (Therm/yr/KSF)							Electricity (kWh/yr/KSF)								
		Water Heater	Primary Heat	Cooking	Dryer	Cooling	Misc	Refrig.	Total	Water Heater	Primary Heat	Cooking	Dryer	Cooling	Misc	Refrig.	Total
General Office	299.407	5,988	35,629	299	0	5,389	12,875	299	60,480	13,773	118,565	2,695	0	929,060	812,591	3,293	1,879,977
Industrial Park	299.012	5,980	35,582	299	0	5,382	12,858	299	60,400	13,755	118,409	2,691	0	927,834	811,519	3,289	1,877,496
Strip Mall	73.192	73	293	73	0	512	2,489	220	3,660	1,757	2,049	1,976	0	91,417	209,841	11,857	318,898
High Turnover (Sit Down Restaurant)	4	360	148	2,808	0	192	268	16	3,792	140	1,072	5,116	0	13,016	35,860	24,944	80,148
Total		12,402	71,653	3,480	0	11,476	28,489	834	128,332	29,424	240,095	12,478	0	1,961,327	1,869,811	43,384	4,156,518

CalEEMod Adjustments

Default Values

	Difference between CalEEMod and CAPCOA natural gas usage				GHG Emissions (Natural Gas)		GHG Emissions (Total)
	Total Natural Gas	Check for Natural Gas	CAPCOA natural gas usage	GHG Emissions (Electricity)	GHG Emissions (Gas)		
General Office	4,769,179	6,015,643	6,048,021	1%	959	320	1,279
Industrial Park	4,762,887	6,007,707	6,040,042	1%	958	320	1,277
Strip Mall	728,739	360,408	365,960	2%	147	19	166
Uneclosed Parking with Elevator	855,545	0			172	-	172
Other Non-Asphalt Surfaces	0	0			-	-	-
High Turnover (Sit Down Restaurant)	130,280	378,919	379,200	0%	26	20	46
Land Use Total (CalEEMod):	11,246,630	12,762,677			2,261	679	2,940
Basecamp Support	894,136				180	-	180
Water	705,144				142	-	142
EV Charging	194,062				39	-	39
Total	13,039,972	12,762,677			2,622	679	3,301

Adjusted Values

	GHG Emissions (Natural Gas Total)			
	Total Natural Gas	Gas (Electricity)	Gas (Natural Gas)	(Total)
General Office	6,649,156	0	1,337	1,337
Industrial Park	6,640,383	0	1,335	1,335
Strip Mall	1,047,637	0	211	211
Uneclosed Par	855,545	0	172	172
Other Non-Asp	0	0	-	-
High Turnover	210,428	280,800	42	15
Land Use Total	15,403,148	280,800	3,097	15
Basecamp Sup	894,136		180	-
Water	705,144		142	-
EV Charging	194,062		39	-
Total	17,196,490	280,800	3,458	15
Difference GH	4,156,518	12,481,877		
% Increase/De	32%	-98%		

GHG Emission Factors

Electricity	Natural Gas	Global Warming Potential
lb/MWh	lb/MMBtu	
440	116.9771	1 CO ₂
0.0489	0.0104	25 CH ₄
0.0069	0.0002	298 N ₂ O

Energy Use Associated with Production Support

Equipment Types	Electrical Connection Type (Amps)	Electrical Load Typically Required (Amps)	Pieces of Equipment per Production ¹	Demand Factor	Electrical Load (KW)
Camera Trucks	50	25	1	100%	7.2
Set Lighting Trucks	20	10	1	100%	2.9
Grip Trucks	20	10	1	100%	2.9
Wardrobe Trailers	50	25	2	100%	14.4
Cast Trailers	50	25	2	100%	14.4
Props Trucks	20	10	1	100%	4.3
Craft Service	50	25	1	100%	7.2
Golf Cart	20	10	3	100%	8.6
Scissor Lifts	20	10	3	100%	8.6
<i>Sub-total Basecamp Equipment ²</i>					71
<i>Basecamp Annual Consumption ³</i>					111,767
					-
NOTES:					
1. Assumed production support vehicles utilizing power					
2. 24 hour connection to facility load when in production onsite.					
3. Using calculated hours of production instead of Demand Factor for determining consumption					

kWh

Demand Factor Calculation

Stages	2
Annual Onsite Prod days	66
Annual Demand Factor	18.1%

Basecamp annual consumption³

Hours per day onsite ²	24
Total Production Hours	1,584
Average kWh per Stage	55,884

Available Stages	16
Annual Energy Usage (kWh)	894,136
Carbon Intensity (lbs/MWh)	440 LADWP, Year 2026, compliance with SB100
Annual CO2 Emissions (MT CO2e)	178

Peak Electricity Demand Calculations

Electrical Load Factor Equation

$$f_{Load} = \frac{\text{Average load}}{\text{Maximum load in given time period}}$$

Load Factor (%)¹ **52%**

Project Electricity Demand (Operational)

	Baseline (Existing)	Project	Net Increase
Annual Demand			
Building (MWh)	1,727	16,491	14,764
Water (MWh)	490	705	216
Total (MWh)	2,216	17,196	14,980

Average Daily Demand

Building (kWh)	4,731	45,182	40,450
Water (kWh)	1,341	1,932	591
Total (kWh)	6,073	47,114	41,041

Average Load

Building (kW)	197	1,883	1,685
Water (kW)	56	80	25
Total (kW)	253	1,963	1,710

Peak Load Calculation

Peak Load (kW)	435	3,701	3,701
Systemwide Peak Load (MW)	5,680	5,680	5,680
Percent of Peak			0.065%

¹2017 Report: System Efficiency of California's Electric Grid. California Public Utilities Commission 2017. Page 11, Figure 6. Visual estimate.

EMFAC Emission inventories for County

EMFAC2021 (v1.0.1) Emissions Inventory

Region Type: County

Region: Los Angeles

Calendar Year: **2024** (Construction Start Year)

Season: Annual

Vehicle Classification: EMFAC2011 Categories

Region	CalYr	VehClass	MdlYr	Speed	Fuel	Fuel_Gasoline (1000 gallons/day)	Fuel_DSL (1000 gallons/day)
Los Angeles	2024	HHDT	Aggregatec	Aggregatec	Diesel	0.00	1133.15
Los Angeles	2024	HHDT	Aggregatec	Aggregatec	Gasoline	0.73	0.00
Los Angeles	2024	LDA	Aggregatec	Aggregatec	Diesel	0.00	6.72
Los Angeles	2024	LDA	Aggregatec	Aggregatec	Gasoline	4681.69	0.00
Los Angeles	2024	LDT1	Aggregatec	Aggregatec	Diesel	0.00	0.11
Los Angeles	2024	LDT1	Aggregatec	Aggregatec	Gasoline	483.30	0.00
Los Angeles	2024	LDT2	Aggregatec	Aggregatec	Diesel	0.00	7.06
Los Angeles	2024	LDT2	Aggregatec	Aggregatec	Gasoline	2819.14	0.00
Los Angeles	2024	LHDT1	Aggregatec	Aggregatec	Diesel	0.00	125.04
Los Angeles	2024	LHDT1	Aggregatec	Aggregatec	Gasoline	372.61	0.00
Los Angeles	2024	LHDT2	Aggregatec	Aggregatec	Diesel	0.00	65.75
Los Angeles	2024	LHDT2	Aggregatec	Aggregatec	Gasoline	61.32	0.00
Los Angeles	2024	MCY	Aggregatec	Aggregatec	Gasoline	24.08	0.00
Los Angeles	2024	MDV	Aggregatec	Aggregatec	Diesel	0.00	18.90
Los Angeles	2024	MDV	Aggregatec	Aggregatec	Gasoline	1933.82	0.00
Los Angeles	2024	MH	Aggregatec	Aggregatec	Diesel	0.00	5.92
Los Angeles	2024	MH	Aggregatec	Aggregatec	Gasoline	32.40	0.00
Los Angeles	2024	MHDT	Aggregatec	Aggregatec	Diesel	0.00	290.83
Los Angeles	2024	MHDT	Aggregatec	Aggregatec	Gasoline	158.20	0.00
Los Angeles	2024	OBUS	Aggregatec	Aggregatec	Diesel	0.00	24.69
Los Angeles	2024	OBUS	Aggregatec	Aggregatec	Gasoline	29.68	0.00
Los Angeles	2024	SBUS	Aggregatec	Aggregatec	Diesel	0.00	5.46
Los Angeles	2024	SBUS	Aggregatec	Aggregatec	Gasoline	7.33	0.00
Los Angeles	2024	UBUS	Aggregatec	Aggregatec	Diesel	0.00	0.98
Los Angeles	2024	UBUS	Aggregatec	Aggregatec	Gasoline	6.75	0.00
Los Angeles	2024	LDA	Aggregatec	Aggregatec	Plug-in Hybrid	78.58	0.00
Los Angeles	2024	LDT1	Aggregatec	Aggregatec	Plug-in Hybrid	0.40	0.00
Los Angeles	2024	LDT2	Aggregatec	Aggregatec	Plug-in Hybrid	11.72	0.00
Los Angeles	2024	MDV	Aggregatec	Aggregatec	Plug-in Hybrid	6.42	0.00
						3,908,489,119	614,882,113
					Fuel Usage for Project Construction	44,463	414,720
					Percentage of County for Construction	0.0011%	0.067%

EMFAC Emission inventories for County

EMFAC2021 (v1.0.1) Emissions Inventory

Region Type: County

Region: Los Angeles

Calendar Year: **2026** (Operational Start Year)

Season: Annual

Vehicle Classification: EMFAC2011 Categories

Region	CalYr	VehClass	MdlYr	Speed	Fuel	Fuel_Gasoline (1000 gallons/day)	Fuel_DSL (1000 gallons/day)
Los Angeles	2026	HHDT	Aggregatec	Aggregatec	Diesel	0.00	1137.39
Los Angeles	2026	HHDT	Aggregatec	Aggregatec	Gasoline	0.60	0.00
Los Angeles	2026	LDA	Aggregatec	Aggregatec	Diesel	0.00	5.43
Los Angeles	2026	LDA	Aggregatec	Aggregatec	Gasoline	4348.93	0.00
Los Angeles	2026	LDT1	Aggregatec	Aggregatec	Diesel	0.00	0.08
Los Angeles	2026	LDT1	Aggregatec	Aggregatec	Gasoline	452.49	0.00
Los Angeles	2026	LDT2	Aggregatec	Aggregatec	Diesel	0.00	7.36
Los Angeles	2026	LDT2	Aggregatec	Aggregatec	Gasoline	2800.01	0.00
Los Angeles	2026	LHDT1	Aggregatec	Aggregatec	Diesel	0.00	134.85
Los Angeles	2026	LHDT1	Aggregatec	Aggregatec	Gasoline	358.04	0.00
Los Angeles	2026	LHDT2	Aggregatec	Aggregatec	Diesel	0.00	71.32
Los Angeles	2026	LHDT2	Aggregatec	Aggregatec	Gasoline	58.26	0.00
Los Angeles	2026	MCY	Aggregatec	Aggregatec	Gasoline	24.78	0.00
Los Angeles	2026	MDV	Aggregatec	Aggregatec	Diesel	0.00	18.51
Los Angeles	2026	MDV	Aggregatec	Aggregatec	Gasoline	1895.54	0.00
Los Angeles	2026	MH	Aggregatec	Aggregatec	Diesel	0.00	6.30
Los Angeles	2026	MH	Aggregatec	Aggregatec	Gasoline	31.54	0.00
Los Angeles	2026	MHDT	Aggregatec	Aggregatec	Diesel	0.00	291.63
Los Angeles	2026	MHDT	Aggregatec	Aggregatec	Gasoline	147.17	0.00
Los Angeles	2026	OBUS	Aggregatec	Aggregatec	Diesel	0.00	24.28
Los Angeles	2026	OBUS	Aggregatec	Aggregatec	Gasoline	26.17	0.00
Los Angeles	2026	SBUS	Aggregatec	Aggregatec	Diesel	0.00	5.06
Los Angeles	2026	SBUS	Aggregatec	Aggregatec	Gasoline	7.54	0.00
Los Angeles	2026	UBUS	Aggregatec	Aggregatec	Diesel	0.00	0.93
Los Angeles	2026	UBUS	Aggregatec	Aggregatec	Gasoline	6.65	0.00
Los Angeles	2026	LDA	Aggregatec	Aggregatec	Plug-in Hybrid	82.30	0.00
Los Angeles	2026	LDT1	Aggregatec	Aggregatec	Plug-in Hybrid	0.70	0.00
Los Angeles	2026	LDT2	Aggregatec	Aggregatec	Plug-in Hybrid	14.79	0.00
Los Angeles	2026	MDV	Aggregatec	Aggregatec	Plug-in Hybrid	8.49	0.00
						3,707,562,992	621,640,500
Net Fuel Usage for Project Operation						222,420	36,907
Percentage of County for Operation						0.0060%	0.0059%