

AIR QUALITY & GREENHOUSE GAS IMPACT ANALYSIS

FOR

TRACT MAP 6236

KERMAN, CA

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LIST OF COMMON TERMS & ACRONYMS

AAM	Annual Arithmetic Mean
AHERA	Asbestos Hazard Emergency Response Act
ATCM	Airborne Toxic Control Measure
CAAQS	California Ambient Air Quality Standards
ARB	California Air Resources Board
CCAA	California Clean Air Act
CCAR	California Climate Action Registry
CEQA	California Environmental Quality Act
CH ₄	Methane
CO	Carbon Monoxide
CO ₂	Carbon Dioxide
CO _{2e}	Carbon Dioxide Equivalent
DPM	Diesel-Exhaust Particulate Matter or Diesel-Exhaust PM
DRRP	Diesel Risk Reduction Plan
FCAA	Federal Clean Air Act
GHG	Greenhouse Gases
HAP	Hazardous Air Pollutant
IPCC	Intergovernmental Panel on Climate Change
LOS	Level of Service
N ₂ O	Nitrous Oxide
NAAQS	National Ambient Air Quality Standards
NESHAPs	National Emission Standards for HAPs
NO _x	Oxides of Nitrogen
O ₃	Ozone
Pb	Lead
PM	Particulate Matter
PM ₁₀	Particulate Matter (less than 10 µm)
PM _{2.5}	Particulate Matter (less than 2.5 µm)
ppb	Parts per Billion
ppm	Parts per Million
ROG	Reactive Organic Gases
SIP	State Implementation Plan
SJVAB	San Joaquin Valley Air Basin
SJVAPCD	San Joaquin Valley Air Pollution Control District
SO ₂	Sulfur Dioxide
TAC	Toxic Air Contaminant
TSCA	Toxic Substances Control Act
µg/m ³	Micrograms per cubic meter
U.S. EPA	United State Environmental Protection Agency

INTRODUCTION

This report describes the existing environment in the project vicinity and identifies potential air quality and greenhouse gas impacts associated with the proposed project. Project impacts are evaluated relative to applicable thresholds of significance. Mitigation measures have been identified for significant impacts.

PROPOSED PROJECT SUMMARY

The proposed project includes the near-term development of a 141-lot single-family residential development. Future development would also include an approximate 64-unit multi-family residential development, as well as, approximately 3.05 acres of commercial uses. The project is located at the northeast corner of West Whitesbridge Avenue and North Siskiyou Avenue in the City of Kerman. The proposed site plan is depicted in Figure 1.

AIR QUALITY

EXISTING SETTING

The project is located within the San Joaquin Valley Air Basin (SJVAB). The SJVAB is within the jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD). Air quality in the SJVAB is influenced by a variety of factors, including topography, local and regional meteorology. Factors affecting regional and local air quality are discussed below.

TOPOGRAPHY, METEOROLOGY, AND POLLUTANT DISPERSION

The dispersion of air pollution in an area is determined by such natural factors as topography, meteorology, and climate, coupled with atmospheric stability conditions and the presence of inversions. The factors affecting the dispersion of air pollution with respect to the SJVAB are discussed below.

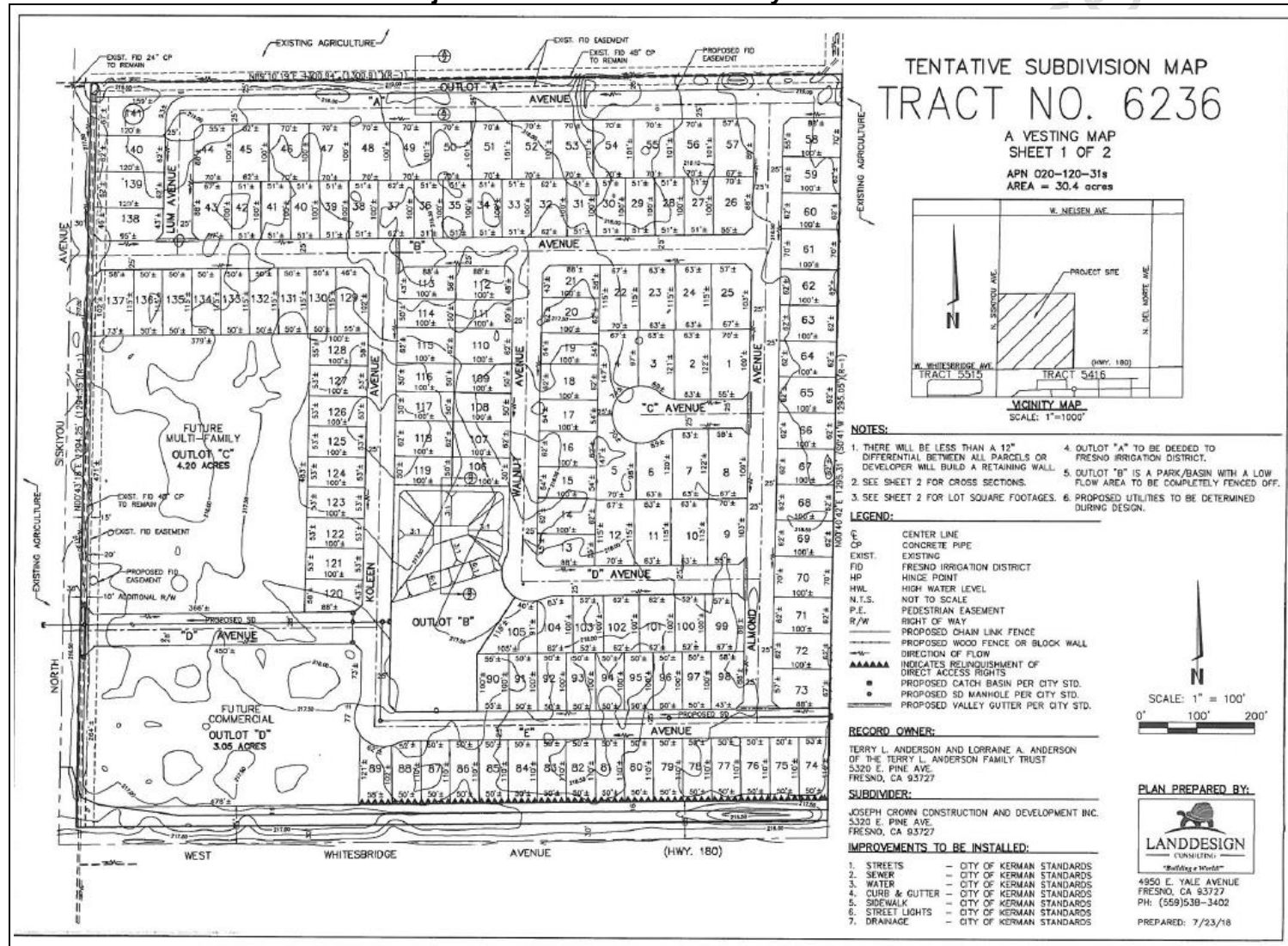
Topography

The SJVAB occupies the southern half of the Central Valley. The SJVAB is open to the north, and is surrounded by mountain ranges on all other sides. The Coast Ranges, which have an average elevation of 3,000 feet, are along on the western boundary of the SJVAB, while the Sierra Nevada Mountains (8,000 to 14,000 feet in elevation) are along the eastern border. The San Emigdio Mountains, which are part of the Coast Ranges, and the Tehachapi Mountains, which are part of the Sierra Nevada, form the southern boundary, and have an elevation of 6,000 to 8,000 feet. The SJVAB is mostly flat with a downward gradient in terrain to the northwest.

Meteorology and Climate

The SJVAB has an inland Mediterranean climate that is strongly influenced by the presence of mountain ranges. The mountain ranges to the west and south induce winter storms from the Pacific Ocean to release precipitation on the western slopes producing a partial rain shadow over the valley. In addition, the mountain ranges block the free circulation of air to the east, trapping stable air in the valley for extended periods during the cooler half of the year.

Figure 1
Project Site Location and Nearby Land Uses



Winter in the SJVAB is characterized as mild and fairly humid, while the summer is typically hot, dry, and cloudless. The climate is a result of the topography and the strength and location of a semi permanent, subtropical high-pressure cell. During the summer months, the Pacific high-pressure cell is centered over the northeastern Pacific Ocean, resulting in stable meteorological conditions and a steady northwesterly wind flow. Upwelling of cold ocean water from below to the surface as a result of the northwesterly flow produces a band of cold water off the California coast. In winter, the Pacific high-pressure cell weakens and shifts southward, resulting in wind flow offshore, the absence of upwelling, and the occurrence of storms.

The annual temperature, humidity, precipitation, and wind patterns reflect the topography of the SJVAB and the strength and location of the semi permanent, subtropical high-pressure cell. Summer temperatures that often exceed 100 degrees Fahrenheit (°F) and clear sky conditions are favorable to ozone formation. Most of the precipitation in the valley occurs as rainfall during winter storms. The winds and unstable atmospheric conditions associated with the passage of winter storms result in periods of low air pollution and excellent visibility. However, between winter storms, high pressure and light winds lead to the creation of low-level temperature inversions and stable atmospheric conditions, which can result in higher pollutant concentrations. The orientation of the wind flow pattern in the SJVAB is parallel to the valley and mountain ranges. Summer wind conditions promote the transport of ozone and precursors from the San Francisco Bay Area through the Carquinez Strait, a gap in the Coast Ranges, and low-mountain passes such as Altamont Pass and Pacheco Pass. During the summer, predominant wind direction is from the northwest. During the winter, the predominant wind direction is from the southeast. Calm conditions are also predominant during the winter (ARB 1992).

The climate is semi-arid, with an annual normal precipitation of approximately 11 inches. Temperatures in the project area range from an average minimum of approximately 38°F, in January, to an average maximum of 98°F, in July (WRCC 2018).

Atmospheric Stability and Inversions

Stability describes the resistance of the atmosphere to vertical motion. The stability of the atmosphere is dependent on the vertical distribution of temperature with height. Stability categories range from "Extremely Unstable" (Class A), through Neutral (Class D), to "Stable" (Class F). Unstable conditions often occur during daytime hours when solar heating warms the lower atmospheric layers sufficiently. Under Class A stability conditions, large fluctuations in horizontal wind direction occur coupled with large vertical mixing depths. Under Class B stability conditions, wind direction fluctuations and the vertical mixing depth are less pronounced because of a decrease in the amount of solar heating. Under Class C stability conditions, solar heating is weak along with horizontal and vertical fluctuations because of a combination of thermal and mechanical turbulence. Under Class D stability conditions, vertical motions are primarily generated by mechanical turbulence. Under Class E and Class F stability conditions, air pollution emitted into the atmosphere travels downwind with poor dispersion. The dispersive power of the atmosphere decreases with progression through the categories from A to F.

With respect to the SJVAB, Classes D through F are predominant during the late fall and winter because of cool temperatures and entrapment of cold air near the surface. March and August are transition months with equally occurring percentages of Class F and Class A. During the spring months of April and May and the summer months of June and July, Class A is predominant. The fall months of September, October, and November have comparable percentages of Class A and Class F.

An inversion is a layer of warmer air over a layer of cooler air. Inversions influence the mixing depth of the atmosphere, which is the vertical depth available for diluting air pollution near the ground, thus significantly affecting air quality conditions. The SJVAB experiences both surface-based and elevated inversions. The shallow surface-based inversions are present in the morning but are often broken by daytime heating of the air layers near the ground. The deep elevated inversions occur less frequently than the surface-based inversions but generally result in more severe stagnation. The surface-based inversions occur more frequently in the fall, and the stronger elevated inversions usually occur during December and January.

AIR POLLUTANTS OF CONCERN

Criteria Air Pollutants

For the protection of public health and welfare, the Federal Clean Air Act (FCAA) required that the United States Environmental Protection Agency (U.S. EPA) establish National Ambient Air Quality Standards (NAAQS) for various pollutants. These pollutants are referred to as "criteria" pollutants because the U.S. EPA publishes criteria documents to justify the choice of standards. These standards define the maximum amount of an air pollutant that can be present in ambient air. An ambient air quality standard is generally specified as a concentration averaged over a specific time period, such as one hour, eight hours, 24 hours, or one year. The different averaging times and concentrations are meant to protect against different exposure effects. Standards established for the protection of human health are referred to as primary standards; whereas, standards established for the prevention of environmental and property damage are called secondary standards. The FCAA allows states to adopt additional or more health-protective standards. The air quality regulatory framework and ambient air quality standards are discussed in greater detail later in this report.

The following provides a summary discussion of the primary and secondary criteria air pollutants of primary concern. In general, primary pollutants are directly emitted into the atmosphere, and secondary pollutants are formed by chemical reactions in the atmosphere.

Ozone (O₃) is a reactive gas consisting of three atoms of oxygen. In the troposphere, it is a product of the photochemical process involving the sun's energy. It is a secondary pollutant that is formed when NO_x and volatile organic compounds (VOC) react in the presence of sunlight. Ozone at the earth's surface causes numerous adverse health effects and is a criteria pollutant. It is a major component of smog. In the stratosphere, ozone exists naturally and shields Earth from harmful incoming ultraviolet radiation.

High concentrations of ground level ozone can adversely affect the human respiratory system and aggravate cardiovascular disease and many respiratory ailments. Ozone also damages natural ecosystems such as forests and foothill communities, agricultural crops, and some man-made materials, such as rubber, paint, and plastics.

Reactive Organic Gas (ROG) is a reactive chemical gas, composed of hydrocarbon compounds that may contribute to the formation of smog by their involvement in atmospheric chemical reactions. No separate health standards exist for ROG as a group. Because some compounds that make up ROG are also toxic, like the carcinogen benzene, they are often evaluated as part of a toxic risk assessment. Total Organic Gases (TOGs) includes all of the ROGs, in addition to low reactivity organic compounds like methane and acetone. ROGs and VOC are subsets of TOG.

Volatile Organic Compounds (VOC) are hydrocarbon compounds that exist in the ambient air. VOCs contribute to the formation of smog and may also be toxic. VOC emissions are a major precursor to the formation of ozone. VOCs often have an odor, and some examples include gasoline, alcohol, and the solvents used in paints.

Oxides of Nitrogen (NO_x) are a family of gaseous nitrogen compounds and is a precursor to the formation of ozone and particulate matter. The major component of NO_x, nitrogen dioxide (NO₂), is a reddish-brown gas that is toxic at high concentrations. NO_x results primarily from the combustion of fossil fuels under high temperature and pressure. On-road and off-road motor vehicles and fuel combustion are the major sources of this air pollutant.

Particulate Matter (PM), also known as particle pollution, is a complex mixture of extremely small particles and liquid droplets. Particle pollution is made up of a number of components, including acids (such as nitrates and sulfates), organic chemicals, metals, and soil or dust particles. The size of particles is directly linked to their potential for causing health problems. U.S. EPA is concerned about particles that are 10 micrometers in diameter or smaller because those are the particles that generally pass through the throat and nose and enter the lungs. Once inhaled, these particles can affect the heart and lungs and cause

serious health effects. U.S. EPA groups particle pollution into three categories based on their size and where they are deposited:

- "Inhalable coarse particles (PM_{2.5-10})," such as those found near roadways and dusty industries, are between 2.5 and 10 micrometers in diameter. PM_{2.5-10} is deposited in the thoracic region of the lungs.
- "Fine particles (PM_{2.5})," such as those found in smoke and haze, are 2.5 micrometers in diameter and smaller. These particles can be directly emitted from sources such as forest fires, or they can form when gases emitted from power plants, industries and automobiles react in the air. They penetrate deeply into the thoracic and alveolar regions of the lungs.
- "Ultrafine particles (UFP)," are very small particles less than 0.1 micrometers in diameter largely resulting from the combustion of fossil fuels, meat, wood and other hydrocarbons. While UFP mass is a small portion of PM_{2.5}, its high surface area, deep lung penetration, and transfer into the bloodstream can result in disproportionate health impacts relative to their mass.

PM₁₀, PM_{2.5}, and UFP include primary pollutants (emitted directly to the atmosphere) as well as secondary pollutants (formed in the atmosphere by chemical reactions among precursors). Generally speaking, PM_{2.5} and UFP are emitted by combustion sources like vehicles, power generation, industrial processes, and wood burning, while PM₁₀ sources include these same sources plus roads and farming activities. Fugitive windblown dust and other area sources also represent a source of airborne dust.

Numerous scientific studies have linked both long- and short-term particle pollution exposure to a variety of health problems. Long-term exposures, such as those experienced by people living for many years in areas with high particle levels, have been associated with problems such as reduced lung function and the development of chronic bronchitis and even premature death. Short-term exposures to particles (hours or days) can aggravate lung disease, causing asthma attacks and also acute (short-term) bronchitis, and may also increase susceptibility to respiratory infections. In people with heart disease, short-term exposures have been linked to heart attacks and arrhythmias. Healthy children and adults have not been reported to suffer serious effects from short term exposures, although they may experience temporary minor irritation when particle levels are elevated.

Carbon Monoxide (CO) is an odorless, colorless gas that is highly toxic. It is formed by the incomplete combustion of fuels and is emitted directly into the air (unlike ozone). The main source of CO is on-road motor vehicles. Other CO sources include other mobile sources, miscellaneous processes, and fuel combustion from stationary sources. Because of the local nature of CO problems, the California Air Resources Board (ARB) and U.S. EPA designate urban areas as CO nonattainment areas instead of the entire basin as with ozone and PM₁₀. Motor vehicles are by far the largest source of CO emissions. Emissions from motor vehicles have been declining since 1985, despite increases in vehicle miles traveled, with the introduction of new automotive emission controls and fleet turnover.

Sulfur Dioxide (SO₂) is a colorless, irritating gas with a "rotten egg" smell formed primarily by the combustion of sulfur-containing fossil fuels. However, like airborne NO_x, suspended SO_x particles contribute to the poor visibility. These SO_x particles can also combine with other pollutants to form PM_{2.5}. The prevalence of low-sulfur fuel use has minimized problems from this pollutant.

Lead (Pb) is a metal that is a natural constituent of air, water, and the biosphere. Lead is neither created nor destroyed in the environment, so it essentially persists forever. The health effects of lead poisoning include loss of appetite, weakness, apathy, and miscarriage. Lead can also cause lesions of the neuromuscular system, circulatory system, brain, and gastrointestinal tract. Gasoline-powered automobile engines were a major source of airborne lead through the use of leaded fuels. The use of leaded fuel has been mostly phased out, with the result that ambient concentrations of lead have dropped dramatically.

Hydrogen Sulfide (H₂S) is associated with geothermal activity, oil and gas production, refining, sewage treatment plants, and confined animal feeding operations. Hydrogen sulfide is extremely hazardous in high concentrations; especially in enclosed spaces (800 ppm can cause death). OSHA regulates workplace exposure to H₂S.

Other Pollutants

The State of California has established air quality standards for some pollutants not addressed by Federal standards. The ARB has established State standards for hydrogen sulfide, sulfates, vinyl chloride, and visibility reducing particles. The following section summarizes these pollutants and provides a description of the pollutants' physical properties, health and other effects, sources, and the extent of the problems.

Sulfates (SO_4^{2-}) are the fully oxidized ionic form of sulfur. Sulfates occur in combination with metal and/or hydrogen ions. In California, emissions of sulfur compounds occur primarily from the combustion of petroleum-derived fuels (e.g., gasoline and diesel fuel) that contain sulfur. This sulfur is oxidized to SO_2 during the combustion process and subsequently converted to sulfate compounds in the atmosphere. The conversion of SO_2 to sulfates takes place comparatively rapidly and completely in urban areas of California due to regional meteorological features.

The ARB sulfates standard is designed to prevent aggravation of respiratory symptoms. Effects of sulfate exposure at levels above the standard include a decrease in ventilator function, aggravation of asthmatic symptoms, and an increased risk of cardio-pulmonary disease. Sulfates are particularly effective in degrading visibility, and, due to the fact that they are usually acidic, can harm ecosystems and damage materials and property.

Visibility Reducing Particles: Are a mixture of suspended particulate matter consisting of dry solid fragments, solid cores with liquid coatings, and small droplets of liquid. The standard is intended to limit the frequency and severity of visibility impairment due to regional haze and is equivalent to a 10-mile nominal visual range.

Vinyl Chloride ($\text{C}_2\text{H}_3\text{Cl}$ or VCM) is a colorless gas that does not occur naturally. It is formed when other substances such as trichloroethane, trichloroethylene, and tetrachloro-ethylene are broken down. Vinyl chloride is used to make polyvinyl chloride (PVC) which is used to make a variety of plastic products, including pipes, wire and cable coatings, and packaging materials.

Odors

Typically odors are generally regarded as an annoyance rather than a health hazard. However, manifestations of a person's reaction to foul odors can range from the psychological (i.e. irritation, anger, or anxiety) to the physiological, including circulatory and respiratory effects, nausea, vomiting, and headache.

The ability to detect odors varies considerably among the population and overall is quite subjective. Some individuals have the ability to smell very minute quantities of specific substances; others may not have the same sensitivity but may have sensitivities to odors of other substances. In addition, people may have different reactions to the same odor and in fact an odor that is offensive to one person may be perfectly acceptable to another (e.g., fast food restaurant). It is important to also note that an unfamiliar odor is more easily detected and is more likely to cause complaints than a familiar one. This is because of the phenomenon known as odor fatigue, in which a person can become desensitized to almost any odor and recognition only occurs with an alteration in the intensity.

Quality and intensity are two properties present in any odor. The quality of an odor indicates the nature of the smell experience. For instance, if a person describes an odor as flowery or sweet, then the person is describing the quality of the odor. Intensity refers to the strength of the odor. For example, a person may use the word strong to describe the intensity of an odor. Odor intensity depends on the odorant concentration in the air. When an odorous sample is progressively diluted, the odorant concentration decreases. As this occurs, the odor intensity weakens and eventually becomes so low that the detection or recognition of the odor is quite difficult. At some point during dilution, the concentration of the odorant reaches a detection threshold. An odorant concentration below the detection threshold means that the concentration in the air is not detectable by the average human.

Neither the state nor the federal governments have adopted rules or regulations for the control of odor sources. The SJVAPCD does not have an individual rule or regulation that specifically addresses odors; however, odors would be subject to SJVAPCD *Rule 4102, Nuisance*. Any actions related to odors would be based on citizen complaints to local governments and the SJVAPCD.

Toxic Air Contaminants

Toxic air contaminants (TACs) are air pollutants that may cause or contribute to an increase in mortality or serious illness, or which may pose a hazard to human health. TACs are usually present in minute quantities in the ambient air, but due to their high toxicity, they may pose a threat to public health even at very low concentrations. Because there is no threshold level below which adverse health impacts are not expected to occur, TACs differ from criteria pollutants for which acceptable levels of exposure can be determined and for which state and federal governments have set ambient air quality standards. TACs, therefore, are not considered "criteria pollutants" under either the FCAA or the California Clean Air Act (CCAA), and are thus not subject to National or California ambient air quality standards (NAAQS and CAAQS, respectively). Instead, the U.S. EPA and the ARB regulate Hazardous Air Pollutants (HAPs) and TACs, respectively, through statutes and regulations that generally require the use of the maximum or best available control technology to limit emissions. In conjunction with SJVAPCD rules, these federal and state statutes and regulations establish the regulatory framework for TACs. At the national levels, the U.S. EPA has established National Emission Standards for HAPs (NESHAPs), in accordance with the requirements of the FCAA and subsequent amendments. These are technology-based source-specific regulations that limit allowable emissions of HAPs.

Within California, TACs are regulated primarily through the Tanner Air Toxics Act (AB 1807) and the Air Toxics Hot Spots Information and Assessment Act of 1987 (AB 2588). The Tanner Act sets forth a formal procedure for ARB to designate substances as TACs. The following provides a summary of the primary TACs of concern within the State of California and related health effects:

Diesel Particulate Matter (DPM) was identified as a TAC by the ARB in August 1998. DPM is emitted from both mobile and stationary sources. In California, on-road diesel-fueled vehicles contribute approximately 40% of the statewide total, with an additional 57 percent attributed to other mobile sources such as construction and mining equipment, agricultural equipment, and transport refrigeration units. Stationary sources, contributing about 3 percent of emissions, include shipyards, warehouses, heavy equipment repair yards, and oil and gas production operations. Emissions from these sources are from diesel-fueled internal combustion engines. Stationary sources that report DPM emissions also include heavy construction, manufacturers of asphalt paving materials and blocks, and diesel-fueled electrical generation facilities (ARB 2013).

In October 2000, the ARB issued a report entitled: "Risk Reduction Plan to Reduce Particulate Matter Emissions from Diesel-Fueled Engines and Vehicles", which is commonly referred to as the Diesel Risk Reduction Plan (DRRP). The DRRP provides a mechanism for combating the DPM problem. The goal of the DRRP is to reduce concentrations of DPM by 85 percent by the year 2020, in comparison to year 2000 baseline emissions. The key elements of the DRRP are to clean up existing engines through engine retrofit emission control devices, to adopt stringent standards for new diesel engines, and to lower the sulfur content of diesel fuel to protect new, and very effective, advanced technology emission control devices on diesel engines. When fully implemented, the DRRP will significantly reduce emissions from both old and new diesel fueled motor vehicles and from stationary sources that burn diesel fuel. In addition to these strategies, the ARB continues to promote the use of alternative fuels and electrification. As a result of these actions, DPM concentrations and associated health risks in future years are projected to decline (ARB 2013, ARB 2000).

Exposure to DPM can have immediate health effects. DPM can irritate the eyes, nose, throat, and lungs, and it can cause coughs, headaches, lightheadedness, and nausea. In studies with human volunteers, Exposure to DPM also causes inflammation in the lungs, which may aggravate chronic respiratory symptoms and increase the frequency or intensity of asthma attacks. The elderly and people with emphysema, asthma, and chronic heart and lung disease are especially sensitive to fine-particle pollution. Because children's lungs and respiratory systems are still developing, they are also more susceptible than

healthy adults to fine particles. Exposure to fine particles is associated with increased frequency of childhood illnesses and can also reduce lung function in children. In California, DPM has been identified as a carcinogen.

Acetaldehyde is a federal hazardous air pollutant. The ARB identified acetaldehyde as a TAC in April 1993. Acetaldehyde is both directly emitted into the atmosphere and formed in the atmosphere as a result of photochemical oxidation. Sources of acetaldehyde include emissions from combustion processes such as exhaust from mobile sources and fuel combustion from stationary internal combustion engines, boilers, and process heaters. A majority of the statewide acetaldehyde emissions can be attributed to mobile sources, including on-road motor vehicles, construction and mining equipment, aircraft, recreational boats, and agricultural equipment. Area sources of emissions include the burning of wood in residential fireplaces and wood stoves. The primary stationary sources of acetaldehyde are from fuel combustion from the petroleum industry (ARB 2013).

Acute exposure to acetaldehyde results in effects including irritation of the eyes, skin, and respiratory tract. Symptoms of chronic intoxication of acetaldehyde resemble those of alcoholism. The U.S. EPA has classified acetaldehyde as a probable human carcinogen. In California, acetaldehyde was classified on April 1, 1988, as a chemical known to the state to cause cancer (U.S. EPA 2014; ARB 2013).

Benzene is highly carcinogenic and occurs throughout California. The ARB identified benzene as a TAC in January 1985. A majority of benzene emitted in California (roughly 88 percent) comes from motor vehicles, including evaporative leakage and unburned fuel exhaust. These sources include on-road motor vehicles, recreational boats, off-road recreational vehicles, and lawn and garden equipment. Benzene is also formed as a partial combustion product of larger aromatic fuel components. To a lesser extent, industry-related stationary sources are also sources of benzene emissions. The primary stationary sources of reported benzene emissions are crude petroleum and natural gas mining, petroleum refining, and electric generation that involves the use of petroleum products. The primary area sources include residential combustion of various types such as cooking and water heating (ARB 2013).

Acute inhalation exposure of humans to benzene may cause drowsiness, dizziness, headaches, as well as eye, skin, and respiratory tract irritation, and, at high levels, unconsciousness. Chronic inhalation exposure has caused various disorders in the blood, including reduced numbers of red blood cells and aplastic anemia, in occupational settings. Reproductive effects have been reported for women exposed by inhalation to high levels, and adverse effects on the developing fetus have been observed in animal tests. Increased incidences of leukemia (cancer of the tissues that form white blood cells) have been observed in humans occupationally exposed to benzene. The U.S. EPA has classified benzene as known human carcinogen for all routes of exposure (U.S. EPA 2014).

1,3-butadiene was identified by the ARB as a TAC in 1992. Most of the emissions of 1,3-butadiene are from incomplete combustion of gasoline and diesel fuels. Mobile sources account for a majority of the total statewide emissions. Additional sources include agricultural waste burning, open burning associated with forest management, petroleum refining, manufacturing of synthetics and man-made materials, and oil and gas extraction. The primary natural sources of 1,3-butadiene emissions are wildfires (ARB 2013).

Acute exposure to 1,3-butadiene by inhalation in humans results in irritation of the eyes, nasal passages, throat, and lungs. Epidemiological studies have reported a possible association between 1,3-butadiene exposure and cardiovascular diseases. Epidemiological studies of workers in rubber plants have shown an association between 1,3-butadiene exposure and increased incidence of leukemia. Animal studies have reported tumors at various sites from 1,3-butadiene exposure. In California, 1,3-butadiene has been identified as a carcinogen.

Carbon Tetrachloride was identified by the ARB as a TAC in 1987 under California's TAC program (ARB 2013). The primary stationary sources reporting emissions of carbon tetrachloride include chemical and allied product manufacturers and petroleum refineries. In the past, carbon tetrachloride was used for dry cleaning and as a grain-fumigant. Usage for these purposes is no longer allowed in the United States. Carbon tetrachloride has not been registered for pesticidal use in California since 1987. Also, the use of carbon tetrachloride in products to be used indoors has been discontinued in the United States. The

statewide emissions of carbon tetrachloride are small (about 1.96 tons per year), and background concentrations account for most of the health risk (ARB 2013).

The primary effects of carbon tetrachloride in humans are on the liver, kidneys, and central nervous system. Human symptoms of acute inhalation and oral exposures to carbon tetrachloride include headache, weakness, lethargy, nausea, and vomiting. Acute exposures to higher levels and chronic (long-term) inhalation or oral exposure to carbon tetrachloride produces liver and kidney damage in humans. Human data on the carcinogenic effects of carbon tetrachloride are limited. Studies in animals have shown that ingestion of carbon tetrachloride increases the risk of liver cancer. In California, carbon tetrachloride has been identified as a carcinogen.

Hexavalent chromium was identified as a TAC in 1986. Sources of Hexavalent chromium include industrial metal finishing processes, such as chrome plating and chromic acid anodizing, and firebrick lining of glass furnaces. Other sources include mobile sources, including gasoline motor vehicles, trains, and ships (ARB 2013).

The respiratory tract is the major target organ for hexavalent chromium toxicity, for acute and chronic inhalation exposures. Shortness of breath, coughing, and wheezing were reported from a case of acute exposure to hexavalent chromium, while perforations and ulcerations of the septum, bronchitis, decreased pulmonary function, pneumonia, and other respiratory effects have been noted from chronic exposure. Human studies have clearly established that inhaled hexavalent chromium is a human carcinogen, resulting in an increased risk of lung cancer. In California, hexavalent chromium has been identified as a carcinogen.

Para-Dichlorobenzene was identified by the ARB as a TAC in April 1993. The primary area-wide sources that have reported emissions of para-dichlorobenzene include consumer products such as non-aerosol insect repellants and solid/gel air fresheners. These sources contribute nearly all of the statewide para-dichlorobenzene emissions (ARB 2013).

Acute exposure to paradichlorobenzene via inhalation results in irritation to the eyes, skin, and throat in humans. In addition, long-term inhalation exposure may affect the liver, skin, and central nervous system in humans. The U.S. EPA has classified para-dichlorobenzene as a possible human carcinogen.

Formaldehyde was identified by the ARB as a TAC in 1992. Formaldehyde is both directly emitted into the atmosphere and formed in the atmosphere as a result of photochemical oxidation. Photochemical oxidation is the largest source of formaldehyde concentrations in California ambient air. Directly emitted formaldehyde is a product of incomplete combustion. One of the primary sources of directly-emitted formaldehyde is vehicular exhaust. Formaldehyde is also used in resins, can be found in many consumer products as an antimicrobial agent, and is also used in fumigants and soil disinfectants. The primary area sources of formaldehyde emissions include wood burning in residential fireplaces and wood stoves (ARB 2013).

Exposure to formaldehyde may occur by breathing contaminated indoor air, tobacco smoke, or ambient urban air. Acute and chronic inhalation exposure to formaldehyde in humans can result in respiratory symptoms, and eye, nose, and throat irritation. Limited human studies have reported an association between formaldehyde exposure and lung and nasopharyngeal cancer. Animal inhalation studies have reported an increased incidence of nasal squamous cell cancer. Formaldehyde is classified as a probable human carcinogen.

Methylene Chloride was identified by the ARB as a TAC in 1987. Methylene chloride is used as a solvent, a blowing and cleaning agent in the manufacture of polyurethane foam and plastic fabrication, and as a solvent in paint stripping operations. Paint removers account for the largest use of methylene chloride in California, where methylene chloride is the main ingredient in many paint stripping formulations. Plastic product manufacturers, manufacturers of synthetics, and aircraft and parts manufacturers are stationary sources reporting emissions of methylene chloride (ARB 2013).

The acute effects of methylene chloride inhalation in humans consist mainly of nervous system effects including decreased visual, auditory, and motor functions, but these effects are reversible once exposure ceases. The effects of chronic exposure to methylene chloride suggest that the central nervous system is a potential target in humans and animals. Human data are inconclusive regarding methylene chloride and cancer. Animal studies have shown increases in liver and lung cancer and benign mammary gland tumors following the inhalation of methylene chloride. In California, methylene chloride has been identified as a carcinogen.

Perchloroethylene was identified by the ARB as a TAC in 1991. Perchloroethylene is used as a solvent, primarily in dry cleaning operations. Perchloroethylene is also used in degreasing operations, paints and coatings, adhesives, aerosols, specialty chemical production, printing inks, silicones, rug shampoos, and laboratory solvents. In California, the stationary sources that have reported emissions of perchloroethylene are dry cleaning plants, aircraft part and equipment manufacturers, and fabricated metal product manufacturers. The primary area sources include consumer products such as automotive brake cleaners and tire sealants and inflators (ARB 2013).

Acute inhalation exposure to perchloroethylene vapors can result in irritation of the upper respiratory tract and eyes, kidney dysfunction, and at lower concentrations, neurological effects, such as reversible mood and behavioral changes, impairment of coordination, dizziness, headaches sleepiness, and unconsciousness. Chronic inhalation exposure can result in neurological effects, including sensory symptoms such as headaches, impairments in cognitive and motor neurobehavioral functioning, and color vision decrements. Cardiac arrhythmia, liver damage, and possible kidney damage may also occur. In California, perchloroethylene has been identified as a carcinogen.

Land Use Compatibility with TAC Emission Sources

The ARB published an informational guide entitled: *Air Quality and Land Use Handbook: A Community Health Perspective* (Handbook) in 2005. The purpose of this guide is to provide information to aid local jurisdictions in addressing issues and concerns related to the placement of sensitive land uses near major sources of air pollution. The ARB's Handbook includes recommended separation distances for various land uses that are based on relatively conservative estimations of emissions based on source-specific information. However, these recommendations are not site specific and should not be interpreted as defined "buffer zones". It is also important to note that the recommendations of the Handbook are advisory and need to be balanced with other state and local policies (ARB 2005). Depending on site and project-specific conditions, an assessment of potential increases in exposure to TACs may be warranted for proposed development projects located within the distances identified. CARB-recommended separation distances for various sources of emissions are summarized in Table 1.

ASBESTOS

Asbestos is a term used for several types of naturally-occurring fibrous minerals found in many parts of California. The most common type of asbestos is chrysotile, but other types are also found in California. Serpentine rock often contains chrysotile asbestos. Serpentine rock, and its parent material, ultramafic rock, is abundant in the Sierra foothills, the Klamath Mountains, and Coast Ranges. The project site, however, is not located in an area of known ultramafic rock.

Asbestos is commonly found in ultramafic rock, including serpentine, and near fault zones. The amount of asbestos that is typically present in these rocks range from less than 1 percent up to about 25 percent, and sometimes more. Asbestos is released from ultramafic and serpentine rock when it is broken or crushed. This can happen when cars drive over unpaved roads or driveways which are surfaced with these rocks, when land is graded for building purposes, or at quarrying operations. It is also released naturally through weathering and erosion. Once released from the rock, asbestos can become airborne and may stay in the air for long periods of time.

Table 1
Recommendations on Siting New Sensitive Land Uses
Near Air Pollutant Sources

Source Category	Advisory Recommendations
Freeways and High-Traffic Roads	<ul style="list-style-type: none"> Avoid siting new sensitive land uses within 500 feet of a freeway, urban roads with 100,000 vehicles/day, or rural roads with 50,000 vehicles/day.
Distribution Centers	<ul style="list-style-type: none"> Avoid siting new sensitive land uses within 1,000 feet of a distribution center (that accommodates more than 100 trucks per day, more than 40 trucks with operating transport refrigeration units (TRUs) per day, or where TRU unit operations exceed 300 hours per week). Take into account the configuration of existing distribution centers and avoid locating residences and other new sensitive land uses near entry and exit points.
Rail Yards	<ul style="list-style-type: none"> Avoid siting new sensitive land uses within 1,000 feet of a major service and maintenance rail yard. Within one mile of a rail yard, consider possible siting limitations and mitigation approaches.
Ports	<ul style="list-style-type: none"> Avoid siting of new sensitive land uses immediately downwind of ports in the most heavily impacted zones. Consult local air districts or the ARB on the status of pending analyses of health risks.
Refineries	<ul style="list-style-type: none"> Avoid siting new sensitive land uses immediately downwind of petroleum refineries. Consult with local air districts and other local agencies to determine an appropriate separation.
Chrome Platers	<ul style="list-style-type: none"> Avoid siting new sensitive land uses within 1,000 feet of a chrome plater.
Dry Cleaners Using Perchloroethylene	<ul style="list-style-type: none"> Avoid siting new sensitive land uses within 300 feet of any dry-cleaning operation. For operations with two or more machines, provide 500 feet. For operations with 3 or more machines, consult with the local air district. Do not site new sensitive land uses in the same building with perchloroethylene dry cleaning operations.
Gasoline Dispensing Facilities	<ul style="list-style-type: none"> Avoid siting new sensitive land uses within 300 feet of a large gas station (defined as a facility with a throughput of 3.6 million gallons per year or greater). A 50-foot separation is recommended for typical gas dispensing facilities.
<i>Recommendations are advisory, are not site specific, and may not fully account for future reductions in emissions, including those resulting from compliance with existing/future regulatory requirements.</i> <i>Source: ARB 2005</i>	

Additional sources of asbestos include building materials and other manmade materials. The most common sources are heat-resistant insulators, cement, furnace or pipe coverings, inert filler material, fireproof gloves and clothing, and brake linings. Asbestos has been used in the United States since the early 1900's; however, asbestos is no longer allowed as a constituent in most home products and materials. Many older buildings, schools, and homes still have asbestos containing products.

Naturally-occurring asbestos was identified by ARB as a TAC in 1986. The ARB has adopted two statewide control measures which prohibits the use of serpentine or ultramafic rock for unpaved surfacing and controls dust emissions from construction, grading, and surface mining in areas with these rocks. Various other laws have also been adopted, including laws related to the control of asbestos-containing materials during the renovation and demolition of buildings.

All types of asbestos are hazardous and may cause lung disease and cancer. Health risks to people are dependent upon their exposure to asbestos. The longer a person is exposed to asbestos and the greater the intensity of the exposure, the greater the chances for a health problem. Asbestos-related disease, such as lung cancer, may not occur for decades after breathing asbestos fibers. Cigarette smoking increases the risk of lung cancer from asbestos exposure.

VALLEY FEVER

Valley fever is an infection caused by the fungus *Coccidioides*. The scientific name for valley fever is "coccidioidomycosis," and it's also sometimes called "desert rheumatism." The term "valley fever" usually refers to *Coccidioides* infection in the lungs, but the infection can spread to other parts of the body in severe cases.

Coccidioides spores circulate in the air after contaminated soil and dust are disturbed by humans, animals, or the weather. The spores are too small to see without a microscope. When people breathe in the spores, they are at risk for developing valley fever. After the spores enter the lungs, the person's body temperature allows the spores to change shape and grow into spherules. When the spherules get large enough, they break open and release smaller pieces (called endospores) which can then potentially spread within the lungs or to other organs and grow into new spherules. In extremely rare cases, the fungal spores can enter the skin through a cut, wound, or splinter and cause a skin infection.

Symptoms of valley fever may appear between 1 and 3 weeks after exposure. Symptoms commonly include: fatigue, coughing, fever, shortness of breath, headaches, night sweats, muscle aches and joint pain, and rashes on the upper body or legs.

Approximately 5 to 10 percent of people who get valley fever will develop serious or long-term problems in their lungs. In an even smaller percent of people (about 1 percent), the infection spreads from the lungs to other parts of the body, such as the central nervous system (brain and spinal cord), skin, or bones and joints. Certain groups of people may be at higher risk for developing the severe forms of valley fever, such as people who have weakened immune systems. The fungus that causes valley fever, *Coccidioides*, can't spread from the lungs between people or between people and animals. However, in extremely rare instances, a wound infection with *Coccidioides* can spread valley fever to someone else, or the infection can be spread through an organ transplant with an infected organ.

For many people, the symptoms of valley fever will go away within a few months without any treatment. Healthcare providers choose to prescribe antifungal medication for some people to try to reduce the severity of symptoms or prevent the infection from getting worse. Antifungal medication is typically given to people who are at higher risk for developing severe valley fever. The treatment typically occurs over a period of roughly 3 to 6 months. In some instances, longer treatment may be required. If valley fever develops into meningitis life-long antifungal treatment is typically necessary.

Scientists continue to study how weather and climate patterns affect the habitat of the fungus that causes valley fever. *Coccidioides* is thought to grow best in soil after heavy rainfall and then disperse into the air most effectively during hot, dry conditions. For example, hot and dry weather conditions have been shown to correlate with an increase in the number of valley fever cases in Arizona and in California. The ways in which climate change may be affecting the number of valley fever infections, as well as the geographic range of *Coccidioides*, isn't known yet, but is a subject for further research (CDC 2016).

REGULATORY FRAMEWORK

Air quality within the SJVAB is regulated by several jurisdictions including the U.S. EPA, ARB, and the SJVAPCD. Each of these jurisdictions develops rules, regulations, and policies to attain the goals or directives imposed upon them through legislation. Although U.S. EPA regulations may not be superseded, both state and local regulations may be more stringent.

FEDERAL

U.S. Environmental Protection Agency

At the federal level, the U.S. EPA has been charged with implementing national air quality programs. The U.S. EPA's air quality mandates are drawn primarily from the FCAA, which was signed into law in 1970. Congress substantially amended the FCAA in 1977 and again in 1990.

Federal Clean Air Act

The FCAA required the U.S. EPA to establish National Ambient Air Quality Standards (NAAQS), and also set deadlines for their attainment. Two types of NAAQS have been established: primary standards, which protect public health, and secondary standards, which protect public welfare from non-health-related adverse effects, such as visibility restrictions. NAAQS are summarized in Table 2.

Table 2
Summary of Ambient Air Quality Standards

Summary of Ambient Air Quality Standards			
Pollutant	Averaging Time	California Standards	National Standards (Primary)
Ozone (O ₃)	1-hour	0.09 ppm	–
	8-hour	0.070 ppm	0.070 ppm
Particulate Matter (PM ₁₀)	AAM	20 µg/m ³	–
	24-hour	50 µg/m ³	150 µg/m ³
Fine Particulate Matter (PM _{2.5})	AAM	12 µg/m ³	12 µg/m ³
	24-hour	No Standard	35 µg/m ³
Carbon Monoxide (CO)	1-hour	20 ppm	35 ppm
	8-hour	9 ppm	9 ppm
	8-hour (Lake Tahoe)	6 ppm	–
Nitrogen Dioxide (NO ₂)	AAM	0.030 ppm	53 ppb
	1-hour	0.18 ppm	100 ppb
Sulfur Dioxide (SO ₂)	AAM	–	0.03 ppm
	24-hour	0.04 ppm	0.14 ppm
	3-hour	–	–
	1-hour	0.25 ppm	75 ppb
Lead	30-day Average	1.5 µg/m ³	–
	Calendar Quarter	–	1.5 µg/m ³
	Rolling 3-Month Average	–	0.15 µg/m ³
Sulfates	24-hour	25 µg/m ³	No Federal Standards
Hydrogen Sulfide	1-hour	0.03 ppm (42 µg/m ³)	
Vinyl Chloride	24-hour	0.01 ppm (26 µg/m ³)	
Visibility-Reducing Particle Matter	8-hour	Extinction coefficient: 0.23/kilometer-visibility of 10 miles or more (0.07-30 miles or more for Lake Tahoe) due to particles when the relative humidity is less than 70%.	
* For more information on standards visit : https://www.arb.ca.gov/research/aaqs/aaqs2.pdf Source: ARB 2018a			

The FCAA also required each state to prepare an air quality control plan referred to as a State Implementation Plan (SIP). The FCAA Amendments of 1990 added requirements for states with nonattainment areas to revise their SIPs to incorporate additional control measures to reduce air pollution. The SIP is periodically modified to reflect the latest emissions inventories, planning documents, and rules and regulations of the air basins as reported by their jurisdictional agencies. The U.S. EPA has responsibility to review all state SIPs to determine conformance with the mandates of the FCAA, and the amendments thereof, and determine if implementation will achieve air quality goals. If the U.S. EPA determines a SIP to be inadequate, a Federal Implementation Plan (FIP) may be prepared for the nonattainment area that imposes additional control measures.

National Emission Standards for Hazardous Air Pollutants

Pursuant to the FCAA of 1970, the U.S. EPA established the National Emission Standards for Hazardous Air Pollutants. These are technology-based source-specific regulations that limit allowable emissions of HAPs.

STATE

California Air Resources Board

The ARB is the agency responsible for coordination and oversight of state and local air pollution control programs in California and for implementing the California Clean Air Act of 1988. Other ARB duties include monitoring air quality (in conjunction with air monitoring networks maintained by air pollution control districts and air quality management districts, establishing California Ambient Air Quality Standards (CAAQS), which in many cases are more stringent than the NAAQS, and setting emissions standards for new motor vehicles. The CAAQS are summarized in Table 2. The emission standards established for motor vehicles differ depending on various factors including the model year, and the type of vehicle, fuel and engine used.

California Clean Air Act

The CCAA requires that all air districts in the state endeavor to achieve and maintain CAAQS for Ozone, CO, SO₂, and NO₂ by the earliest practical date. The CCAA specifies that districts focus particular attention on reducing the emissions from transportation and area-wide emission sources, and the act provides districts with authority to regulate indirect sources. Each district plan is required to either (1) achieve a five percent annual reduction, averaged over consecutive 3-year periods, in district-wide emissions of each non-attainment pollutant or its precursors, or (2) to provide for implementation of all feasible measures to reduce emissions. Any planning effort for air quality attainment would thus need to consider both state and federal planning requirements.

California Assembly Bill 170

Assembly Bill 170, Reyes (AB 170), was adopted by state lawmakers in 2003 creating Government Code Section 65302.1 which requires cities and counties in the San Joaquin Valley to amend their general plans to include data and analysis, comprehensive goals, policies and feasible implementation strategies designed to improve air quality.

Assembly Bills 1807 & 2588 - Toxic Air Contaminants

Within California, TACs are regulated primarily through AB 1807 (Tanner Air Toxics Act) and AB 2588 (Air Toxics Hot Spots Information and Assessment Act of 1987). The Tanner Air Toxics Act sets forth a formal procedure for ARB to designate substances as TACs. This includes research, public participation, and scientific peer review before ARB designates a substance as a TAC. Existing sources of TACs that are subject to the Air Toxics Hot Spots Information and Assessment Act are required to: (1) prepare a toxic emissions inventory; (2) prepare a risk assessment if emissions are significant; (3) notify the public of significant risk levels; and (4) prepare and implement risk reduction measures.

SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT

The SJVAPCD is the agency primarily responsible for ensuring that NAAQS and CAAQS are not exceeded and that air quality conditions are maintained in the SJVAB, within which the proposed project is located. Responsibilities of the SJVAPCD include, but are not limited to, preparing plans for the attainment of ambient air quality standards, adopting and enforcing rules and regulations concerning sources of air pollution, issuing permits for stationary sources of air pollution, inspecting stationary sources of air pollution and responding to citizen complaints, monitoring ambient air quality and meteorological conditions, and implementing programs and regulations required by the FCAA and the CCAA. The SJVAPCD Rules and Regulations that are applicable to the proposed project include, but are not limited to, the following:

- *Regulation VIII (Fugitive Dust Prohibitions). Regulation VIII (Rules 8011-8081).* This regulation is a series of rules designed to reduce particulate emissions generated by human activity, including construction and demolition activities, carryout and trackout, paved and unpaved roads, bulk material handling and storage, unpaved vehicle/traffic areas, open space areas, etc.
- *Rule 4002 (National Emissions Standards for Hazardous Air Pollutants).* This rule may apply to projects in which portions of an existing building would be renovated, partially demolished or removed. With regard to asbestos, the NESHAP specifies work practices to be followed during renovation, demolition or other abatement activities when friable asbestos is involved. Prior to demolition activity, an asbestos survey of the existing structure may be required to identify the presence of any asbestos containing building materials (ACBM). Removal of identified ACBM must be removed by a certified asbestos contractor in accordance with CAL-OSHA requirements.
- *Rule 4102 (Nuisance).* Applies to any source operation that emits or may emit air contaminants or other materials.
- *Rule 4103 (Open Burning).* This rule regulates the use of open burning and specifies the types of materials that may be open burned. Section 5.1 of this rule prohibits the burning of trees and other vegetative (non-agricultural) material whenever the land is being developed for non-agricultural purposes.
- *Rule 4601 (Architectural Coatings).* Limits volatile organic compounds from architectural coatings.
- *Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations).* This rule applies to the manufacture and use of cutback, slow cure, and emulsified asphalt during paving and maintenance operations.
- *Rule 9510 (Indirect Source Review).* Requires developers of larger residential, commercial, recreational, and industrial projects to reduce smog-forming and particulate emissions from their projects' baselines. If project emissions still exceed the minimum baseline reductions, a project's developer will be required to mitigate the difference by paying an off-site fee to the District, which would then be used to fund clean-air projects. For projects subject to this rule, the ISR rule requires developers to mitigate and/or offset emissions sufficient to achieve: (1) 20-percent reduction of construction equipment exhaust NO_x; (2) 45-percent reduction of construction equipment exhaust PM₁₀; (3) 33-percent reduction of operational NO_x over 10 years; and (4) 50-percent reduction of operational PM₁₀ over 10 years. SJVAPCD ISR applications must be filed "no later than applying for a final discretionary approval with a public agency."

REGULATORY ATTAINMENT DESIGNATIONS

Under the CCAA, ARB is required to designate areas of the state as attainment, nonattainment, or unclassified with respect to applicable standards. An "attainment" designation for an area signifies that pollutant concentrations did not violate the applicable standard in that area. A "nonattainment" designation indicates that a pollutant concentration violated the applicable standard at least once, excluding those occasions when a violation was caused by an exceptional event, as defined in the criteria. Depending on the frequency and severity of pollutants exceeding applicable standards, the

nonattainment designation can be further classified as serious nonattainment, severe nonattainment, or extreme nonattainment, with extreme nonattainment being the most severe of the classifications. An "unclassified" designation signifies that the data does not support either an attainment or nonattainment designation. The CCAA divides districts into moderate, serious, and severe air pollution categories, with increasingly stringent control requirements mandated for each category.

The U.S. EPA designates areas for ozone, CO, and NO₂ as "does not meet the primary standards," "cannot be classified," or "better than national standards." For SO₂, areas are designated as "does not meet the primary standards," "does not meet the secondary standards," "cannot be classified," or "better than national standards." However, ARB terminology of attainment, nonattainment, and unclassified is more frequently used. The U.S. EPA uses the same sub-categories for nonattainment status: serious, severe, and extreme. In 1991, U.S. EPA assigned new nonattainment designations to areas that had previously been classified as Group I, II, or III for PM₁₀ based on the likelihood that they would violate national PM₁₀ standards. All other areas are designated "unclassified."

The state and national attainment status designations pertaining to the SJVAB are summarized in Table 3. The SJVAB is currently designated as a nonattainment area with respect to the state PM₁₀ standard, ozone, and PM_{2.5} standards. The SJVAB is designated nonattainment for the national 8-hour ozone and PM_{2.5} standards. On September 25, 2008, the U.S. EPA redesignated the San Joaquin Valley to attainment for the PM₁₀ NAAQS and approved the PM₁₀ Maintenance Plan (SJVAPCD 2018).

Table 3
SJVAB Attainment Status Designations

Pollutant	National Designation	State Designation
Ozone, 1 hour	No Standard	Nonattainment/Severe
Ozone, 8 hour	Nonattainment/Extreme	Nonattainment
PM ₁₀	Attainment	Nonattainment
PM _{2.5}	Nonattainment	Nonattainment
Carbon Monoxide	Attainment	Unclassified/Attainment
Nitrogen dioxide	Unclassified/Attainment	Attainment
Sulfur dioxide	Unclassified/Attainment	Attainment
Lead (particulate)	No Designation/Classification	Attainment
Hydrogen sulfide	No Federal Standard	Unclassified
Sulfates	No Federal Standard	Attainment
Visibility-reducing particulates	No Federal Standard	Unclassified
Vinyl Chloride	No Federal Standard	Attainment
Source: SJVAPCD 2018		

SENSITIVE RECEPTORS

One of the most important reasons for air quality standards is the protection of those members of the population who are most sensitive to the adverse health effects of air pollution, termed "sensitive receptors." The term sensitive receptors refer to specific population groups, as well as the land uses where individuals would reside for long periods. Commonly identified sensitive population groups are children, the elderly, the acutely ill, and the chronically ill. Commonly identified sensitive land uses would include facilities that house or attract children, the elderly, people with illnesses, or others who are especially sensitive to the effects of air pollutants. Residential dwellings, schools, parks, playgrounds, childcare centers, convalescent homes, and hospitals are examples of sensitive land uses.

Sensitive land uses located in the vicinity of the proposed project site consist predominantly of residential land uses. The nearest residential land uses are located south of the project site, across West Whitesbridge Avenue. In addition, Kerman High School is located approximately 0.26 miles southeast of the project site.

IMPACTS & MITIGATION MEASURES

METHODOLOGY

Project Construction

Short-term construction emissions associated with the proposed project were calculated using the CalEEMod computer program. Emissions were quantified for site preparation, grading, asphalt paving, building construction, and the application of architectural coatings. Construction-generated emissions for the proposed 141-lot single-family residential development were based, in part, on anticipated construction schedules and information provided by the project applicant. Other information, such as off-road equipment usage requirements, architectural coating VOC contents, and construction-related vehicle trips were based on model defaults. The anticipated construction schedules for future development of the proposed commercial uses and the 64-unit multi-family residential development are not known at this time. As a result, construction emissions for these land uses were based on model defaults. To be conservative, construction of the future commercial and multi-family land uses was assumed to begin upon completion of the proposed 141-lot single-family residential development and were assumed to occur simultaneously. No demolition or off-site material transport is anticipated to be required. Modeling assumptions and output files are included in Appendix A of this report.

Project Operations

Long-term operational emissions of criteria air pollutants associated with the proposed project were calculated using the CalEEMod computer program. Modeling was conducted based on traffic data derived, in part, from the traffic analysis prepared for the proposed project (JLB 2018). Mobile-source emissions for the proposed residential uses were based on SJVAPCD-recommended vehicle fleet distribution for residential uses. Vehicle fleet distribution for the proposed future commercial land uses were based on model defaults. All other modeling assumptions were based on the default parameters contained in the CalEEMod computer model. It is important to note that the specific future commercial uses to be developed are based on preliminary assumptions. Development of the future commercial land uses was assumed to include an approximate 26,015 square feet (sf) shopping center, an eight-pump fuel station, and a 3,200 sf restaurant. Modeling assumptions and output files are included in Appendix A of this report. Localized concentrations of TACs, mobile-source CO, and odors were qualitatively assessed.

THRESHOLDS OF SIGNIFICANCE

To assist local jurisdictions in the evaluation of air quality impacts, the SJVAPCD has published the *Guide for Assessing and Mitigating Air Quality Impacts* (SJVAPCD 2015). This guidance document includes recommended thresholds of significance to be used for the evaluation of short-term construction, long-term operational, odor, toxic air contaminant, and cumulative air quality impacts. Accordingly, the SJVAPCD-recommended thresholds of significance are used to determine whether implementation of the proposed project would result in a significant air quality impact. The thresholds of significance are summarized below.

- Short-term Emissions—Construction impacts associated with the proposed project would be considered significant if project-generated emissions would exceed 100 tons per year (TPY) of CO, 10 TPY of ROG or NO_x, 27 TPY of SO_x, or 15 TPY of PM₁₀ or PM_{2.5}.
- Long-term Emissions—Operational impacts associated with the proposed project would be considered significant if project generated emissions would exceed 100 tons per year (TPY) of CO, 10 TPY of ROG or NO_x, 27 TPY of SO_x, or 15 TPY of PM₁₀ or PM_{2.5}.
- Conflict with or Obstruct Implementation of Applicable Air Quality Plan—Due to the region's non-attainment status for ozone, PM_{2.5}, and PM₁₀, if project-generated emissions of ozone precursor pollutants (i.e., ROG and NO_x) or PM would exceed the SJVAPCD's significance thresholds, then the project would be considered to conflict with the attainment plans.

- Local Mobile-Source CO Concentrations—Local mobile source impacts associated with the proposed project would be considered significant if the project contributes to CO concentrations at receptor locations in excess of the CAAQS (i.e., 9.0 ppm for 8 hours or 20 ppm for 1 hour).
- Exposure to toxic air contaminants (TAC) would be considered significant if the probability of contracting cancer for the Maximally Exposed Individual (i.e., maximum individual risk) would exceed 20 in 1 million or would result in a Hazard Index greater than 1.
- Odor impacts associated with the proposed project would be considered significant if the project has the potential to frequently expose members of the public to objectionable odors.

In addition to the above thresholds, the SJVAPCD also recommends the use of daily emissions thresholds for the evaluation of project impacts on localized ambient air quality. Accordingly, the proposed project would also be considered to result in a significant contribution to localized ambient air quality if onsite emissions of ROG, NO_x, PM₁₀, PM_{2.5}, CO, or SO₂ associated with either short-term construction or long-term operational activities would exceed a daily average of 100 pounds per day (lbs/day) for each of the pollutants evaluated (SJVAPCD 2015).

PROJECT IMPACTS

Impact AQ-A. Would the project conflict with or obstruct implementation of the applicable air quality plan?

In accordance with SJVAPCD-recommended methodology for the assessment of air quality impacts, projects that result in significant air quality impacts at the project level are also considered to have a significant cumulative air quality impact. As noted in Impact AQ-B, short-term construction emissions would not exceed applicable thresholds. However, build-out of the proposed project would result in operational emissions of NO_x that would exceed SJVAPCD's significance threshold of 10 tons/year. As a result, emissions of NO_x could result in a significant cumulative contribution of ozone-precursor pollutants for which the SJVAB is currently designated non-attainment. For this reason, implementation of the proposed project could conflict with air quality attainment or maintenance planning efforts. This impact would be considered **potentially significant**.

Mitigation Measure: Implement Mitigation Measures AQ-1 and AQ-2 (refer to Impact AQ-B).

Significance after Mitigation: With implementation of Mitigation Measures AQ-1 and AQ-2 this impact would be considered less than significant.

Impact AQ-B. Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?

Short-term Construction Emissions

Short-term increases in emissions would occur during the construction process. Construction-generated emissions are of temporary duration, lasting only as long as construction activities occur, but have the potential to represent a significant air quality impact. The construction of the proposed project would result in the temporary generation of emissions associated with site grading and excavation, paving, motor vehicle exhaust associated with construction equipment and worker trips, as well as the movement of construction equipment on unpaved surfaces. Short-term construction emissions would result in increased emissions of ozone-precursor pollutants (i.e., ROG and NO_x) and emissions of PM. Emissions of ozone-precursors would result from the operation of on-road and off-road motorized vehicles and equipment. Emissions of airborne PM are largely dependent on the amount of ground disturbance associated with site preparation activities and can result in increased concentrations of PM that can adversely affect nearby sensitive land uses.

Estimated construction-generated annual emissions associated with the proposed 141-lot single-family residential development are summarized in Table 4. As noted in Table 4, construction of the proposed 141-lot single-family residential development would generate maximum uncontrolled annual emissions of approximately 1.9 tons/year of ROG, 4.3 tons/year of NO_x, 3.2 tons/year of CO, 0.7 tons/year of PM₁₀, and 0.4 tons/year of PM_{2.5}. Emissions of SO₂ would be negligible (e.g., less than 0.1 tons/year). Estimated construction-generated emissions for the proposed 141-lot single-family residential development would not exceed the SJVAPCD's significance thresholds of 10 tons/year of ROG, 10 tons/year of NO_x, or 15 tons/year PM₁₀.

Table 4
Annual Construction Emissions
141-Lot Single-Family Residential

Construction Phase	Emissions (TPY) ¹					
	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Site Preparation	0.0	0.5	0.2	0.0	0.2	0.1
Grading	0.1	1.2	0.8	0.0	0.3	0.1
Building Construction-2019	0.3	2.2	1.9	0.0	0.2	0.2
Building Construction-2020	0.3	2.8	2.4	0.0	0.2	0.2
Building Construction-2021	0.0	0.4	0.4	0.0	0.0	0.0
Paving	0.0	0.3	0.3	0.0	0.0	0.0
Architectural Coating	0.6	0.1	0.1	0.0	0.0	0.0
Maximum Annual Emissions:	1.9	4.3	3.2	0.0	0.7	0.4
Annual Significance Thresholds:	10	10	None	None	15	15
Exceeds Thresholds/Significant Impact?:	No	No	No	No	No	No
<p>1. Based on CalEEMod computer modeling. Totals may not sum due to rounding. Does not include emission control measures.</p> <p>2. Maximum annual emissions assumes building construction, architectural coating application, and paving could potentially occur simultaneously.</p> <p>Refer to Appendix A for modeling results and assumptions.</p>						

Proposed Future 64-Unit Multi-Family Residential and Commercial Land Uses

Construction-generated emissions associated with the future development of the proposed 64-unit multi-family residential development and commercial land uses are summarized in Table 5. Assuming the construction of the proposed 64-unit multi-family residential development and commercial land uses were to occur simultaneously, construction of the proposed future land uses would generate maximum uncontrolled annual emissions of approximately 1.4 tons/year of ROG, 5.1 tons/year of NO_x, 4.8 tons/year of CO, 0.6 tons/year of PM₁₀, and 0.3 tons/year of PM_{2.5}. Emissions of SO₂ would be negligible (e.g., less than 0.1 tons/year). Estimated emissions associated with construction of the proposed future 64-unit multi-family residential development and commercial land uses would not exceed the SJVAPCD's significance thresholds of 10 tons/year of ROG, 10 tons/year of NO_x, or 15 tons/year of PM₁₀/PM_{2.5}.

Table 5
Annual Construction Emissions
Future 64-Unit Multi-Family Residential & Commercial

Construction Phase	Emissions (TPY) ¹					
	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Site Preparation	0.0	0.2	0.1	0.0	0.1	0.1
Grading	0.0	0.2	0.1	0.0	0.1	0.0
Building Construction	0.5	4.4	4.1	0.0	0.4	0.2
Paving	0.0	0.2	0.2	0.0	0.0	0.0
Architectural Coating	0.9	0.2	0.3	0.0	0.0	0.0
Maximum Annual Emissions:	1.4	5.1	4.8	0.0	0.6	0.3
Significance Thresholds:	10	10	None	None	15	15
Exceeds Thresholds/Significant Impact?:	No	No	No	No	No	No
¹ Based on CalEEMod computer modeling. Totals may not sum due to rounding. Does not include emission control measures. ² Maximum annual emissions assumes construction of multi-family and commercial uses could potentially occur simultaneously within a one-year period. Refer to Appendix A for modeling results and assumptions.						

Daily Construction Emissions

Proposed 141-Lot Single-Family Residential Development

Estimated daily on-site construction emissions associated with the proposed 141-lot single-family residential development are summarized in Table 6. As noted in Table 6, construction of the proposed 141-lot single-family residential development would generate maximum uncontrolled on-site emissions of approximately 6.9 lbs/day of ROG, 54.5 lbs/day of NO_x, 33.4 lbs/day of CO, 0.1 lbs/day of SO_x, 20.5 lbs/day of PM₁₀, and 12.1 lbs/day of PM_{2.5}. Daily on-site construction emissions would not exceed the SJVAPCD's recommended localized ambient air quality significance thresholds of 100 lbs/day for each of the criteria air pollutants evaluated.

Proposed Future 64-Unit Multi-Family Residential and Commercial Land Uses

Estimated daily on-site construction-generated emissions associated with the future development of the proposed 64-unit multi-family residential development and commercial land uses are summarized in Table 7. As noted in Table 7 and assuming that future development of the proposed multi-family and commercial uses were to occur simultaneously, uncontrolled on-site emissions would total approximately 9.8 lbs/day of ROG, 49.5 lbs/day of NO_x, 48.8 lbs/day of CO, 0.1 lbs/day of SO_x, 8.1 lbs/day of PM₁₀, and 4.7 lbs/day of PM_{2.5}. Daily on-site construction emissions associated with the development of the future 64-unit multi-family residential development and commercial land uses would not exceed the SJVAPCD's recommended localized ambient air quality significance thresholds of 100 lbs/day for each of the criteria air pollutants evaluated.

Table 6
Daily On-Site Construction Emissions
141-Lot Single-Family Residential

Construction Phase	Emissions (lbs/day) ¹					
	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Site Preparation	4.3	45.6	22.1	0.0	20.5	12.1
Grading	4.7	54.5	33.4	0.1	11.1	5.8
Building Construction – Year 2019	2.3	20.6	16.9	0.0	1.3	1.2
Building Construction – Year 2020	2.2	19.3	17.0	0.0	1.1	1.1
Building Construction – Year 2021	2.0	18.2	17.3	0.0	1.0	0.9
Paving	1.7	15.4	14.9	0.0	0.6	0.6
Architectural Coating	2.8	15.4	14.9	0.0	0.6	0.6
Maximum Daily Onsite Emissions:	6.9	54.5	33.4	0.1	20.5	12.1
Significance Thresholds:	100	100	100	100	100	100
Exceeds Thresholds/Significant Impact?:	No	No	No	No	No	No
<p>1. Based on CalEEMod computer modeling. Totals may not sum due to rounding. Does not include emission control measures, including dust control per Regulation VIII.</p> <p>2. Average daily onsite emissions are based on total onsite emissions divided by the total number of construction days.</p> <p>3. Maximum daily onsite emissions assumes building construction, paving, and architectural coating application could potentially occur simultaneously.</p> <p>Refer to Appendix A for modeling results and assumptions.</p>						

Table 7
Daily On-Site Construction Emissions
Future 64-Unit Multi-Family Residential & Commercial

Construction Phase	Emissions (lbs/day) ¹					
	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Site Preparation	1.56	16.2	8.5	0.0	8.1	4.7
Grading	0.7	7.7	4.9	0.0	2.4	1.4
Building Construction	4.3	39.8	37.9	0.1	2.2	2.1
Paving	1.1	8.7	9.8	0.0	0.5	0.4
Architectural Coating	4.4	1.0	1.1	0.0	0.1	0.1
Maximum Daily Onsite Emissions:	9.8	49.5	48.8	0.1	8.1	4.7
Significance Thresholds:	100	100	100	100	100	100
Exceeds Thresholds/Significant Impact?:	No	No	No	No	No	No
<p>1. Based on CalEEMod computer modeling. Totals may not sum due to rounding. Does not include emission control measures, including dust control per Regulation VIII.</p> <p>2. Average daily onsite emissions assumes development of future 64-unit MFR and commercial uses could occur simultaneously over a one-year period. Average daily onsite emissions are based on total onsite emissions divided by the total number of construction days. Construction days are based on default construction schedules contained in the model.</p> <p>3. Maximum daily onsite emissions assumes building construction, paving, and architectural coating application could potentially occur simultaneously.</p> <p>Refer to Appendix A for modeling results and assumptions.</p>						

Short-term Construction Impact Summary

Short-term construction of the proposed project would not result in a significant impact to regional or local air quality conditions. Furthermore, it is important to note that the proposed project would be required to comply with SJVAPCD Regulation VIII (Fugitive PM₁₀ Prohibitions) and SJVAPCD Rule 9510 (Indirect Source Review). Mandatory compliance with SJVAPCD Regulation VIII and Rule 9510 would further reduce emissions of NO_x and PM₁₀ from the project site. With compliance with SJVAPCD Regulation VIII and Rule 9510, emissions of NO_x would be reduced by approximately 20 percent, emissions of exhaust PM₁₀ would be reduced by approximately 45 percent, and emissions of fugitive PM would be reduced by approximately 50 percent, or more. Given that project-generated emissions would not exceed applicable SJVAPCD significance thresholds, this impact would be considered **less than significant**.

Long-term Operational Emissions

Estimated annual and daily operational emissions associated with the proposed 141-lot single-family residential development, as well as, future development of the proposed project, including the proposed future 64-unit multi-family residential development and commercial land uses, are discussed in greater detail, as follows:

Proposed 141-Lot Single-Family Residential Development

Estimated annual operational emissions associated with the near-term development of the proposed 141-lot single-family residential development are summarized in Table 8. As depicted, the proposed project would result in operational emissions of approximately 2.7 tons/year of ROG, 2.0 tons/year of NO_x, 14.8 tons/year of CO, 2.9 tons/year of PM₁₀, and 1.8 tons/year of PM_{2.5} during the initial year of operation. Emissions of SO_x would be negligible (e.g., less than 0.1 tons/year). Operational emissions would be projected to decline in future years, with improvements in vehicle emissions standards. Operational emissions associated with the proposed 141-lot single-family residential development would not exceed SJVAPCD's mass-emissions significance thresholds.

Table 8
Long-term Operational Emissions (Unmitigated)
141-Lot Single-Family Residential

Season	Emissions (tons/year) ¹					
	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Area Source	2.2	0.2	9.6	0.0	1.4	1.4
Energy Use	0.0	0.1	0.1	0.0	0.0	0.0
Mobile Source ²	0.5	1.7	5.2	0.0	1.5	0.4
Total:	2.7	2.0	14.8	0.0	2.9	1.8
Significance Thresholds (tons):	10	10	None	None	15	None
Exceeds Thresholds/Significant Impact?:	No	No	--	--	No	--
Average Daily Onsite Emissions (lbs) ³ :	12.1	1.1	52.3	0.2	7.6	7.6
Significance Thresholds (lbs):	100	100	100	100	100	100
Exceeds Thresholds/Significant Impact?:	No	No	No	No	No	No
¹ Emissions were calculated using the CalEEMod computer program. Based on year 2021 operational conditions. ² Based on SJVAPCD-recommended fleet distribution for residential land uses. ³ Based on calculated annual operational emissions from area sources and an average of 365 days annually. Totals may not sum due to rounding. Refer to Appendix A for modeling assumptions and results.						

Estimated average-daily on-site operational emissions are also summarized in Table 8. As depicted, the proposed 141-lot single-family residential development would result in operational emissions of approximately 12.1 lbs/day of ROG, 1.1 lbs/day of NO_x, 52.3 lbs/day of CO, 0.2 lbs/day of SO_x, 7.6 lbs/day of PM₁₀, and 7.6 lbs/day of PM_{2.5}. Average-daily onsite emissions would not exceed the SJVAPCD's recommended significance thresholds of 100 lbs/day for each of the criteria air pollutants evaluated.

Proposed Project Buildout

Estimated annual operational emissions associated with the future buildout of the proposed project are summarized in Table 9. As depicted, buildout of the proposed project would result in operational emissions of approximately 4.6 tons/year of ROG, 17.8 tons/year of NO_x, 25.7 tons/year of CO, 0.1 tons/year of SO_x, 5.2 tons/year of PM₁₀, and 2.5 tons/year of PM_{2.5} during the initial year of operation. Emissions of SO_x would be negligible (e.g., less than 0.1 tons/year). Operational emissions would be projected to decline in future years, with improvements in vehicle emissions standards. However, operational emissions of NO_x associated with the future buildout of the proposed project would still be expected to exceed SJVAPCD's mass-emissions significance threshold of 10 tons/year.

Table 9
Long-term Operational Emissions (Unmitigated)
Project Buildout

Season	Emissions (tons/year) ¹					
	ROG	NO _x	CO	SO ₂	PM ₁₀	PM _{2.5}
Area Source	2.8	0.2	10.6	0.0	1.5	1.5
Energy Use	0.0	0.2	0.1	0.0	0.0	0.0
Mobile Source ²	1.9	17.3	15.0	0.1	3.7	1.0
Total:	4.6	17.8	25.7	0.1	5.2	2.5
Significance Thresholds (tons):	10	10	None	None	15	None
Exceeds Thresholds/Significant Impact?:	No	Yes	--	--	No	--
Average Daily Onsite Emissions (lbs) ³ :	15.1	1.3	58.2	0.2	8.2	8.2
Significance Thresholds (lbs):	100	100	100	100	100	100
Exceeds Thresholds/Significant Impact?:	No	No	No	No	No	No
¹ Emissions were calculated using the CalEEMod computer program. Includes 141-lot SFR, 64-Unit MFR, and commercial uses. To be conservative, buildout is based on year 2022 operational conditions. ² Based on SJVAPCD-recommended fleet distribution for residential land uses. Commercial uses based on model defaults. ³ Based on calculated annual operational emissions from area sources and an average of 365 days annually. Totals may not sum due to rounding. Refer to Appendix A for modeling assumptions and results.						

Estimated average-daily on-site operational emissions are also summarized in Table 9. As depicted, future buildout of the proposed project would result in operational emissions of approximately 15.1 lbs/day of ROG, 1.3 lbs/day of NO_x, 58.2 lbs/day of CO, 0.2 lbs/day of SO_x, 8.2 lbs/day of PM₁₀, and 8.2 lbs/day of PM_{2.5}. Average-daily onsite emissions would not exceed the SJVAPCD's recommended significance thresholds of 100 lbs/day for each of the criteria air pollutants evaluated.

Long-term Operational Impact Summary

Estimated annual operational emissions associated with the near-term development of the proposed 141-lot single-family residential development would not exceed SJVAPCD's significance thresholds. However, operational emissions of NO_x associated with the future buildout of the proposed project would exceed SJVAPCD's significance threshold of 10 tons/year. This impact is considered **potentially significant**.

Mitigation Measures

Mitigation Measure AQ-1. Comply with SJVAPCD's Indirect Source Review Rule (Rule 9510). Operation of the proposed project shall comply with SJVAPCD's ISR rule (Rule 9510). Prior to final discretionary project approval of the project, the Project applicant shall submit an Air Impact Assessment (AIA) application to the SJVAPCD. The AIA shall be submitted to and approved by the SJVAPCD prior to issuance of construction/grading permits by the City of Kerman. The AIA shall include: an estimate of operational emissions prior to the implementation of mitigation measures; a list of the mitigation measures to be applied to the project; an estimate of emissions for each applicable pollutant for the project and each phase thereof, following the implementation of mitigation; and a calculation of the applicable off-site fee, if required by Rule 9510. Measures that may be implemented to reduce operational emissions may include, but are not limited to, the following:

- a. The installation of wood-burning hearth devices shall be prohibited.
- b. Provide bus turnouts and transit improvements (e.g., transit shelters, benches, route signs, street lighting) where requested by the local and/or regional transit agency (e.g., Fresno County Rural Transit Agency).
- c. For single-family residential uses, offer buyers optional packages that incorporate photovoltaic solar systems.
- d. Install water-efficient appliances, toilets, faucets, and shower heads, where applicable.
- g. Utilize green building materials (materials which are resource efficient, recycled, and sustainable) available locally if possible.
- h. Provide shade tree planting in parking lots to reduce evaporative emissions from parked vehicles. Design should provide 50% tree coverage within 10 years of construction using low ROG emitting, low maintenance native drought-resistant trees.
- i. Plant drought tolerant native shade trees along southern exposures of buildings to reduce energy used to cool buildings in summer.
- j. For single-family residential project components, incorporate outdoor electrical outlets to encourage the use of electric landscape maintenance equipment.
- k. Install high-efficiency heating and cooling systems.
- l. Utilize high-efficiency gas or solar water heaters.
- m. Utilize built-in energy-efficient appliances (i.e., Energy Star rated).
- n. Utilize double- or triple-paned windows.
- o. Utilize low energy street lights (i.e., sodium, light-emitting diode [LED]).
- p. Utilize energy-efficient interior lighting.
- q. Install low water consumption landscape. Use native plants that do not require watering after they are well established or minimal watering during the summer months and are low ROG emitting.
- r. For the non-residential project component, provide a minimum of one designated parking space for alternatively fueled vehicles.
- s. Use low-VOC content paints during construction and long-term facility maintenance. To the extent possible construction materials that are prefinished or that do not require the application of architectural coatings should be used.
- t. Provide a bicycle and pedestrian access network that internally links all uses and connects all existing or planned external streets and bicycle and pedestrian facilities contiguous with the project site.
- u. Provide on-site bicycle parking beyond those required by California Green Building Standards Code and related facilities to support long-term use (lockers, or a locked room with standard racks and access limited to bicyclists only).
- v. Implement traffic calming improvements as appropriate (e.g., marked crosswalks, count-down signal timers, curb extensions, speed tables, raised crosswalks, median islands, mini-circles, tight corner radii, etc.)

Mitigation Measure AQ-2: Implement a Voluntary Emissions Reduction Agreement (VERA) with the SJVAPCD to Reduce Operational Emissions of NO_x. If deemed necessary, depending on the emissions reductions achieved via compliance with Rule 9510 (refer to Mitigation Measure AQ-1) a VERA shall be entered into with the SJVAPCD to reduce operational emissions of NO_x to less than 10 tons/year. Emission reductions may be achieved by use of newer, low-emission equipment, implementation of on-site or off-site mitigation, and/or the funding of off-site mitigation, through participation in the SJVAPCD's off-site mitigation program. The VERA shall be reviewed and approved by the SJVAPCD prior to issuance of construction/grading permits by the City of Kerman. The project proponent/owner shall submit to the City of Kerman Planning Department documentation confirming compliance with the VERA, prior to issuance of final discretionary approval (e.g., approval of the grading permit). Development and implementation of the VERA shall be fully funded by the project proponent/owner. With approval by SJVAPCD, the VERA may also be used to demonstrate compliance with emission reductions required by SJVAPCD's ISR Rule (Rule 9510).

Level of Significance after Mitigation

Mitigation Measure AQ-1 would require compliance with SJVAPCD Rule 9510 (Indirect Source Review). With implementation of Mitigation Measure AQ-2, a VERA would also be required to reduce operational emissions of NO_x to below the SJVAPCD's significance threshold of 10 tons/year. With mitigation, this impact would be considered less than significant.

Impact AQ-C. *Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions that exceed quantitative thresholds for ozone precursors)?*

The SJVAB is currently designated non-attainment for the state and federal ozone and PM_{2.5} ambient air quality standards and the state PM₁₀ standard. As discussed in *Impact AQ-B*, short-term construction-generated emissions of ozone-precursor pollutants (e.g., ROG and NO_x) and PM would not exceed SJVAPCD's significance thresholds. However, operational emissions of NO_x associated with the future buildout of the proposed project would exceed SJVAPCD's significance threshold of 10 tons/year. This impact is considered ***potentially significant***.

Mitigation Measure: Implement Mitigation Measures AQ-1 and AQ-2 (refer to Impact AQ-B).

Significance after Mitigation: With implementation of Mitigation Measures AQ-1 and AQ-2 this impact would be considered less than significant.

Impact AQ-D. *Would the project expose sensitive receptors to substantial pollutant concentrations?*

Sensitive land uses located in the vicinity of the proposed project site consist predominantly of residential land uses. The nearest residential land uses are generally located west of the project site, across Locan Avenue. Long-term operational and short-term construction activities and emission sources that could adversely impact these nearest sensitive receptors are discussed below:

Long-term Operation

Localized Mobile-Source CO Emissions

Carbon monoxide is the primary criteria air pollutant of local concern associated with the proposed project. Under specific meteorological and operational conditions, such as near areas of heavily congested vehicle traffic, CO concentrations may reach unhealthy levels. If inhaled, CO can be adsorbed easily by the blood stream and can inhibit oxygen delivery to the body, which can cause significant health

effects ranging from slight headaches to death. The most serious effects are felt by individuals susceptible to oxygen deficiencies, including people with anemia and those suffering from chronic lung or heart disease.

Mobile-source emissions of CO are a direct function of traffic volume, speed, and delay. Transport of CO is extremely limited because it disperses rapidly with distance from the source under normal meteorological conditions. For this reason, modeling of mobile-source CO concentrations is typically recommended for sensitive land uses located near signalized roadway intersections that are projected to operate at unacceptable levels of service (i.e., LOS E or F). Localized CO concentrations associated with the proposed project would be considered less-than-significant impact if: (1) traffic generated by the proposed project would not result in deterioration of a signalized intersection to a level of service (LOS) of E or F; or (2) the project would not contribute additional traffic to a signalized intersection that already operates at LOS of E or F.

Under existing-plus-project and future cumulative-plus-project conditions, the intersections of Siskiyou Avenue/Whitesbridge Avenue and Del Norte Avenue/Whitesbridge Avenue are projected to operate at unacceptable LOS during peak traffic hours. With implementation of the proposed traffic improvements, signalized intersections are projected to operate at LOS C, or better, for existing-plus-project, near-term, and future cumulative conditions (JBL 2018). In comparison to the CO screening criteria, implementation of the proposed project would not result in or contribute to unacceptable levels of service (i.e., LOS E, or worse) at nearby signalized intersections. As a result, the proposed project would not be anticipated to contribute substantially to localized CO concentrations that would exceed applicable standards. For this reason, this impact would be considered **less than significant**.

Toxic Air Contaminants

The proposed single-family and multi-family residential developments would not be anticipated to result in the long-term operation of any major onsite stationary sources of TACs. The specific future commercial uses to be developed are based on preliminary assumptions. However, stationary sources of emissions commonly associated with commercial land uses could include back-up power generators and gasoline storage and dispensing facilities. The installation and operation of such emission sources would be subject to review by the SJVAPCD and subject to SJVAPCD permitting requirements to ensure that proposed emission sources would not pose a significant health risk to occupants of nearby land uses. For these reasons, long-term exposure to TACs would be considered **less than significant**.

Short-term Construction

Naturally Occurring Asbestos

Naturally-occurring asbestos, which was identified by ARB as a TAC in 1986, is located in many parts of California and is commonly associated with ultramafic rock. The project site is not located near any areas that are likely to contain ultramafic rock (DOC 2000). As a result, risk of exposure to asbestos during the construction process would be considered **less than significant**.

Diesel-Exhaust Emissions

Implementation of the proposed project would result in the generation of DPM emissions during construction associated with the use of off-road diesel equipment for site grading and excavation, paving and other construction activities. Health-related risks associated with diesel-exhaust emissions are primarily associated with long-term exposure and associated risk of contracting cancer. For residential land uses, the calculation of cancer risk associated with exposure to TACs are typically calculated based on a 25 to 30-year period of exposure. The use of diesel-powered construction equipment, however, would be temporary and episodic and would occur over a relatively large area. Assuming that construction activities involving the use of diesel-fueled equipment would occur over an approximate 12-30 month period, project-related construction activities would constitute less than ten percent of the typical exposure period. As a result, exposure to construction-generated DPM would not be anticipated to exceed applicable thresholds (i.e., incremental increase in cancer risk of 20 in one million). In addition, implementation of

Mitigation Measure AQ-3 would result in further reductions of onsite DPM emissions. For these reasons, this impact would be considered **less than significant**.

Localized PM Concentrations

Construction of the proposed project may result in the generation of fugitive dust. Fugitive dust emissions would be primarily associated with earth-moving, material handling and demolition activities, as well as, vehicle travel on unpaved and paved surfaces. Onsite off-road equipment and trucks would also result in short-term emissions of diesel-exhaust PM. Fugitive dust can also be generated during the clearing of vegetation, including the burning of vegetative material. Uncontrolled emissions of fugitive dust may contribute to increased occurrences of Valley Fever and may also result in increased nuisance impacts to nearby land uses and receptors. As a result, localized uncontrolled concentrations of construction-generated PM would be considered to have a **potentially-significant** impact.

Mitigation Measures

Mitigation Measure AQ-3: The following measures shall be implemented to reduce potential exposure of sensitive receptors to localized concentrations of PM emissions at nearby land uses during project construction:

- a. On-road diesel vehicles shall comply with Section 2485 of Title 13 of the California Code of Regulations. This regulation limits idling from diesel-fueled commercial motor vehicles with gross vehicular weight ratings of more than 10,000 pounds and licensed for operation on highways. It applies to California and non-California based vehicles. In general, the regulation specifies that drivers of said vehicles:
 - 1) Shall not idle the vehicle's primary diesel engine for greater than 5 minutes at any location, except as noted in Subsection (d) of the regulation; and,
 - 2) Shall not operate a diesel-fueled auxiliary power system to power a heater, air conditioner, or any ancillary equipment on that vehicle during sleeping or resting in a sleeper berth for greater than 5.0 minutes at any location when within 1,000 feet of a restricted area, except as noted in Subsection (d) of the regulation.
- b. Off-road diesel equipment shall comply with the 5 minute idling restriction identified in Section 2449(d)(2) of the California Air Resources Board's In-Use off-Road Diesel regulation. The specific requirements and exceptions in the regulations can be reviewed at the following web sites: www.arb.ca.gov/msprog/truck-idling/2485.pdf and www.arb.ca.gov/regact/2007/ordiesl07/frool.pdf.
- c. Signs shall be posted at the project site construction entrance to remind drivers and operators of the state's 5 minute idling limit.
- d. To the extent available, replace fossil-fueled equipment with alternatively-fueled (e.g., natural gas) or electrically-driven equivalents.
- e. Construction truck trips shall be scheduled, to the extent feasible, to occur during non-peak hours.
- f. The burning of vegetative material shall be prohibited.
- g. The proposed project shall prepare a Dust Control Plan (DCP) in accordance with SJVAPCD Regulation VIII for the control of fugitive dust emissions. Regulation VIII can be obtained on the SJVAPCD's website at website URL: <https://www.valleyair.org/rules/1ruleslist.htm>. At a minimum, the following measures shall be incorporated as part of the DCP:
 - 1) All disturbed areas, including storage piles, which are not being actively utilized for construction purposes, shall be effectively stabilized of dust emissions using water, chemical stabilizer/suppressant, covered with a tarp or other suitable cover or vegetative ground cover.
 - 2) All on-site unpaved roads and off-site unpaved access roads shall be effectively stabilized of dust emissions using water or chemical stabilizer/suppressant.

- 3) All land clearing, grubbing, scraping, excavation, land leveling, grading, cut & fill, and demolition activities shall be effectively controlled of fugitive dust emissions utilizing application of water or by presoaking.
- 4) With the demolition of buildings up to six stories in height, all exterior surfaces of the building shall be wetted during demolition.
- 5) When materials are transported off-site, all material shall be covered, or effectively wetted to limit visible dust emissions, and at least six inches of freeboard space from the top of the container shall be maintained.
- 6) All operations shall limit or expeditiously remove the accumulation of mud or dirt from adjacent public streets at the end of each workday. (The use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions.) (Use of blower devices is expressly forbidden.)
- 7) Following the addition of materials to, or the removal of materials from, the surface of outdoor storage piles, said piles shall be effectively stabilized of fugitive dust emissions utilizing sufficient water or chemical stabilizer/suppressant.
- 8) On-road vehicle speeds on unpaved surfaces of the project site shall be limited to 15 mph.
- 9) Sandbags or other erosion control measures shall be installed sufficient to prevent silt runoff to public roadways from sites with a slope greater than one percent.
- 10) Excavation and grading activities shall be suspended when winds exceed 20 mph (Regardless of wind speed, an owner/operator must comply with Regulation VIII's 20 percent opacity limitation).

Level of Significance after Mitigation

Mitigation Measure AQ-3 would help to ensure project compliance with Regulation VIII. Additional measures have also been incorporated to further reduce localized emissions of PM. With implementation of Mitigation Measure AQ-3, this impact would be considered less than significant.

Impact AQ-E. Would the project create objectionable odors affecting a substantial number of people?

The occurrence and severity of odor impacts depends on numerous factors, including: the nature, frequency, and intensity of the source; wind speed and direction; and the sensitivity of the receptors. While offensive odors rarely cause any physical harm, they still can be very unpleasant, leading to considerable distress among the public and often generating citizen complaints to local governments and regulatory agencies.

No major sources of odors have been identified in the project area. However, construction of the proposed project would involve the use of a variety of gasoline or diesel-powered equipment that would emit exhaust fumes. Exhaust fumes, particularly diesel-exhaust, may be considered objectionable by some people. In addition, pavement coatings and architectural coatings used during project construction would also emit temporary odors. However, construction-generated emissions would occur intermittently throughout the workday and would dissipate rapidly within increasing distance from the source. As a result, short-term construction activities would not expose a substantial number of people to frequent odorous emissions. This impact would be considered ***less than significant***.

GREENHOUSE GASES AND CLIMATE CHANGE

EXISTING SETTING

To fully understand global climate change, it is important to recognize the naturally occurring “greenhouse effect” and to define the greenhouse gases (GHGs) that contribute to this phenomenon. Various gases in the earth’s atmosphere, classified as atmospheric GHGs, play a critical role in determining the earth’s surface temperature. Solar radiation enters the earth’s atmosphere from space and a portion of the radiation is absorbed by the earth’s surface. The earth emits this radiation back toward space, but the properties of the radiation change from high-frequency solar radiation to lower-frequency infrared radiation. Greenhouse gases, which are transparent to solar radiation, are effective in absorbing infrared radiation. As a result, this radiation that otherwise would have escaped back into space is now retained, resulting in a warming of the atmosphere. This phenomenon is known as the greenhouse effect. Among the prominent GHGs contributing to the greenhouse effect are carbon dioxide, methane, nitrous oxide, hydrofluorocarbons, perfluorocarbons, and sulfur hexafluoride. Primary GHGs attributed to global climate change, are discussed, as follows:

- **Carbon Dioxide.** Carbon dioxide (CO₂) is a colorless, odorless gas. CO₂ is emitted in a number of ways, both naturally and through human activities. The largest source of CO₂ emissions globally is the combustion of fossil fuels such as coal, oil, and gas in power plants, automobiles, industrial facilities, and other sources. A number of specialized industrial production processes and product uses such as mineral production, metal production, and the use of petroleum-based products can also lead to CO₂ emissions. The atmospheric lifetime of CO₂ is variable because it is so readily exchanged in the atmosphere (U.S. EPA 2018).
- **Methane.** Methane (CH₄) is a colorless, odorless gas that is not flammable under most circumstances. CH₄ is the major component of natural gas, about 87 percent by volume. It is also formed and released to the atmosphere by biological processes occurring in anaerobic environments. Methane is emitted from a variety of both human-related and natural sources. Human-related sources include fossil fuel production, animal husbandry (enteric fermentation in livestock and manure management), rice cultivation, biomass burning, and waste management. These activities release significant quantities of methane to the atmosphere. Natural sources of methane include wetlands, gas hydrates, permafrost, termites, oceans, freshwater bodies, non-wetland soils, and other sources such as wildfires. Methane’s atmospheric lifetime is about 12 years (U.S. EPA 2018).
- **Nitrous Oxide.** Nitrous oxide (N₂O) is a clear, colorless gas with a slightly sweet odor. N₂O is produced by both natural and human-related sources. Primary human-related sources of N₂O are agricultural soil management, animal manure management, sewage treatment, mobile and stationary combustion of fossil fuels, acid production, and nitric acid production. N₂O is also produced naturally from a wide variety of biological sources in soil and water, particularly microbial action in wet tropical forests. The atmospheric lifetime of N₂O is approximately 114 years (U.S. EPA 2018).
- **Hydrofluorocarbons.** Hydrofluorocarbons (HFCs) are man-made chemicals, many of which have been developed as alternatives to ozone-depleting substances for industrial, commercial, and consumer products. The only significant emissions of HFCs before 1990 were of the chemical HFC-23, which is generated as a byproduct of the production of HCFC-22 (or Freon 22, used in air conditioning applications). The atmospheric lifetime for HFCs varies from just over a year for HFC-152a to 270 years for HFC-23. Most of the commercially used HFCs have atmospheric lifetimes of less than 15 years (e.g., HFC-134a, which is used in automobile air conditioning and refrigeration, has an atmospheric life of 14 years) (U.S. EPA 2018).
- **Perfluorocarbons.** Perfluorocarbons (PFCs) are colorless, highly dense, chemically inert, and nontoxic. There are seven PFC gases: perfluoromethane (CF₄), perfluoroethane (C₂F₆), perfluoropropane (C₃F₈), perfluorobutane (C₄F₁₀), perfluorocyclobutane (C₄F₈), perfluoropentane (C₅F₁₂), and perfluorohexane (C₆F₁₄). Natural geological emissions have been responsible for the PFCs that have accumulated in the atmosphere in the past; however, the largest current source is aluminum

production, which releases CF₄ and C₂F₆ as byproducts. The estimated atmospheric lifetimes for PFCs ranges from 2,600 to 50,000 years (U.S. EPA 2018).

- **Nitrogen Trifluoride.** Nitrogen trifluoride (NF₃) is an inorganic, colorless, odorless, toxic, nonflammable gas used as an etchant in microelectronics. Nitrogen trifluoride is predominantly employed in the cleaning of the plasma-enhanced chemical vapor deposition chambers in the production of liquid crystal displays and silicon-based thin film solar cells. It has a global warming potential of 16,100 carbon dioxide equivalents (CO₂e). While NF₃ may have a lower global warming potential than other chemical etchants, it is still a potent GHG. In 2009, NF₃ was listed by California as a high global warming potential GHG to be listed and regulated under Assembly Bill (AB) 32 (Section 38505 Health and Safety Code).
- **Sulfur Hexafluoride.** Sulfur hexafluoride (SF₆) is an inorganic compound that is colorless, odorless, nontoxic, and generally nonflammable. SF₆ is primarily used as an electrical insulator in high voltage equipment. The electric power industry uses roughly 80 percent of all SF₆ produced worldwide. Leaks of SF₆ occur from aging equipment and during equipment maintenance and servicing. SF₆ has an atmospheric life of 3,200 years (U.S. EPA 2018).
- **Black Carbon.** Black carbon is the strongest light-absorbing component of particulate matter (PM) emitted from burning fuels such as coal, diesel, and biomass. Black carbon contributes to climate change both directly by absorbing sunlight and indirectly by depositing on snow and by interacting with clouds and affecting cloud formation. Black carbon is considered a short-lived species, which can vary spatially and, consequently, it is very difficult to quantify associated global-warming potentials. The main sources of black carbon in California are wildfires, off-road vehicles (locomotives, marine vessels, tractors, excavators, dozers, etc.), on-road vehicles (cars, trucks, and buses), fireplaces, agricultural waste burning, and prescribed burning (planned burns of forest or wildlands) (CCAC 2018, U.S. EPA 2018).

Each GHG differs in its ability to absorb heat in the atmosphere based on the lifetime, or persistence, of the gas molecule in the atmosphere. Often, estimates of GHG emissions are presented in CO₂e, which weight each gas by its global warming potential (GWP). Expressing GHG emissions in CO₂e takes the contribution of all GHG emissions to the greenhouse effect and converts them to a single unit equivalent to the effect that would occur if only CO₂ were being emitted. Table 10 provides a summary of the GWP for GHG emissions of typical concern with regard to community development projects, based on a 100-year time horizon. As indicated, Methane traps over 25 times more heat per molecule than CO₂, and N₂O absorbs roughly 298 times more heat per molecule than CO₂. Additional GHG with high GWP include Nitrogen trifluoride, Sulfur hexafluoride, Perfluorocarbons, and black carbon.

Table 10
Global Warming Potential for Greenhouse Gases

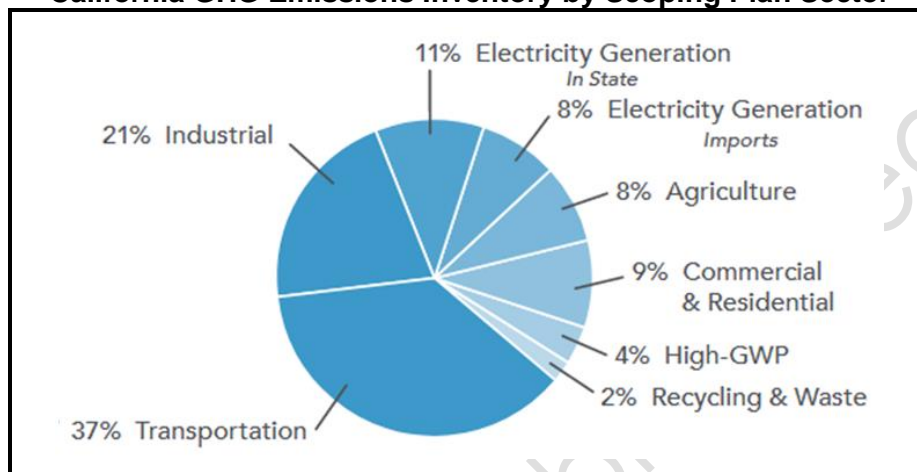
Greenhouse Gas	Global Warming Potential (100-year)
Carbon Dioxide (CO ₂)	1
Methane (CH ₄)	25
Nitrous Dioxide (N ₂ O)	298
*Based on IPCC GWP values for 100-year time horizon Source: IPCC 2007	

SOURCES OF GHG EMISSIONS

On a global scale, GHG emissions are predominantly associated with activities related to energy production; changes in land use, such as deforestation and land clearing; industrial sources; agricultural activities; transportation; waste and wastewater generation; and commercial and residential land uses. World-wide, energy production including the burning of coal, natural gas, and oil for electricity and heat is the largest single source of global GHG emissions (U.S. EPA 2018b).

In 2015, GHG emissions within California totaled 440.4 million metric tons (MMT) of CO₂e. GHG emissions, by sector, are summarized in Figure 2. Within California, the transportation sector is the largest contributor, accounting for approximately 37 percent of the total state-wide GHG emissions. Emissions associated with industrial uses are the second largest contributor, totaling roughly 21 percent. Electricity generation totaled roughly 19 percent (ARB 2018c).

Figure 2
California GHG Emissions Inventory by Scoping Plan Sector



Source: ARB 2017

Short-Lived Climate Pollutants

Short-lived climate pollutants (SLCPs), such as black carbon, fluorinated gases, and methane also have a dramatic effect on climate change. Though short lived, these pollutants create a warming influence on the climate that is many times more potent than that of carbon dioxide.

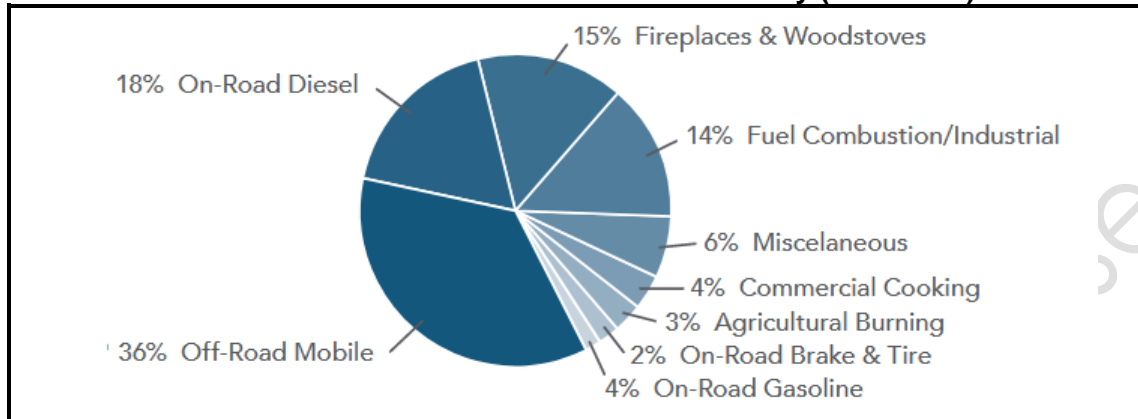
As part of the ARB's efforts to address SLCPs, the ARB has developed a statewide emission inventory for black carbon. The black carbon inventory will help support implementation of the SLCP Strategy, but it is not part of the State's GHG Inventory that tracks progress towards the State's climate targets. The most recent inventory for year 2013 conditions is depicted in Figure 3. As depicted, off-road mobile sources account for a majority of black carbon emissions totaling roughly 36 percent of the inventory. Other major anthropogenic sources of black carbon include on-road transportation, residential wood burning, fuel combustion, and industrial processes (ARB 2017).

EFFECTS OF GLOBAL CLIMATE CHANGE

There are uncertainties as to exactly what the climate changes will be in various local areas of the earth. There are also uncertainties associated with the magnitude and timing of other consequences of a warmer planet: sea level rise, spread of certain diseases out of their usual geographic range, the effect on agricultural production, water supply, sustainability of ecosystems, increased strength and frequency of storms, extreme heat events, increased air pollution episodes, and the consequence of these effects on the economy.

Within California, climate changes would likely alter the ecological characteristics of many ecosystems throughout the state. Such alterations would likely include increases in surface temperatures and changes in the form, timing, and intensity of precipitation. For instance, historical records are depicting an increasing trend toward earlier snowmelt in the Sierra Nevada. This snow pack is a principal supply of water for the state, providing roughly 50 percent of state's annual runoff. If this trend continues, some areas of the state may experience an increased danger of floods during the winter months and possible exhaustion of the

Figure 3
California Black Carbon Emissions Inventory (Year 2013)



Source: ARB 2017

snowpack during spring and summer months. An earlier snowmelt would also impact the State's energy resources. Currently, approximately 20 percent of California's electricity comes from hydropower. An early exhaustion of the Sierra snowpack, may force electricity producers to switch to more costly or non-renewable forms of electricity generation during spring and summer months. A changing climate may also impact agricultural crop yields, coastal structures, and biodiversity. As a result, resultant changes in climate will likely have detrimental effects on some of California's largest industries, including agriculture, wine, tourism, skiing, recreational and commercial fishing, and forestry (PCL 2018).

REGULATORY FRAMEWORK

FEDERAL

Executive Order 13514

Executive Order 13514 is focused on reducing GHGs internally in federal agency missions, programs, and operations. In addition, the executive order directs federal agencies to participate in the Interagency Climate Change Adaptation Task Force, which is engaged in developing a national strategy for adaptation to climate change.

On April 2, 2007, in *Massachusetts v. U.S. EPA*, 549 U.S. 497 (2007), the Supreme Court found that GHGs are air pollutants covered by the FCAA and that the U.S. EPA has the authority to regulate GHG. The Court held that the U.S. EPA Administrator must determine whether or not emissions of GHGs from new motor vehicles cause or contribute to air pollution which may reasonably be anticipated to endanger public health or welfare, or whether the science is too uncertain to make a reasoned decision.

On December 7, 2009, the U.S. EPA Administrator signed two distinct findings regarding GHGs under section 202(a) of the Clean Air Act:

- **Endangerment Finding:** The Administrator found that the current and projected concentrations of the six key well-mixed GHGs (CO₂, CH₄, N₂O, HFCs, PFCs, and SF₆) in the atmosphere threaten the public health and welfare of current and future generations.
- **Cause or Contribute Finding:** The Administrator found that the combined emissions of these well-mixed GHGs from new motor vehicles and new motor vehicle engines contribute to the GHG pollution which threatens public health and welfare.

Although these findings did not themselves impose any requirements on industry or other entities, this action was a prerequisite to finalizing the U.S. EPA's Proposed Greenhouse Gas Emission Standards for Light-Duty Vehicles, which was published on September 15, 2009. On May 7, 2010 the final Light-Duty Vehicle Greenhouse Gas Emissions Standards and Corporate Average Fuel Economy Standards was published in the Federal Register.

U.S. EPA and the National Highway Traffic Safety Administration (NHTSA) are taking coordinated steps to enable the production of a new generation of clean vehicles with reduced GHG emissions and improved fuel efficiency from on-road vehicles and engines. These next steps include developing the first-ever GHG regulations for heavy-duty engines and vehicles, as well as additional light-duty vehicle GHG regulations. These steps were outlined by President Obama in a Presidential Memorandum on May 21, 2010.

The final combined U.S. EPA and NHTSA standards that make up the first phase of this national program apply to passenger cars, light-duty trucks, and medium-duty passenger vehicles, covering model years 2012 through 2016. The standards require these vehicles to meet an estimated combined average emissions level of 250 grams of CO₂ per mile (the equivalent to 35.5 miles per gallon if the automobile industry were to meet this CO₂ level solely through fuel economy improvements). Together, these standards will cut GHG emissions by an estimated 960 MMT and 1.8 billion barrels of oil over the lifetime of the vehicles sold under the program (model years 2012-2016). On August 28, 2012, U.S. EPA and NHTSA issued their joint rule to extend this national program of coordinated GHG and fuel economy standards to model years 2017 through 2025 passenger vehicles.

STATE

Assembly Bill 1493

AB 1493 (Pavley) of 2002 (Health and Safety Code Sections 42823 and 43018.5) requires the ARB to develop and adopt the nation's first GHG emission standards for automobiles. These standards are also known as Pavley I. The California Legislature declared in AB 1493 that global warming is a matter of increasing concern for public health and the environment. It cites several risks that California faces from climate change, including a reduction in the state's water supply; an increase in air pollution caused by higher temperatures; harm to agriculture; an increase in wildfires; damage to the coastline; and economic losses caused by higher food, water, energy, and insurance prices. The bill also states that technological solutions to reduce GHG emissions would stimulate California's economy and provide jobs. In 2004, the State of California submitted a request for a waiver from federal clean air regulations, as the State is authorized to do under the FCAA, to allow the State to require reduced tailpipe emissions of CO₂. In late 2007, the U.S. EPA denied California's waiver request and declined to promulgate adequate federal regulations limiting GHG emissions. In early 2008, the State brought suit against the U.S. EPA related to this denial.

In January 2009, President Obama instructed the U.S. EPA to reconsider the Bush Administration's denial of California's and 13 other states' requests to implement global warming pollution standards for cars and trucks. In June 2009, the U.S. EPA granted California's waiver request, enabling the State to enforce its GHG emissions standards for new motor vehicles beginning with the current model year.

In 2009, President Obama announced a national policy aimed at both increasing fuel economy and reducing GHG pollution for all new cars and trucks sold in the US. The new standards would cover model years 2012 to 2016 and would raise passenger vehicle fuel economy to a fleet average of 35.5 miles per gallon by 2016. When the national program takes effect, California has committed to allowing automakers who show compliance with the national program to also be deemed in compliance with state requirements. California is committed to further strengthening these standards beginning in 2017 to obtain a 45 percent GHG reduction from the 2020 model year vehicles.

Executive Order No. S-3-05

Executive Order S-3-05 (State of California) proclaims that California is vulnerable to the impacts of climate change. It declares that increased temperatures could reduce the Sierra's snowpack, further exacerbate California's air quality problems, and potentially cause a rise in sea levels. To combat those concerns, the

Executive Order established total GHG emission targets. Specifically, emissions are to be reduced to the 2000 level by 2010, to the 1990 level by 2020, and to 80 percent below the 1990 level by 2050.

The Executive Order directed the secretary of the California Environmental Protection Agency (CalEPA) to coordinate a multi-agency effort to reduce GHG emissions to the target levels. The secretary will also submit biannual reports to the governor and state legislature describing (1) progress made toward reaching the emission targets, (2) impacts of global warming on California's resources, and (3) mitigation and adaptation plans to combat these impacts. To comply with the Executive Order, the secretary of CalEPA created a Climate Action Team made up of members from various state agencies and commissions. The Climate Action Team released its first report in March 2006 and continues to release periodic reports on progress. The report proposed to achieve the targets by building on voluntary actions of California businesses, local government and community actions, as well as through state incentive and regulatory programs.

Assembly Bill 32 - California Global Warming Solutions Act of 2006

AB 32 (Health and Safety Code Sections 38500, 38501, 28510, 38530, 38550, 38560, 38561–38565, 38570, 38571, 38574, 38580, 38590, 38592–38599) requires that statewide GHG emissions be reduced to 1990 levels by the year 2020. The gases that are regulated by AB 32 include CO₂, CH₄, N₂O, HFCs, PFCs, NF₃, and SF₆. The reduction to 1990 levels will be accomplished through an enforceable statewide cap on GHG emissions that will be phased in starting in 2012. To effectively implement the cap, AB 32 directs ARB to develop and implement regulations to reduce statewide GHG emissions from stationary sources. AB 32 specifies that regulations adopted in response to AB 1493 should be used to address GHG emissions from vehicles. However, AB 32 also includes language stating that if the AB 1493 regulations cannot be implemented, then ARB should develop new regulations to control vehicle GHG emissions under the authorization of AB 32.

AB 32 requires that ARB adopt a quantified cap on GHG emissions representing 1990 emissions levels and disclose how it arrives at the cap, institute a schedule to meet the emissions cap, and develop tracking, reporting, and enforcement mechanisms to ensure that the state achieves reductions in GHG emissions necessary to meet the cap. AB 32 also includes guidance to institute emissions reductions in an economically efficient manner and conditions to ensure that businesses and consumers are not unfairly affected by the reductions.

Climate Change Scoping Plan

In October 2008, ARB published its *Climate Change Proposed Scoping Plan*, which is the State's plan to achieve GHG reductions in California required by AB 32. This initial Scoping Plan contained the main strategies to be implemented in order to achieve the target emission levels identified in AB 32. The Scoping Plan included ARB-recommended GHG reductions for each emissions sector of the state's GHG inventory. The largest proposed GHG reduction recommendations were associated with improving emissions standards for light-duty vehicles, implementing the Low Carbon Fuel Standard program, implementation of energy efficiency measures in buildings and appliances, and the widespread development of combined heat and power systems, and developing a renewable portfolio standard for electricity production.

The Scoping Plan states that land use planning and urban growth decisions will play important roles in the state's GHG reductions because local governments have primary authority to plan, zone, approve, and permit how land is developed to accommodate population growth and the changing needs of their jurisdictions. ARB further acknowledges that decisions on how land is used will have large impacts on the GHG emissions that will result from the transportation, housing, industry, forestry, water, agriculture, electricity, and natural gas emissions sectors. With regard to land use planning, the Scoping Plan expects approximately 5.0 MMT CO₂e will be achieved associated with implementation of Senate Bill 375, which is discussed further below.

The initial Scoping Plan was first approved by ARB on December 11, 2008 and is updated every five years. The first update of the Scoping Plan was approved by the ARB on May 22, 2014, which looked past 2020 to set mid-term goals (2030-2035) on the road to reaching the 2050 goals. The most recent update released

by ARB is the 2017 *Climate Change Scoping Plan*, which was released in November 2017. The 2017 *Climate Change Scoping Plan* incorporates strategies for achieving the 2030 GHG-reduction target established in SB 32 and EO B-30-15.

Senate Bill 1078 and Governor's Order S-14-08 (California Renewables Portfolio Standards)

Senate Bill 1078 (Public Utilities Code Sections 387, 390.1, 399.25 and Article 16) addresses electricity supply and requires that retail sellers of electricity, including investor-owned utilities and community choice aggregators, provide a minimum 20 percent of their supply from renewable sources by 2017. This Senate Bill will affect statewide GHG emissions associated with electricity generation. In 2008, Governor Schwarzenegger signed Executive Order S-14-08, which set the Renewables Portfolio Standard target to 33 percent by 2020. It directed state government agencies and retail sellers of electricity to take all appropriate actions to implement this target. Executive Order S-14-08 was later superseded by Executive Order S-21-09 on September 15, 2009. Executive Order S-21-09 directed the ARB to adopt regulations requiring 33 percent of electricity sold in the State come from renewable energy by 2020. Statute SB X1-2 superseded this Executive Order in 2011, which obligated all California electricity providers, including investor-owned utilities and publicly owned utilities, to obtain at least 33 percent of their energy from renewable electrical generation facilities by 2020.

ARB is required by current law, AB 32 of 2006, to regulate sources of GHGs to meet a state goal of reducing GHG emissions to 1990 levels by 2020 and an 80 percent reduction of 1990 levels by 2050. The California Energy Commissions and California Public Utilities Commission serve in advisory roles to help ARB develop the regulations to administer the 33 percent by 2020 requirement. ARB is also authorized to increase the target and accelerate and expand the time frame.

Mandatory Reporting of GHG Emissions

The California Global Warming Solutions Act (AB 32, 2006) requires the reporting of GHGs by major sources to the ARB. Major sources required to report GHG emissions include industrial facilities, suppliers of transportation fuels, natural gas, natural gas liquids, liquefied petroleum gas, and carbon dioxide, operators of petroleum and natural gas systems, and electricity retail providers and marketers.

Cap-and-Trade Regulation

The cap-and-trade regulation is a key element in California's climate plan. It sets a statewide limit on sources responsible for 85 percent of California's GHG emissions and establishes a price signal needed to drive long-term investment in cleaner fuels and more efficient use of energy. The cap-and-trade rules came into effect on January 1, 2013, and apply to large electric power plants and large industrial plants. In 2015, fuel distributors, including distributors of heating and transportation fuels, also became subject to the cap-and-trade rules. At that stage, the program will encompass around 360 businesses throughout California and nearly 85 percent of the state's total GHG emissions.

Under the cap-and-trade regulation, companies must hold enough emission allowances to cover their emissions and are free to buy and sell allowances on the open market. California held its first auction of GHG allowances on November 14, 2012. California's GHG cap-and-trade system is projected to reduce GHG emissions to 1990 levels by the year 2020 and would achieve an approximate 80 percent reduction from 1990 levels by 2050.

Senate Bill 32

SB 32 was signed by Governor Brown on September 8, 2016. SB 32 effectively extends California's GHG emission-reduction goals from year 2020 to year 2030. This new emission-reduction target of 40 percent below 1990 levels by 2030 is intended to promote further GHG-reductions in support of the State's ultimate goal of reducing GHG emissions by 80 percent below 1990 levels by 2050. SB 32 also directs the ARB to update the Climate Change Scoping Plan to address this interim 2030 emission-reduction target.

Senate Bill 375

SB 375 requires Metropolitan Planning Organizations (MPOs) to adopt a sustainable communities strategy (SCS) or alternative planning strategy (APS) that will address land use allocation in that MPOs regional transportation plan. ARB, in consultation with MPOs, establishes regional reduction targets for GHGs emitted by passenger cars and light trucks for the years 2020 and 2035. These reduction targets will be updated every eight years but can be updated every four years if advancements in emissions technologies affect the reduction strategies to achieve the targets. ARB is also charged with reviewing each MPO's SCS or APS for consistency with its assigned targets. If MPOs do not meet the GHG reduction targets, funding for transportation projects may be withheld.

California Building Code

The California Building Code (CBC) contains standards that regulate the method of use, properties, performance, or types of materials used in the construction, alteration, improvement, repair, or rehabilitation of a building or other improvement to real property. The California Building Code is adopted every three years by the Building Standards Commission (BSC). In the interim, the BSC also adopts annual updates to make necessary mid-term corrections. The CBC standards apply statewide; however, a local jurisdiction may amend a CBC standard if it makes a finding that the amendment is reasonably necessary due to local climatic, geological, or topographical conditions.

Green Building Standards

In essence, green buildings standards are indistinguishable from any other building standards. Both standards are contained in the California Building Code and regulate the construction of new buildings and improvements. The only practical distinction between the two is that whereas the focus of traditional building standards has been protecting public health and safety, the focus of green building standards is to improve environmental performance.

AB 32, which mandates the reduction of GHG emissions in California to 1990 levels by 2020, increased the urgency around the adoption of green building standards. In its scoping plan for the implementation of AB 32, ARB identified energy use as the second largest contributor to California's GHG emissions, constituting roughly 25 percent of all such emissions. In recommending a green building strategy as one element of the scoping plan, ARB estimated that green building standards would reduce GHG emissions by approximately 26 MMT of CO₂e by 2020. The green buildings standards were most recently updated in 2016.

Senate Bill 97

Senate Bill 97 (SB 97) was enacted in 2007. SB 97 required OPR to develop, and the Natural Resources Agency to adopt, amendments to the CEQA Guidelines addressing the analysis and mitigation of GHG emissions. Those CEQA Guidelines amendments clarified several points, including the following:

- Lead agencies must analyze the GHG emissions of proposed projects and must reach a conclusion regarding the significance of those emissions.
- When a project's GHG emissions may be significant, lead agencies must consider a range of potential mitigation measures to reduce those emissions.
- Lead agencies must analyze potentially significant impacts associated with placing projects in hazardous locations, including locations potentially affected by climate change.
- Lead agencies may significantly streamline the analysis of GHGs on a project level by using a programmatic GHG emissions reduction plan meeting certain criteria.
- CEQA mandates analysis of a proposed project's potential energy use (including transportation-related energy), sources of energy supply and ways to reduce energy demand, including through the use of efficient transportation alternatives.

As part of the administrative rulemaking process, the California Natural Resources Agency developed a Final Statement of Reasons explaining the legal and factual bases, intent, and purpose of the CEQA Guidelines amendments. The amendments to the CEQA Guidelines implementing SB 97 became effective on March 18, 2010.

Short-Lived Climate Pollutant Reduction Strategy

In March 2017, the ARB adopted the *Short-Lived Climate Pollutant Reduction Strategy (SLCP Strategy)* establishing a path to decrease GHG emissions and displace fossil-based natural gas use. Strategies include avoiding landfill methane emissions by reducing the disposal of organics through edible food recovery, composting, in-vessel digestion, and other processes; and recovering methane from wastewater treatment facilities, and manure methane at dairies, and using the methane as a renewable source of natural gas to fuel vehicles or generate electricity. The *SLCP Strategy* also identifies steps to reduce natural gas leaks from oil and gas wells, pipelines, valves, and pumps to improve safety, avoid energy losses, and reduce methane emissions associated with natural gas use. Lastly, the *SLCP Strategy* also identifies measures that can reduce hydrofluorocarbon (HFC) emissions at national and international levels, in addition to State-level action that includes an incentive program to encourage the use of low-Global Warming Potential (GWP) refrigerants, and limitations on the use of high-GWP refrigerants in new refrigeration and air-conditioning equipment (ARB 2017).

SAN JOAQUIN VALLEY AIR POLLUTION CONTROL DISTRICT

SJVAPCD Climate Change Action Plan

On August 21, 2008, the SJVAPCD Governing Board approved the SJVAPCD's *Climate Change Action Plan* with the following goals and actions:

Goals:

- Assist local land-use agencies with California Environmental Quality Act (CEQA) issues relative to projects with GHG emissions increases.
- Assist Valley businesses in complying with mandates of AB 32.
- Ensure that climate protection measures do not cause increase in toxic or criteria pollutants that adversely impact public health or environmental justice communities.

Actions:

- Authorize the Air Pollution Control Officer to develop GHG significance threshold(s) or other mechanisms to address CEQA projects with GHG emissions increases. Begin the requisite public process, including public workshops, and develop recommendations for Governing Board consideration in the spring of 2009.
- Authorize the Air Pollution Control Officer to develop necessary regulations and instruments for establishment and administration of the San Joaquin Valley Carbon Exchange Bank for voluntary GHG reductions created in the Valley. Begin the requisite public process, including public workshops, and develop recommendations for Governing Board consideration in spring 2009.
- Authorize the Air Pollution Control Officer to enhance the SJVAPCD's existing criteria pollutant emissions inventory reporting system to allow businesses subject to AB32 emission reporting requirements to submit simultaneous streamlined reports to the SJVAPCD and the state of California with minimal duplication.
- Authorize the Air Pollution Control Officer to develop and administer voluntary GHG emission reduction agreements to mitigate proposed GHG increases from new projects.
- Direct the Air Pollution Control Officer to support climate protection measures that reduce GHG emissions as well as toxic and criteria pollutants. Oppose measures that result in a significant increase in toxic or criteria pollutant emissions in already impacted area.

SJVAPCD CEQA Greenhouse Gas Guidance.

On December 17, 2009, the SJVAPCD Governing Board adopted "Guidance for Valley Land-use Agencies in Addressing GHG Emission Impacts for New Projects under CEQA" and the policy, "District Policy—Addressing GHG Emission Impacts for Stationary Source Projects Under CEQA When Serving as the Lead Agency." The SJVAPCD concluded that the existing science is inadequate to support quantification of the impacts that project specific greenhouse gas emissions have on global climatic change. The SJVAPCD found the effects of project-specific emissions to be cumulative, and without mitigation, that their incremental contribution to global climatic change could be considered cumulatively considerable. The SJVAPCD found that this cumulative impact is best addressed by requiring all projects to reduce their greenhouse gas emissions, whether through project design elements or mitigation.

The SJVAPCD's approach is intended to streamline the process of determining if project-specific greenhouse gas emissions would have a significant effect. Projects exempt from the requirements of CEQA, and projects complying with an approved plan or mitigation program would be determined to have a less than significant cumulative impact. Such plans or programs must be specified in law or adopted by the public agency with jurisdiction over the affected resources and have a certified final CEQA document.

Best performance standards (BPS) would be established according to performance-based determinations. Projects complying with BPS would not require specific quantification of greenhouse gas emissions and would be determined to have a less than significant cumulative impact for greenhouse gas emissions. Projects not complying with BPS would require quantification of greenhouse gas emissions and demonstration that greenhouse gas emissions have been reduced or mitigated by 29 percent, as targeted by ARB's AB 32 Scoping Plan. Furthermore, quantification of greenhouse gas emissions would be required for all projects for which the lead agency has determined that an Environmental Impact Report is required, regardless of whether the project incorporates Best Performance Standards.

For stationary source permitting projects, best performance standards are "the most stringent of the identified alternatives for control of greenhouse gas emissions, including type of equipment, design of equipment and operational and maintenance practices, which are achieved-in-practice for the identified service, operation, or emissions unit class." For development projects, best performance standards are "any combination of identified greenhouse gas emission reduction measures, including project design elements and land use decisions that reduce project specific greenhouse gas emission reductions by at least 29 percent compared with business as usual." The SJVAPCD proposes to create a list of all approved Best Performance Standards to help in the determination as to whether a proposed project has reduced its GHG emissions by 29 percent.

IMPACTS & MITIGATION MEASURES

METHODOLOGY

Project Construction

Construction-generated GHG emissions associated with the proposed project were calculated using the CalEEMod computer program. Emissions were quantified for site preparation, grading, asphalt paving, building construction, and the application of architectural coatings. Construction-generated emissions for the proposed 141-lot single-family residential development were based, in part, on anticipated construction schedules and information provided by the project applicant. Other information, such as off-road equipment usage requirements, architectural coating VOC contents, and construction-related vehicle trips were based on model defaults. The anticipated construction schedules for future development of the proposed future commercial uses and the 64-unit multi-family residential development are not known at this time. As a result, construction emissions for these land uses were based on model defaults. To be conservative, construction of the commercial and multi-family land uses was assumed to begin upon completion of the proposed 141-lot single-family residential development and were assumed to occur simultaneously over a one-year period. Modeling assumptions and output files are included in Appendix A of this report

Project Operations

Long-term operational GHG emissions associated with the proposed project were calculated using the CalEEMod computer program. Modeling was conducted based on traffic data derived, in part, from the traffic analysis prepared for the proposed project (JLB 2018). Mobile source emissions for the proposed residential uses were based on SJVAPCD-recommended vehicle fleet distribution for residential uses. Vehicle fleet distribution for the proposed future commercial land uses were based on model defaults. All other modeling assumptions were based on the default parameters contained in the CalEEMod computer model. It is important to note that the specific future commercial uses to be developed are based on preliminary assumptions. Development of the future commercial land uses was assumed to include an approximate 26,015 sf shopping center, an eight-pump fuel station, and a 3,200 sf restaurant. Modeling assumptions and output files are included in Appendix A of this report.

THRESHOLDS OF SIGNIFICANCE

In accordance with Appendix G of the CEQA Guidelines Initial Study Checklist, a project would be considered to have a significant impact to climate change if it would:

- a) Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment; or,
- b) Conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of GHGs.

San Joaquin Valley Air Pollution Control District

In accordance with the SJVAPCD's *Guidance for Valley Land-use Agencies in Addressing GHG Emission Impacts for New Projects Under CEQA* (SJVAPCD 2009), a project would be considered to have a less than significant impact on climate change if it would comply with at least one of the following criteria:

- Comply with an approved GHG emission reduction plan or GHG mitigation program which avoids or substantially reduces GHG emissions within the geographic area in which the project is located. Such plans or programs must be specified in law or approved by the lead agency with jurisdiction over the affected resource and supported by a CEQA compliant environmental review document adopted by the lead agency, or
- Implement approved best performance standards, or
- Quantify project GHG emissions and reduce those emissions by at least 29 percent compared to "business as usual" (BAU).

The SJVAPCD has not yet adopted best performance standards for development projects. The quantification of project-generated GHG emissions in comparison to BAU conditions to determine consistency with AB 32's reduction goals is considered appropriate in some instances. However, based on a recent California Supreme Court's decision in *Center for Biological Diversity v. California Department of Fish and Wildlife and Newhall Land and Farming* (2015) 224 Cal.App.4th 1105 (CBD vs. CDFW; also known as the "Newhall Ranch case"), substantial evidence would need to be provided to document that project-level reductions in comparison to a BAU approach would be consistent with achieving AB 32's overall statewide reduction goal. Given that AB 32's statewide goal includes reductions that are not necessarily related to an individual development project, the use of this approach may be difficult to support given the lack of substantial evidence to adequately demonstrate a link between the data contained in the AB 32 Scoping Plan and individual development projects. Alternatively, the Court identified potential options for evaluating GHG impacts for individual development projects, which included the use of GHG efficiency metrics. In general, GHG efficiency metrics can be used to assess the GHG efficiency of an individual project based on a per capita basis or on a service population basis.

A GHG efficiency threshold based on service population can be calculated by dividing the GHG emissions inventory goal (allowable emissions), by the estimated service population of the individual project. For most development projects, service population is traditionally defined as the sum of the number of jobs and the number of residents provided by a project. The calculated GHG efficiency of the proposed project included an estimated 403 residents for the proposed single-family development, 183 residents for the proposed future multi-family development, and 299 employees for the proposed future commercial development. Residential population estimates were derived from the CalEEMod modeling conducted for this project. Commercial employee estimates were calculated based on rates derived from the United States Green Building Council. GHG efficiency for the proposed 141-residential development project was calculated assuming an initial buildout year of 2021. Buildout of the total project, including the future multi-family and commercial use were conservatively estimated for year 2022. To be conservative, construction-generated GHG emissions were amortized based on an estimated 30-year project life and included in annual operational GHG emissions estimates. GHG efficiencies were also calculated for year 2030 to be consistent with the statewide GHG-reduction target year. The methodology used for quantification of the target efficiency threshold applied to the proposed project is summarized in Table 11. Project-generated

GHG emissions that would exceed the efficiency thresholds identified would be considered to have a potentially significant impact on the environment that could conflict with GHG-reduction planning efforts.

Table 11
Project-Level GHG Efficiency Threshold Calculation

	2021	2022	2030
Land Use Sectors GHG Emissions Target ¹	259,000,000	246,000,000	163,000,000
Population ²	40,639,392	40,980,939	43,939,250
Employment ³	18,839,373	19,031,622	20,852,595
Service Population	60,012,561	60,547,398	64,791,845
GHG Efficiency Threshold (MTCO ₂ e/SP/yr)	4.3	4.1	2.5
<i>Based on AB 32 Scoping Plan's land use inventory sectors for years 2020 and 2030; Includes transportation sources.</i> 1. California Air Resources Board. California 1990 Greenhouse Gas Emissions Level and 2020 Limit — by Sector and Activity (Land Use-driven sectors only) MMT CO ₂ e - (based upon IPCC Fourth Assessment Report Global Warming Potentials) 2. California Department of Finance Demographic Research Unit. September 2018. Report P-1 "State Population Projections (2010 - 2060), Total Population by County". http://www.dof.ca.gov/Forecasting/Demographics/Projections/ . 3. California Employment Development Department. Employment Projections Labor Market Information Resources and Data, "CA Long-Term. 2016-2026 Statewide Employment Projections". https://www.labormarketinfo.edd.ca.gov/data/employment-projections.html . 4. Employment data for interim years is estimated based on proportionality with population trends based on historical data.			

PROJECT IMPACTS

Impact GHG-A. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? And

Impact GHG-B. Would the project conflict with any applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases?

Implementation of the proposed project would contribute to increases of GHG emissions that are associated with global climate change. Short-term and long-term GHG emissions associated with the development of the proposed project are discussed in greater detail, as follows:

Short-term Construction GHG Emissions

Short-term annual GHG emissions are summarized in Table 12. Based on the modeling conducted, annual emissions of GHGs associated with construction of the proposed 141-lot single-family residential development would total approximately 521.4 MTCO₂e. The future construction of the proposed 64-unit multi-family residential and commercial uses would generate approximately 418.3 and 398.2 MTCO₂e. *In total, buildout of the project would generate a total of 1,337.9 MTCO₂e.* There would also be a small amount of GHG emissions from waste generated during construction; however, this amount is speculative. Actual emissions would vary, depending on various factors including construction schedules, equipment required, and activities conducted. Assuming an average project life of 30 years, amortized construction-generated GHG emissions for the proposed project would total approximately 44.6 MTCO₂e/yr. Amortized construction-generated GHG emissions were included in the operational GHG emissions inventory for the evaluation of project-generated GHG emissions (refer to Table 12).

Table 12
Short-Term Construction GHG Emissions

Land Use	Total GHG Emissions (MTCO ₂ e)	Amortized GHG Emissions (MTCO ₂ e/Year)
141-Lot Single-Family Residential	521.4	17.4
Future 64-Unit Multi-Family Residential	418.3	13.9
Future Commercial	398.2	13.3
Total:	1,337.9	44.6
<i>Based on CalEEMod computer modeling. Amortized emissions assumes a 30-year project life. Refer to Appendix A for modeling results and assumptions.</i>		

Long-term Operational GHG Emissions

Estimated operational GHG emissions associated with the proposed 141-lot single-family residential development, as well as, future buildout of the proposed project, including the proposed future 64-unit multi-family residential development and commercial land uses, are discussed in greater detail, as follows:

Proposed 141-Lot Single-Family Residential Development

Estimated operational GHG emissions associated with the proposed 141-Lot single-family residential development are summarized in Table 13. As depicted, operational GHG emissions would total approximately 2,180.8 MTCO₂e/year in 2021 and approximately 1,763.1 MTCO₂e/year in 2030. With the inclusion of amortized construction emissions, operational GHG emissions would total approximately 2198.2 MTCO₂e/year in 2021 and approximately 1,780.5 MTCO₂e/year in 2030. Based on this estimate and assuming a population of 403 residents, the calculated GHG efficiency for the proposed project would be 5.5 MTCO₂e/SP/yr in 2021 and 4.4 MTCO₂e/SP/yr in 2030. The GHG efficiency for the proposed project would exceed the thresholds of 4.3 MTCO₂e/SP/yr in 2021 and 2.5 MTCO₂e/SP/yr in 2030.

Proposed Project Buildout

Estimated operational GHG emissions associated with the buildout of the proposed project, including proposed residential and commercial land uses, are summarized in Table 14. As depicted, operational GHG emissions would total approximately 6,692.4 MTCO₂e/year in 2022 and approximately 5,630.1 MTCO₂e/year in 2030. Operational GHG emissions are also depicted in Figure 4. As shown in Figure 4, a majority of the project-generated GHG emissions, roughly 84 percent, are associated with the operation of motor vehicles. Energy use and area sources (e.g., landscaping, hearth devices) would account for roughly 15 percent of the total GHG emissions. The remaining approximately one percent of project-generated GHG emissions would be associated with water use and waste generation.

With the inclusion of amortized construction emissions, operational GHG emissions would total approximately 6,737.0 MTCO₂e/year in 2022 and approximately 5,674.7 MTCO₂e/year in 2030 (refer to Table 14). Based on this estimate and assuming a total buildout population of 885 residents and employees, the calculated GHG efficiency for the proposed project would be 7.6 MTCO₂e/SP/yr in 2022 and 6.4 MTCO₂e/SP/yr in 2030. The GHG efficiency for the proposed project would exceed the thresholds of 4.1 MTCO₂e/SP/yr in 2022 and 2.5 MTCO₂e/SP/yr in 2030.

Table 13
Long-term Operational GHG Emissions (Unmitigated)
141-Lot Single-Family Residential

Emissions Source	GHG Emissions (MTCO ₂ e per year) ¹	
	Year 2021	Year 2030
Hearth	268.2	268.2
Landscaping	1.8	1.8
Energy Use	416.1	348.7
Mobile Sources ²	1443.1	1096.1
Waste Generation ³	28.5	28.5
Water Use ⁴	23.1	19.8
Total Project Operational Emissions:	2,180.8	1,763.1
Amortized Construction Emissions:	17.4	17.4
Net Increase:	2,198.2	1,780.5
Project GHG Efficiency (MTCO ₂ e/SP/yr) ⁵ :	5.5	4.4
GHG Efficiency Threshold (MTCO ₂ e/SP/yr):	4.3	2.5
Exceeds Threshold/Significant Impact?	Yes	Yes
¹ . Project-generated emissions were quantified using the CalEEMod computer program. ² . Based on SJVAPCD fleet distribution estimates for residential land uses. Trip-generation rates were derived from the traffic analysis prepared for this project. ³ . Based on current state-wide waste diversion rate of 61 percent. ⁴ . Includes installation of low-flow water fixtures and water-efficient irrigation systems, per California's 2015 water-efficiency standards. ⁵ . Based on a resident population of 403 individuals. Refer to Appendix A for modeling results and assumptions.		

GHG Emissions Summary

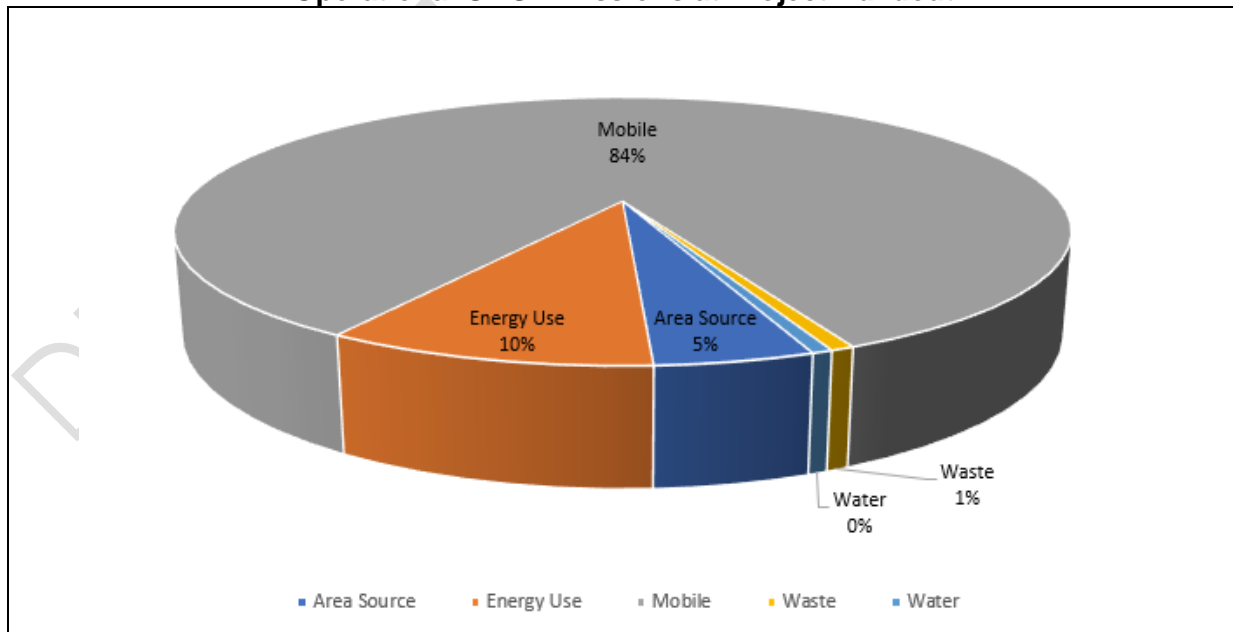
Increases in operational GHG emissions associated with the proposed 141-lot single-family residential development, as well as, future buildout of the proposed project, including the proposed future 64-unit multi-family residential development and commercial land uses, would exceed applicable significance thresholds. As a result, the proposed project would result in a significant increase in GHG emissions that could conflict with the State's GHG-reduction targets.

The proposed project would be designed to meet current building energy-efficiency standards, which includes measures to reduce overall energy use, water use, and waste generation. The project would also be designed to promote the use of alternative means of transportation, such as bicycle use, and to provide improved pedestrian access that would link the project site to nearby land uses. Additional measures would also be included, such as the prohibited use of wood-burning fireplaces. These improvements would help to further reduce the project's GHG emissions and would also help to reduce community-wide GHG emissions. However, even with implementation of these measures, project-generated GHG emissions would still exceed applicable significance thresholds and conflict with GHG-reduction planning efforts. This impact would be considered **potentially significant**.

Table 14
Long-term Operational GHG Emissions (Unmitigated)
Project Buildout

Emissions Source	GHG Emissions (MTCO ₂ e per year) ¹	
	Year 2022	Year 2030
Hearth	310.5	310.5
Landscaping	2.6	2.6
Energy Use	649.4	545.5
Mobile Sources ²	5,642.3	4,689.7
Waste Generation ³	46.9	46.9
Water Use ⁴	40.7	34.9
Total Project Operational Emissions:	6,692.4	5,630.1
Amortized Construction Emissions:	44.6	44.6
Net Increase:	6,737.0	5,674.7
Project GHG Efficiency (MTCO ₂ e/SP/yr) ⁵ :	7.6	6.4
GHG Efficiency Threshold (MTCO ₂ e/SP/yr):	4.1	2.5
Exceeds Threshold/Significant Impact?	Yes	Yes
¹ . Project-generated emissions were quantified using the CalEEMod computer program. ² . Based on SJVAPCD fleet distribution estimates for residential land uses. Fleet distribution for future commercial uses are based on model defaults. Trip-generation rates were derived from the traffic analysis prepared for this project. ³ . Based on current state-wide waste diversion rate of 61 percent. ⁴ . Includes installation of low-flow water fixtures and water-efficient irrigation systems, per California's 2015 water-efficiency standards. ⁵ . Based on a combined resident and employee population of 885 individuals. Refer to Appendix A for modeling results and assumptions.		

Figure 4
Operational GHG Emissions at Project Buildout



Mitigation Measures

Mitigation Measure GHG-1. Implement Mitigation Measures AQ-1, AQ-2, and AQ-3.

Level of Significance after Mitigation

The proposed project would be designed to meet current building energy-efficiency standards, which includes measures to reduce overall energy use, water use, and waste generation. The project would also be designed to promote the use of alternative means of transportation, such as bicycle use, and to provide improved pedestrian access that would link the project site to nearby land uses. Additional measures would also be included, such as the prohibited use of wood-burning fireplaces. Implementation of Mitigation Measure AQ-1 would also require compliance with SJVAPCD Rule 9510, which would include the incorporation of mitigation measures to reduce operational emissions from motor vehicles, energy use, and area sources. These measures would also help to reduce operational emissions of GHGs. Furthermore, it is important to note that Mitigation Measure AQ-2, would require the project proponent to enter into a Voluntary Emissions Reduction Agreement (VERA) with the SJVAPCD. The VERA would result in additional reductions of operational emissions through various means, including implementation of additional on-site or off-site mitigation and/or the funding of off-site mitigation. These additional measures have not yet been identified, but would likely have the added benefit of reducing project-generated GHG emissions. Implementation of Mitigation Measure AQ-3 would reduce construction related emissions from diesel-fueled off-road and on-road vehicles, which would help to reduce short-term emissions of black carbon. Because the GHG emission reductions to be achieved through implementation of the Mitigation Measures AQ-1 and AQ-2 cannot be quantified at this time, increased GHG emissions associated with the proposed project would be considered to have a significant impact on the environment that could also conflict with GHG-reduction planning efforts, even with implementation of proposed mitigation measures.

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APPENDIX A

EMISSIONS MODELING & DOCUMENTATION

DRAFT Not for Public Release

RULE 9510 APPLICABILITY

TOTAL SFR & MFR DUs	205	UNITS
TOTAL COMMERCIAL	30344	SF
RES. ISR THRESHOLD	50	UNITS
COMM. ISR THRESHOLD	10000	SF
OTHER (MIXED USE) ISR THRESHOLD	9000	SF

SUBJECT TO ISR 9510? **YES**

http://www.valleyair.org/rules/currnrules/CAB_rule_9510_March%202018.pdf

DUST CONTROL PLAN APPLICABILITY

TOTAL PROJECT ACREAGE	30.4	ACRES
RESIDENTIAL ACREAGE	27.35	ACRES
NONRESIDENTIAL ACREAGE	3.05	ACRES
RESIDENTIAL THRESHOLD	10	ACRES
NON-RESIDENTIAL THRESHOLD	5	ACRES

DUST CONTROL PLAN REQUIRED? **YES**

<http://www.valleyair.org/rules/currnrules/r8021.pdf>

MODELED LAND USES**Near-Term**

Single-Family Residential	141	LOTS
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Future

Multi-Family Residential	64	UNIT
Commercial		

Shopping Center (Retail General)	26015	SF
Fuel Station (Retail Service)	1129	SF
Restaurant with drive thru	3200	SF
Total Commercial	30344	SF

EMISSIONS SUMMARY - CONSTRUCTION UNMITIGATED

PHASE/ACTIVITY		NUMBER OF DAYS	UNMITIGATED CONSTRUCTION EMISSIONS (TONS/YEAR)									
			ROG	NOX	CO	SO2	PM10			PM2.5		
							FUG	EXH	TOT	FUG	EXH	TOT
141 LOT SFR												
SITE PREPARATION		20										
ONSITE			0.04	0.46	0.22	0.00	0.18	0.02	0.20	0.10	0.02	0.12
OFFSITE			0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL			0.04	0.46	0.23	0.00	0.18	0.02	0.20	0.10	0.02	0.12
GRADING		45										
ONSITE			0.11	1.23	0.75	0.00	0.20	0.05	0.25	0.08	0.05	0.13
OFFSITE			0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL			0.11	1.23	0.76	0.00	0.20	0.05	0.25	0.08	0.05	0.13
BUILDING CONST - 2019		197										
ONSITE			0.23	2.03	1.66	0.00	0.00	0.13	0.13	0.00	0.12	0.12
OFFSITE			0.03	0.21	0.19	0.00	0.05	0.00	0.05	0.10	0.00	0.10
TOTAL			0.26	2.24	1.85	0.00	0.05	0.13	0.18	0.10	0.12	0.22
BUILDING CONST - 2020		260										
ONSITE			0.28	2.51	2.21	0.00	0.00	0.15	0.15	0.00	0.14	0.14
OFFSITE			0.04	0.26	0.23	0.00	0.07	0.00	0.07	0.02	0.00	0.02
TOTAL			0.32	2.77	2.44	0.00	0.07	0.15	0.22	0.02	0.14	0.16
BUILDING CONST - 2021		43										
ONSITE			0.04	0.39	0.37	0.00	0.00	0.02	0.02	0.00	0.02	0.02
OFFSITE			0.00	0.04	0.04	0.00	0.01	0.00	0.01	0.00	0.00	0.00
TOTAL			0.04	0.43	0.41	0.00	0.01	0.02	0.03	0.00	0.02	0.02
PAVING		35										
ONSITE			0.03	0.27	0.26	0.00	0.00	0.01	0.01	0.00	0.01	0.01
OFFSITE			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL			0.03	0.27	0.26	0.00	0.00	0.01	0.01	0.00	0.01	0.01
ARCH COATING		400										
ONSITE			0.57	0.09	0.09	0.00	0.00	0.01	0.01	0.00	0.01	0.01
OFFSITE			0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL			0.57	0.09	0.10	0.00	0.00	0.01	0.01	0.00	0.01	0.01
TOTAL 2019			1.01	4.28	3.20	0.01	0.44	0.22	0.66	0.20	0.21	0.41
TOTAL 2020			1.91	3.00	2.71	0.01	0.08	0.16	0.24	0.02	0.15	0.17
TOTAL 2021			0.32	0.47	0.45	0.00	0.01	0.02	0.04	0.00	0.02	0.03
SJVAPCD SIGNIFICANCE THRESHOLDS:			10	10				15			15	
EXCEEDS THRESHOLDS?			NO	NO				NO			NO	

PHASE/ACTIVITY		NUMBER OF DAYS	UNMITIGATED CONSTRUCTION EMISSIONS (TONS/YEAR)									
			ROG	NOX	CO	SO2	PM10			PM2.5		
							FUG	EXH	TOT	FUG	EXH	TOT
FUTURE UNIT MFR												
SITE PREPARATION		5										
ONSITE			0.01	0.10	0.05	0.00	0.05	0.01	0.05	0.02	0.00	0.03
OFFSITE			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL			0.01	0.10	0.05	0.00	0.05	0.01	0.05	0.02	0.00	0.03
GRADING		8										
ONSITE			0.01	0.10	0.06	0.00	0.03	0.00	0.03	0.01	0.00	0.02
OFFSITE			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL			0.01	0.10	0.06	0.00	0.03	0.00	0.03	0.01	0.00	0.02
BUILDING CONST		230										
ONSITE			0.22	2.00	1.91	0.00	0.00	0.11	0.11	0.00	0.10	0.10
OFFSITE			0.03	0.20	0.21	0.00	0.07	0.00	0.07	0.02	0.00	0.02
TOTAL			0.25	2.20	2.12	0.00	0.07	0.11	0.18	0.02	0.10	0.12
PAVING		18										
ONSITE			0.01	0.10	0.11	0.00	0.00	0.01	0.01	0.00	0.00	0.00
OFFSITE			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL			0.01	0.10	0.11	0.00	0.00	0.01	0.01	0.00	0.00	0.01
ARCH COATING		130										
ONSITE			0.62	0.10	0.12	0.00	0.00	0.01	0.01	0.00	0.01	0.01
OFFSITE			0.00	0.00	0.02	0.00	0.01	0.00	0.01	0.00	0.00	0.00
TOTAL			0.63	0.10	0.14	0.00	0.01	0.01	0.01	0.00	0.01	0.01
ANNUAL TOTAL			0.91	2.60	2.49	0.00	0.15	0.13	0.28	0.06	0.12	0.18
SJVAPCD SIGNIFICANCE THRESHOLDS:			10	10				15				15
EXCEEDS THRESHOLDS?			NO	NO				NO				NO

PHASE/ACTIVITY		NUMBER OF DAYS	UNMITIGATED CONSTRUCTION EMISSIONS (TONS/YEAR)									
			ROG	NOX	CO	SO2	PM10			PM2.5		
							FUG	EXH	TOT	FUG	EXH	TOT
FUTURE COMMERCIAL												
SITE PREPARATION		3										
ONSITE			0.01	0.06	0.03	0.00	0.03	0.00	0.03	0.01	0.00	0.02
OFFSITE			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL			0.01	0.06	0.03	0.00	0.03	0.00	0.03	0.01	0.00	0.02
GRADING		6										
ONSITE			0.01	0.07	0.05	0.00	0.02	0.00	0.02	0.01	0.00	0.01
OFFSITE			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL			0.01	0.07	0.05	0.00	0.02	0.00	0.02	0.01	0.00	0.01
BUILDING CONST		220										
ONSITE			0.21	1.92	1.82	0.00	0.00	0.11	0.11	0.00	0.10	0.10
OFFSITE			0.03	0.27	0.18	0.00	0.06	0.00	0.06	0.02	0.00	0.02
TOTAL			0.24	2.19	2.01	0.00	0.06	0.11	0.17	0.02	0.10	0.12
PAVING		10										
ONSITE			0.01	0.05	0.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00
OFFSITE			0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL			0.01	0.05	0.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00
ARCH COATING		120										
ONSITE			0.25	0.09	0.11	0.00	0.00	0.01	0.01	0.00	0.01	0.01
OFFSITE			0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL			0.25	0.09	0.12	0.00	0.00	0.01	0.01	0.00	0.01	0.01
ANNUAL TOTAL			0.51	2.47	2.28	0.00	0.11	0.12	0.24	0.04	0.11	0.16
SJVAPCD SIGNIFICANCE THRESHOLDS:			10	10				15				15
EXCEEDS CEQA THRESHOLDS?			NO	NO				NO				NO

TOTAL MFR & COMMERCIAL CONSTRUCTION											
SITE PREPARATION		0.02	0.16	0.09	0.00	0.07	0.01	0.08	0.04	0.01	0.05
GRADING		0.02	0.17	0.11	0.00	0.05	0.01	0.05	0.02	0.01	0.03
BUILDING CONST		0.49	4.40	4.13	0.01	0.13	0.22	0.35	0.04	0.20	0.24

EMISSIONS SUMMARY - CONSTRUCTION UNMITIGATED

	UNMITIGATED ONSITE CONSTRUCTION EMISSIONS (AVG LBS/DAY)									
	ROG	NOX	CO	SO2	PM10			PM2.5		
					FUG	EXH	TOT	FUG	EXH	TOT
141 LOT SFR										
SITE PREPARATION	SITE PREPARATION									
ONSITE	4.34	45.57	22.06	0.04	18.07	2.39	20.46	9.93	2.20	12.13
OFFSITE										
TOTAL										
GRADING	GRADING									
ONSITE	4.74	54.52	33.38	0.06	8.68	2.38	11.06	3.60	2.19	5.79
OFFSITE										
TOTAL										
BUILDING CONST - 2019	BUILDING CONST - 2019									
ONSITE	2.34	20.61	16.85	0.00	0.00	1.32	1.32	0.00	1.22	1.22
OFFSITE										
TOTAL										
BUILDING CONST - 2020	BUILDING CONST - 2020									
ONSITE	2.15	19.31	17.00	0.00	0.00	1.13	1.13	0.00	1.08	1.08
OFFSITE										
TOTAL										
BUILDING CONST - 2021	BUILDING CONST - 2021									
ONSITE	1.99	18.24	17.34	0.03	0.00	1.00	1.00	0.00	0.94	0.94
OFFSITE										
TOTAL										
PAVING	PAVING									
ONSITE	1.71	15.43	14.86	0.00	0.00	0.57	0.57	0.00	0.57	0.57
OFFSITE										
TOTAL										
ARCH COATING	ARCH COATING									
ONSITE	2.83	0.43	0.43	0.00	0.00	0.03	0.03	0.00	0.03	0.03
OFFSITE										
TOTAL										
MAXIMUM DAILY	6.88	54.52	33.38	0.06	18.07	2.39	20.46	9.93	2.20	12.13
SJVAPCD SIGNIFICANCE THRESHOLDS:	100	100	100	100			100			100
EXCEEDS THRESHOLDS?	NO	NO	NO	NO			NO			NO

*Maximum daily includes site preparation, grading, or building construction. Building construction includes paving and architectural coating application.

	UNMITIGATED ONSITE CONSTRUCTION EMISSIONS (AVG LBS/DAY)									
	ROG	NOX	CO	SO2	PM10			PM2.5		
					FUG	EXH	TOT	FUG	EXH	TOT
FUTURE UNIT MFR										
SITE PREPARATION	SITE PREPARATION									
ONSITE	0.97	10.12	5.29	0.01	4.52	0.51	5.03	2.48	0.47	2.95
OFFSITE										
TOTAL										
GRADING	GRADING									
ONSITE	0.41	4.40	2.82	0.01	1.16	0.21	1.37	0.60	0.19	0.79
OFFSITE										
TOTAL										
BUILDING CONST	BUILDING CONST									
ONSITE	2.22	20.35	19.35	0.03	0.00	1.12	1.12	0.00	1.05	1.05
OFFSITE										
TOTAL										
PAVING	PAVING									
ONSITE	0.64	5.58	6.30	0.01	0.00	0.30	0.30	0.00	0.27	0.27
OFFSITE										
TOTAL										
ARCH COATING	ARCH COATING									
ONSITE	3.12	0.50	0.59	0.00	0.00	0.03	0.03	0.00	0.03	0.03
OFFSITE										
TOTAL										
MAXIMUM DAILY	5.98	26.43	26.25	0.04	0.00	1.45	1.45	0.00	1.36	1.36
SJVAPCD SIGNIFICANCE THRESHOLDS:	100	100	100	100			100			100
EXCEEDS THRESHOLDS?	NO	NO	NO	NO			NO			NO

*Maximum daily includes site preparation, grading, or building construction. Building construction includes paving and architectural coating application.

	UNMITIGATED ONSITE CONSTRUCTION EMISSIONS (AVG LBS/DAY)									
	ROG	NOX	CO	SO2	PM10			PM2.5		
					FUG	EXH	TOT	FUG	EXH	TOT
FUTURE COMMERCIAL										
SITE PREPARATION	SITE PREPARATION									
ONSITE	0.58	6.08	3.17	0.01	2.71	0.31	3.02	1.49	0.28	1.77
OFFSITE										
TOTAL										
GRADING	GRADING									
ONSITE	0.31	3.30	2.12	0.00	0.88	0.15	1.03	0.45	0.14	0.59
OFFSITE										
TOTAL										
BUILDING CONST	BUILDING CONST									
ONSITE	2.12	19.47	18.51	0.03	0.00	1.07	1.07	0.00	1.01	1.01
OFFSITE										
TOTAL										
PAVING	PAVING									
ONSITE	0.48	3.10	3.50	0.01	0.00	0.17	0.17	0.00	0.15	0.15
OFFSITE										
TOTAL										
ARCH COATING	ARCH COATING									
ONSITE	1.23	0.46	0.55	0.00	0.00	0.03	0.03	0.00	0.03	0.03
OFFSITE										
TOTAL										
MAXIMUM DAILY	3.83	23.02	22.56	0.04	0.00	1.26	1.26	0.00	1.19	1.19
SJVAPCD SIGNIFICANCE THRESHOLDS:	100	100	100	100			100			100
EXCEEDS THRESHOLDS?	NO	NO	NO	NO			NO			NO

*Maximum daily includes site preparation, grading, or building construction. Building construction includes paving and architectural coating application.

TOTAL MFR & COMMERCIAL CONSTRUCTION										
SITE PREPARATION	1.56	16.20	8.46	0.02	7.23	0.82	8.05	3.97	0.75	4.72
GRADING	0.71	7.70	4.93	0.01	2.04	0.36	2.40	1.05	0.33	1.38
BUILDING CONST	4.34	39.82	37.86	0.06	0.00	2.19	2.19	0.00	2.06	2.06

EMISSIONS SUMMARY - CONSTRUCTION (w/T3 OFF-ROAD EQUIPMENT & DUST CONTROL)

PHASE/ACTIVITY	NUMBER OF DAYS	MITIGATED (w/TIER 3 OFFROAD EQUIPMENT/DUST CONTROL) CONSTRUCTION EMISSIONS (TONS/YEAR)									
		ROG	NOX	CO	SO2	PM10			PM2.5		
						FUG	EXH	TOT	FUG	EXH	TOT
141 LOT SFR											
SITE PREPARATION	20										
ONSITE		0.01	0.19	0.23	0.00	0.07	0.01	0.08	0.04	0.01	0.05
OFFSITE		0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL		0.01	0.19	0.24	0.00	0.07	0.01	0.08	0.04	0.01	0.05
GRADING	45										
ONSITE		0.03	0.67	0.83	0.00	0.08	0.03	0.11	0.03	0.03	0.06
OFFSITE		0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL		0.03	0.67	0.84	0.00	0.08	0.03	0.11	0.03	0.03	0.06
BUILDING CONST - 2019	197										
ONSITE		0.07	1.37	1.72	0.00	0.00	0.09	0.09	0.00	0.09	0.09
OFFSITE		0.03	0.21	0.19	0.00	0.05	0.00	0.05	0.10	0.00	0.10
TOTAL		0.10	1.58	1.91	0.00	0.05	0.09	0.14	0.10	0.09	0.19
BUILDING CONST - 2020	260										
ONSITE		0.09	1.86	2.34	0.00	0.00	0.12	0.12	0.00	0.12	0.12
OFFSITE		0.04	0.26	0.23	0.00	0.07	0.00	0.07	0.02	0.00	0.02
TOTAL		0.13	2.12	2.57	0.00	0.07	0.12	0.19	0.02	0.12	0.14
BUILDING CONST - 2021	43										
ONSITE		0.02	0.32	0.40	0.00	0.00	0.02	0.02	0.00	0.02	0.02
OFFSITE		0.00	0.04	0.04	0.00	0.01	0.00	0.01	0.00	0.00	0.00
TOTAL		0.02	0.36	0.44	0.00	0.01	0.02	0.03	0.00	0.02	0.02
PAVING	35										
ONSITE		0.01	0.20	0.30	0.00	0.00	0.01	0.01	0.00	0.01	0.01
OFFSITE		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL		0.01	0.20	0.30	0.00	0.00	0.01	0.01	0.00	0.01	0.01
ARCH COATING	400										
ONSITE		0.56	0.06	0.09	0.00	0.00	0.00	0.00	0.00	0.00	0.00
OFFSITE		0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL		0.56	0.06	0.10	0.00	0.00	0.00	0.01	0.00	0.00	0.01

TOTAL 2019	0.72	2.71	3.40	0.01	0.21	0.14	0.35	0.09	0.23	0.41
REDUCTION COMPARED TO UNMITIGATED	29%	37%			53%	36%	47%			
TOTAL 2020	1.70	2.31	2.84	0.01	0.08	0.13	0.21	0.02	0.13	0.15
REDUCTION COMPARED TO UNMITIGATED	11%	23%			0%	19%	13%			
TOTAL 2021	0.29	0.39	0.48	0.00	0.01	0.02	0.04	0.00	0.02	0.03
REDUCTION COMPARED TO UNMITIGATED	10%	16%			0%	5%	3%			
SJVAPCD SIGNIFICANCE THRESHOLDS:	10	10					15			15
EXCEEDS CEQA THRESHOLDS?	NO	NO					NO			NO

PHASE/ACTIVITY	NUMBER OF DAYS	MITIGATED (w/TIER 3 OFFROAD EQUIPMENT/DUST CONTROL) CONSTRUCTION EMISSIONS (TONS/YEAR)									
		ROG	NOX	CO	SO2	PM10			PM2.5		
						FUG	EXH	TOT	FUG	EXH	TOT
FUTURE UNIT MFR											
SITE PREPARATION	5										
ONSITE		0.00	0.05	0.06	0.00	0.02	0.00	0.02	0.01	0.00	0.01
OFFSITE		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL		0.00	0.05	0.06	0.00	0.02	0.00	0.02	0.01	0.00	0.01
GRADING	8										
ONSITE		0.00	0.06	0.08	0.00	0.01	0.00	0.01	0.01	0.00	0.01
OFFSITE		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL		0.00	0.06	0.08	0.00	0.01	0.00	0.01	0.01	0.00	0.01
BUILDING CONST	230										
ONSITE		0.08	1.64	2.06	0.00	0.00	0.10	0.10	0.00	0.10	0.10
OFFSITE		0.03	0.20	0.21	0.00	0.07	0.00	0.07	0.02	0.00	0.02
TOTAL		0.11	1.84	2.27	0.00	0.07	0.10	0.17	0.02	0.10	0.12
PAVING	18										
ONSITE		0.01	0.08	0.12	0.00	0.00	0.00	0.00	0.00	0.00	0.00
OFFSITE		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL		0.01	0.08	0.13	0.00	0.00	0.00	0.01	0.00	0.00	0.01
ARCH COATING	130										
ONSITE		0.61	0.09	0.12	0.00	0.00	0.01	0.01	0.00	0.01	0.01
OFFSITE		0.00	0.00	0.02	0.00	0.01	0.00	0.01	0.00	0.00	0.00
TOTAL		0.62	0.09	0.14	0.00	0.01	0.01	0.01	0.00	0.01	0.01
ANNUAL TOTAL		0.74	2.12	2.67	0.00	0.11	0.12	0.23	0.04	0.12	0.16
REDUCTION COMPARED TO UNMITIGATED		19%	19%			29%	8%	19%			
SJVAPCD SIGNIFICANCE THRESHOLDS:		10	10					15			15
EXCEEDS CEQA THRESHOLDS?		NO	NO					NO			NO

PHASE/ACTIVITY	NUMBER OF DAYS	MITIGATED (w/TIER 3 OFFROAD EQUIPMENT/DUST CONTROL) CONSTRUCTION EMISSIONS (TONS/YEAR)									
		ROG	NOX	CO	SO2	PM10			PM2.5		
						FUG	EXH	TOT	FUG	EXH	TOT
FUTURE COMMERCIAL											
SITE PREPARATION	3										
ONSITE		0.00	0.03	0.03	0.00	0.01	0.00	0.01	0.01	0.00	0.01
OFFSITE		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL		0.00	0.03	0.04	0.00	0.01	0.00	0.01	0.01	0.00	0.01
GRADING	6										
ONSITE		0.00	0.04	0.06	0.00	0.01	0.00	0.01	0.00	0.00	0.01
OFFSITE		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL		0.00	0.04	0.06	0.00	0.01	0.00	0.01	0.00	0.00	0.01
BUILDING CONST	220										
ONSITE		0.07	1.56	1.97	0.00	0.00	0.10	0.10	0.00	0.10	0.10
OFFSITE		0.03	0.27	0.18	0.00	0.06	0.00	0.06	0.02	0.00	0.02
TOTAL		0.10	1.84	2.15	0.00	0.06	0.10	0.16	0.02	0.10	0.12
PAVING	10										
ONSITE		0.01	0.05	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00
OFFSITE		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL		0.01	0.05	0.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00
ARCH COATING	120										
ONSITE		0.24	0.08	0.11	0.00	0.00	0.01	0.01	0.00	0.01	0.01
OFFSITE		0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL		0.24	0.08	0.13	0.00	0.00	0.01	0.01	0.00	0.01	0.01
ANNUAL TOTAL		0.35	2.04	2.44	0.00	0.09	0.11	0.20	0.03	0.11	0.14
REDUCTION COMPARED TO UNMITIGATED		31%	18%			25%	8%	16%			
SJVAPCD SIGNIFICANCE THRESHOLDS:		10	10					15			15
EXCEEDS CEQA THRESHOLDS?		NO	NO					NO			NO
TOTAL SFR CONSTRUCTION (All Years)		2.71	5.41	6.72	0.01	0.30	0.30	0.59	0.11	0.38	0.59
REDUCTION COMPARED TO UNMITIGATED		17%	30%			44%	27%	37%			
TOTAL MFR & COMMERCIAL CONSTRUCTION		1.09	4.16	5.11	0.01	0.19	0.23	0.43	0.06	0.23	0.30
REDUCTION COMPARED TO UNMITIGATED		23%	18%			27%	8%	18%			
SJVAPCD SIGNIFICANCE THRESHOLDS:		10	10					15			15
EXCEEDS THRESHOLDS?		NO	NO					NO			NO

EMISSIONS SUMMARY - CONSTRUCTION MITIGATED

PHASE/ACTIVITY	MITIGATED (w/TIER 3 OFFROAD EQUIPMENT/DUST CONTROL) ONSITE CONSTRUCTION EMISSIONS (AVG LBS/DAY)									
	ROG	NOX	CO	SO2	PM10			PM2.5		
					FUG	EXH	TOT	FUG	EXH	TOT
141 LOT SFR										
SITE PREPARATION	SITE PREPARATION									
ONSITE	0.93	19.07	22.96	0.04	7.05	0.95	7.99	3.87	0.95	4.82
OFFSITE										
TOTAL										
GRADING	GRADING									
ONSITE	1.52	29.98	36.72	0.06	3.38	1.30	4.68	1.40	1.30	2.70
OFFSITE										
TOTAL										
BUILDING CONST - 2019	BUILDING CONST - 2019									
ONSITE	0.66	13.94	17.51	0.03	0.00	0.89	0.89	0.00	0.89	0.89
OFFSITE										
TOTAL										
BUILDING CONST - 2020	BUILDING CONST - 2020									
ONSITE	0.68	14.34	18.01	0.03	0.00	0.91	0.91	0.00	0.91	0.91
OFFSITE										
TOTAL										
BUILDING CONST - 2021	BUILDING CONST - 2021									
ONSITE	0.71	14.89	18.71	0.03	0.00	0.94	0.94	0.00	0.94	0.94
OFFSITE										
TOTAL										
PAVING	PAVING									
ONSITE	0.82	11.30	17.30	0.02	0.00	0.61	0.61	0.00	0.61	0.61
OFFSITE										
TOTAL										
ARCH COATING	ARCH COATING									
ONSITE	2.78	0.32	0.43	0.00	0.00	0.02	0.02	0.00	0.02	0.02
OFFSITE										
TOTAL										
MAXIMUM DAILY	4.31	29.98	36.72	0.06	7.05	0.95	7.99	3.87	0.95	4.82
SJVAPCD SIGNIFICANCE THRESHOLDS:	100	100	100	100			100			100
EXCEEDS CEQA THRESHOLDS?	NO	NO	NO	NO			NO			NO

*Maximum daily includes site preparation, grading, or building construction. Building construction includes paving and architectural coating application.

PHASE/ACTIVITY	MITIGATED (w/TIER 3 OFFROAD EQUIPMENT/DUST CONTROL) ONSITE CONSTRUCTION EMISSIONS (AVG LBS/DAY)									
	ROG	NOX	CO	SO2	PM10			PM2.5		
					FUG	EXH	TOT	FUG	EXH	TOT
FUTURE UNIT MFR										
SITE PREPARATION	SITE PREPARATION									
ONSITE	0.23	4.77	5.74	0.01	1.76	0.24	2.00	0.97	0.24	1.21
OFFSITE										
TOTAL										
GRADING	GRADING									
ONSITE	0.13	2.64	3.38	0.01	0.45	0.13	0.59	0.23	0.13	0.37
OFFSITE										
TOTAL										
BUILDING CONST	BUILDING CONST									
ONSITE	0.79	16.61	20.87	0.03	0.00	1.05	1.05	0.00	1.05	1.05
OFFSITE										
TOTAL										
PAVING	PAVING									
ONSITE	0.30	4.67	6.96	0.01	0.00	0.27	0.27	0.00	0.27	0.27
OFFSITE										
TOTAL										
ARCH COATING	ARCH COATING									
ONSITE	3.07	0.44	0.60	0.00	0.00	0.03	0.03	0.00	0.03	0.03
OFFSITE										
TOTAL										
MAXIMUM DAILY	4.16	21.72	28.42	0.04	0.00	1.36	1.36	0.00	1.36	1.36
SJVAPCD SIGNIFICANCE THRESHOLDS:	100	100	100	100			100			100
EXCEEDS CEQA THRESHOLDS?	NO	NO	NO	NO			NO			NO

*Maximum daily includes site preparation, grading, or building construction. Building construction includes paving and architectural coating application.

PHASE/ACTIVITY	MITIGATED (w/TIER 3 OFFROAD EQUIPMENT/DUST CONTROL) ONSITE CONSTRUCTION EMISSIONS (AVG LBS/DAY)									
	ROG	NOX	CO	SO2	PM10			PM2.5		
					FUG	EXH	TOT	FUG	EXH	TOT
FUTURE COMMERCIAL										
SITE PREPARATION	SITE PREPARATION									
ONSITE	0.14	2.86	3.44	0.01	1.06	0.14	1.20	0.58	0.14	0.72
OFFSITE										
TOTAL										
GRADING	GRADING									
ONSITE	0.10	1.98	2.53	0.00	0.34	0.10	0.44	0.18	0.10	0.28
OFFSITE										
TOTAL										
BUILDING CONST	BUILDING CONST									
ONSITE	0.75	15.89	19.96	0.03	0.00	1.01	1.01	0.00	1.01	1.01
OFFSITE										
TOTAL										
PAVING	PAVING									
ONSITE	0.30	2.59	3.87	0.01	0.00	0.15	0.15	0.00	0.15	0.15
OFFSITE										
TOTAL										
ARCH COATING	ARCH COATING									
ONSITE	1.18	0.41	0.55	0.00	0.00	0.03	0.03	0.00	0.03	0.03
OFFSITE										
TOTAL										
MAXIMUM DAILY	2.23	18.89	24.38	0.04	0.00	1.19	1.19	0.00	1.19	1.19
SJVAPCD SIGNIFICANCE THRESHOLDS:	100	100	100	100			100			100
EXCEEDS CEQA THRESHOLDS?	NO	NO	NO	NO			NO			NO

*Maximum daily includes site preparation, grading, or building construction. Building construction includes paving and architectural coating application.

EMISSIONS SUMMARY - OPERATIONAL

PHASE/ACTIVITY	OPERATIONAL EMISSIONS (TONS/YEAR)										
	ROG	NOX	CO	SO2	PM10			PM2.5			
					FUG	EXH	TOT	FUG	EXH	TOT	
141 LOT SFR											
Area	2.2102	0.2031	9.5445	0.028	0	1.3922	1.3922	0	1.3922	1.3922	
Energy	0.0151	0.1291	0.0549	0.00082	0	0.0104	0.0104	0	0.0104	0.0104	
Mobile	0.4546	1.6626	5.1657	0.0157	1.4554	0.0141	1.4695	0.3896	0.0132	0.4028	
TOTAL UNMITIGATED	2.68	1.99	14.77	0.04	1.46	1.42	2.87	0.39	1.42	1.81	
SJVAPCD SIGNIFICANCE THRESHOLDS:	10	10						15			15
EXCEEDS CEQA THRESHOLDS?	NO	NO						NO			NO
TOTAL WITH NAT. GAS FIREPLACES ONLY	1.75	1.86	6.29	0.02	1.46	0.03	1.49	0.39	0.03	0.42	
SJVAPCD SIGNIFICANCE THRESHOLDS:	10	10						15			15
EXCEEDS CEQA THRESHOLDS?	NO	NO						NO			NO
PERCENT REDUCTIONS:		7%						48%			
TOTAL WITH NO FIREPLACES	1.74	1.80	6.27	0.02	1.46	0.03	1.49	0.39	0.03	0.42	
SJVAPCD SIGNIFICANCE THRESHOLDS:	10	10						15			15
EXCEEDS CEQA THRESHOLDS?	NO	NO						NO			NO
PERCENT REDUCTIONS:		10%						48%			

PHASE/ACTIVITY	OPERATIONAL EMISSIONS (TONS/YEAR)									
	ROG	NOX	CO	SO2	PM10			PM2.5		
					FUG	EXH	TOT	FUG	EXH	TOT
FUTURE 64 UNIT MFR										
Area	0.3961	0.0391	1.0782	0.00211	0	0.1012	0.1012	0	0.1012	0.1012
Energy	0.00488	0.0417	0.0177	0.00027	0	0.00337	0.00337	0	0.00337	0.00337
Mobile	0.1444	0.5268	1.6284	0.00523	0.5006	0.00456	0.5051	0.134	0.00426	0.1382
TOTAL UNMITIGATED	0.55	0.61	2.72	0.01	0.50	0.11	0.61	0.13	0.11	0.24

SJVAPCD SIGNIFICANCE THRESHOLDS:	10	10					15			15
EXCEEDS CEQA THRESHOLDS?	NO	NO					NO			NO

TOTAL WITH NAT. GAS FIREPLACES ONLY	0.48	0.60	2.13	0.01	0.50	0.01	0.51	0.13	0.01	0.15
SJVAPCD SIGNIFICANCE THRESHOLDS:	10	10					15			15
EXCEEDS CEQA THRESHOLDS?	NO	NO					NO			NO
PERCENT REDUCTIONS:		0.02					0.16			

TOTAL WITH NO FIREPLACES	0.48	0.57	2.12	0.01	0.50	0.01	0.51	0.13	0.01	0.14
SJVAPCD SIGNIFICANCE THRESHOLDS:	10	10					15			15
EXCEEDS CEQA THRESHOLDS?	NO	NO					NO			NO
PERCENT REDUCTIONS:		0.06					0.16			

PHASE/ACTIVITY	OPERATIONAL EMISSIONS (TONS/YEAR)									
	ROG	NOX	CO	SO2	PM10			PM2.5		
					FUG	EXH	TOT	FUG	EXH	TOT
FUTURE COMMERCIAL										
Area	0.1482	0	0.00036	0	0	0	0	0	0	0
Energy	0.0051	0.0464	0.039	0.00028	0	0.00353	0.00353	0	0.00353	0.00353
Mobile	1.2555	15.1477	8.1717	0.0396	1.7184	0.031	1.7494	0.4632	0.0293	0.4925
TOTAL UNMITIGATED	1.41	15.19	8.21	0.04	1.72	0.03	1.75	0.46	0.03	0.50

SJVAPCD SIGNIFICANCE THRESHOLDS:	10	10					15			15
EXCEEDS THRESHOLDS?	NO	YES					NO			NO

PHASE/ACTIVITY	OPERATIONAL EMISSIONS (TONS/YEAR)									
	ROG	NOX	CO	SO2	PM10			PM2.5		
					FUG	EXH	TOT	FUG	EXH	TOT
PROJECT BUILDOUT (SFR, MFR, COMMERCIAL)										
Area	2.7545	0.2422	10.62306	0.03011	0	1.4934	1.4934	0	1.4934	1.4934
Energy	0.02508	0.2172	0.1116	0.00137	0	0.0173	0.0173	0	0.0173	0.0173
Mobile	1.8545	17.3371	14.9658	0.06053	3.6744	0.04966	3.724	0.9868	0.04676	1.0335
TOTAL UNMITIGATED	4.63	17.80	25.70	0.09	3.67	1.56	5.23	0.99	1.56	2.54
SJVAPCD SIGNIFICANCE THRESHOLDS:	10	10					15			15
EXCEEDS CEQA THRESHOLDS?	NO	YES					NO			NO
TOTAL WITH NAT. GAS FIREPLACES ONLY	3.64	17.65	16.64	0.06	3.67	0.08	3.76	0.99	0.08	
SJVAPCD SIGNIFICANCE THRESHOLDS:	10	10					15			15
EXCEEDS CEQA THRESHOLDS?	NO	YES					NO			NO
PERCENT REDUCTIONS:		0.01					0.28			
TOTAL WITH NO FIREPLACES	3.63	17.57	16.60	0.06	3.67	0.08	3.75	0.99	0.07	1.06
SJVAPCD SIGNIFICANCE THRESHOLDS:	10	10					15			15
EXCEEDS CEQA THRESHOLDS?	NO	YES					NO			NO
PERCENT REDUCTIONS:		0.01					0.28			

GHG EMISSIONS SUMMARY - BUILDOUT YEARS 2021-2022

	MTCO2e					
	Construction	Amortized	Operation	Total w/Amt. Const. & Wood/Nat. Gas Hearths	Total w/Amt. Const. & Nat. Gas Hearths Only	Total Amt. Const. w/o Hearths
141 Lot SFR	521.4	17.38	2180.8	2198.18	1991.38	1929.98
Hearth			268.2	268.2	61.4	0
Landscaping			1.8	1.8	1.8	1.8
Energy			416.1	416.1	416.1	416.1
Mobile			1443.1	1443.1	1443.1	1443.1
Waste			28.5	28.5	28.5	28.5
Water			23.1	23.1	23.1	23.1
Service Population					403	
MTCO2e/SP				5.45	4.94	4.79
Threshold				4.32	4.32	4.32
Exceeds Threshold?				Yes	Yes	Yes

*Based on buildout year 2021 conditions.

64 Unit MFR	418.3	13.94	646.4	660.34	645.94	618.04
Hearth			42.3	42.3	27.90	0.00
Landscaping			0.8	0.8	0.8	0.8
Energy			105.7	105.7	105.7	105.7
Mobile			481.3	481.3	481.3	481.3
Waste			5.8	5.8	5.8	5.8
Water			10.5	10.5	10.5	10.5
Service Population					183	
MTCO2e/SP				3.61	3.53	3.38
Threshold				4.07	4.07	4.07
Exceeds Threshold?				No	No	No

*Does not include anticipated reductions associated with the installation of solar PV. To be conservative, based on Buildout year 2022 conditions.

Commercial	398.17	13.27	3865.2	3878.47	3878.47	3878.47
Landscaping			0			
Energy			127.6			
Mobile			3717.9			
Waste			12.6			
Water			7.1			
Service Population					299	
MTCO2e/SP				12.97	12.97	12.97
Threshold				4.07	4.07	4.07
Exceeds Threshold?				Yes	Yes	Yes

*To be conservative, based on Buildout year 2022 conditions.

Project Buildout (SFR, MFR, Commercial)	1337.87	44.60	6692.4	6737.0	6515.8	6426.5
Hearth			310.5	310.5	89.3	0.0
Landscaping			2.6	2.6	2.6	2.6
Energy			649.4	521.8	521.8	521.8
Mobile			5642.3	1924.4	1924.4	1924.4
Waste			46.9	34.3	34.3	34.3
Water			40.7	33.6	33.6	33.6
Service Population					885	
MTCO2e/SP				7.61	7.36	7.26
Threshold				4.07	4.07	4.07
Exceeds Threshold?				Yes	Yes	Yes

Commercial SP Calculation

USGBC. Default Occupancy Countys. <https://www.usgbc.org/credits/new-construction-existing-buildings-commercial-interiors-core-and-shell-schools-new-constr-3>

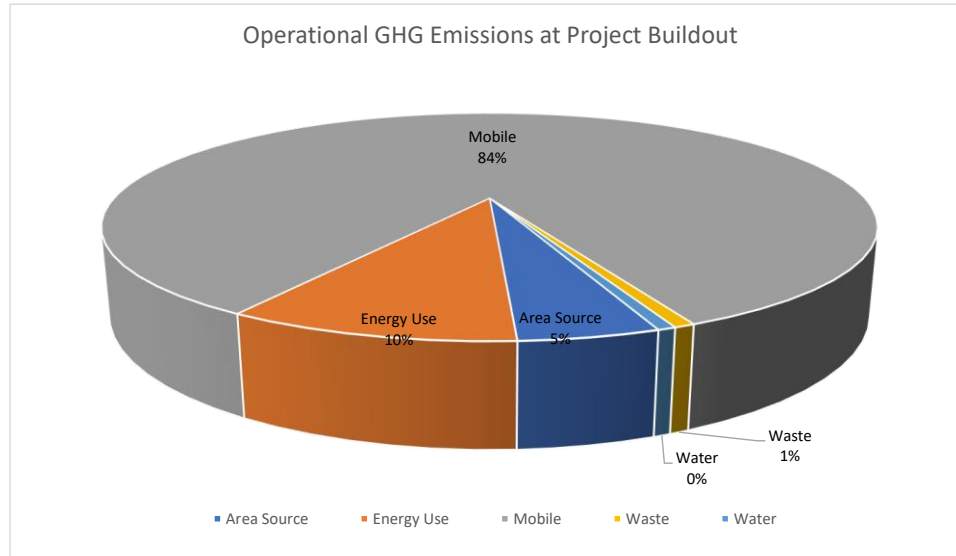
Shopping Center (Retail General)	550	sf/employee	130	sf/transient workers/other
Fuel Station (Retail Service)	600	sf/employee	130	sf/transient workers/other
Restaurant with drive thru	435	sf/employee	95	sf/transient workers/other

	Proposed Project			
	SF	Employees	Transients/Other	Total Occupants
Shopping Center (Retail General)	26015	47	200	247
Fuel Station (Retail Service)	1129	2	9	11
Restaurant with drive thru	3200	7	34	41
Total	30344	57	242	299

SUMMARY OF OPERATIONAL GHG EMISSIONS AT PROJECT BUILDOUT

	141 Unit SFR	64 Unit MFR	Commercial	Total
Area Source	270	43.1	0.0	313.1
Energy Use	416.1	105.7	127.6	649.4
Mobile	1443.1	481.3	3717.9	5642.3
Waste	28.5	5.8	12.6	46.9
Water	23.1	10.5	7.1	40.7

**Includes prohibited use of hearth devices in residential dwelling units; compliance with current building standards.*



GHG EMISSIONS SUMMARY - BUILDOUT YEAR 2030

	MTCO2e					
	Construction	Amortized	Operation	Total w/Amt. Const. & Wood/Nat. Gas Hearths	Total w/Amt. Const. & Nat. Gas Hearths Only	Total Amt. Const. w/o Hearths
141 Lot SFR	521.4	17.38	1763.1	1780.48	1573.68	1512.28
Hearth			268.2	268.2	61.4	0
Landscaping			1.8	1.8	1.8	1.8
Energy			348.7	348.7	348.7	348.7
Mobile			1096.1	1096.1	1096.1	1096.1
Waste			28.5	28.5	28.5	28.5
Water			19.8	19.8	19.8	19.8
Service Population					403	
MTCO2e/SP				4.42	3.90	3.75
Threshold				2.50	2.50	2.50
Exceeds Threshold?				Yes	Yes	Yes

*Based on buildout year 2021 conditions.

64 Unit MFR	418.3	13.94	529	542.94	645.94	500.64
Hearth			42.3	42.3	27.90	0.00
Landscaping			0.8	0.8	0.8	0.8
Energy			88.7	105.7	105.7	105.7
Mobile			382.4	481.3	481.3	481.3
Waste			5.8	5.8	5.8	5.8
Water			9	10.5	10.5	10.5
Service Population					183	
MTCO2e/SP				2.97	3.53	2.74
Threshold				2.50	2.50	2.50
Exceeds Threshold?				Yes	Yes	Yes

*Does not include anticipated reductions associated with the installation of solar PV. To be conservative, based on Buildout year 2022 conditions.

Commercial	398.17	13.27	3338	3351.27	3351.27	3351.27
Landscaping			0			
Energy			108.1			
Mobile			3211.2			
Waste			12.6			
Water			6.1			
Service Population					299	
MTCO2e/SP				11.21	11.21	11.21
Threshold				2.50	2.50	2.50
Exceeds Threshold?				Yes	Yes	Yes

*To be conservative, based on Buildout year 2022 conditions.

Project Buildout (SFR, MFR, Commercial)	1337.87	44.60	5630.1	5674.7	5570.9	5364.2
Hearth			310.5	310.5	89.3	0.0
Landscaping			2.6	2.6	2.6	2.6
Energy			545.5	454.4	454.4	454.4
Mobile			4689.7	1577.4	1577.4	1577.4
Waste			46.9	34.3	34.3	34.3
Water			34.9	30.3	30.3	30.3
Service Population					885	
MTCO2e/SP				6.41	6.29	6.06
Threshold				2.50	2.50	2.50
Exceeds Threshold?				Yes	Yes	Yes

Commercial SP Calculation

USGBC. Default Occupancy Countys. <https://www.usgbc.org/credits/new-construction-existing-buildings-commercial-interiors-core-and-shell-schools-new-constr-3>

Shopping Center (Retail General)	550	sf/employee	130	sf/transient workers/other
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Restaurant with drive thru	435	sf/employee	95	sf/transient workers/other

	Proposed Project			
	SF	Employees	Transients/Other	Total Occupants
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Restaurant with drive thru	3200	7	34	41
Total	30344	57	242	299

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	141 Unit SFR	64 Unit MFR	Commercial	Total
Area Source	270	43.1	0.0	313.1
Energy Use	348.7	88.7	108.1	545.5
Mobile	1096.1	382.4	3211.2	4689.7
Waste	28.5	5.8	12.6	46.9
Water	19.8	9.0	6.1	34.9

*Includes prohibited use of hearth devices in residential dwelling units; compliance with current building standards.

GHG EFFICIENCY THRESHOLD CALCULATION

	YEAR			
	2020	2021	2022	2030
POPULATION	40,639,392	40,980,939	41,321,565	43,939,250
EMPLOYMENT	18,839,373	19,031,622	19,225,833	20,852,595
SERVICE POPULATION	59478764.53	60012560.92	60547398.15	64791845.05

**Based on statewide projections.*

GHG EMISSIONS INVENTORY

LAND USE SECTOR (TOTAL):	272.85	259	246	163
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40%

GHG EFFICIENCY TARGET/THRESHOLD

LAND USE SECTOR (TOTAL):	4.6	4.3	4.1	2.5
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Sources:

California Air Resources Board. California 1990 Greenhouse Gas Emissions Level and 2020 Limit — by Sector and Activity (Land Use-driven sectors only) MMT CO₂e - (based upon IPCC Fourth Assessment Report Global Warming Potentials)

California Department of Finance Demographic Research Unit. September 2018. Report P-1 "State Population Projections (2010 - 2060), Total Population by County". <http://www.dof.ca.gov/Forecasting/Demographics/Projections/>.

California Employment Development Department. Employment Projections Labor Market Information Resources and Data, "CA Long-Term. 2016-2026 Statewide Employment Projections". <https://www.labormarketinfo.edd.ca.gov/data/employment-projections.html>.

Employment data for interim years is estimated based on proportionality with population trends based on historical data.

SJVAPCD RULE 9510 ISR EMISSION REDUCTIONS

The Indirect Source Review (ISR) rule, which went into effect March 1, 2006, requires developers of larger residential, commercial and industrial projects to reduce smog-forming and particulate emissions generated by their projects.

(Refer to ISR Rule for additional applicability and emission-reduction requirements. <http://www.valleyair.org/isr/isrhome.htm>)

SUMMARY OF EMISSION REDUCTION REQUIREMENTS

6.1 Construction Equipment Emissions

6.1.1 The exhaust emissions for construction equipment greater than fifty (50) horsepower used or associated with the development project shall be reduced by the following amounts from the statewide average as estimated by the ARB:

6.1.1.1 20% of the total NO_x emissions, and

6.1.1.2 45% of the total PM₁₀ exhausts emissions.

6.1.2 An applicant may reduce construction emissions on-site by using less-polluting construction equipment, which can be achieved by utilizing add-on controls, cleaner fuels, or newer lower emitting equipment.

6.2 Operational Emissions

6.2.1 NO_x Emissions

Applicants shall reduce 33.3%, of the project's operational baseline NO_x emissions over a period of ten years as quantified in the approved AIA as specified in Section 5.6.

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6.2.2 PM₁₀ Emissions

Applicants shall reduce of 50% of the project's operational baseline PM₁₀ emissions over a period of ten years as quantified in the approved AIA as specified in Section 5.6.

6.3 The requirements listed in Sections 6.1 and 6.2 above can be met through any combination of on-site emission reduction measures or off-site fees.

District Accepted Fleet Mix for Residential Projects

	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	
2013	0.5322	0.1901	0.1671	0.0628	0.0020	0.0011	0.0097	0.0243	0.0000	0.0047	0.0032	C
2014	0.5352	0.1905	0.1673	0.0609	0.0019	0.0010	0.0095	0.0232	0.0000	0.0047	0.0030	C
2015	0.5376	0.1911	0.1676	0.0591	0.0018	0.0010	0.0096	0.0219	0.0000	0.0047	0.0029	C
2016	0.5398	0.1917	0.1674	0.0576	0.0018	0.0010	0.0094	0.0213	0.0000	0.0046	0.0028	C
2017	0.5410	0.1927	0.1671	0.0563	0.0017	0.0010	0.0093	0.0210	0.0000	0.0045	0.0028	C
2018	0.5412	0.1941	0.1669	0.0553	0.0017	0.0009	0.0092	0.0209	0.0000	0.0045	0.0027	C
2019	0.5411	0.1955	0.1669	0.0545	0.0016	0.0009	0.0091	0.0208	0.0000	0.0044	0.0026	C
2020	0.5402	0.1972	0.1668	0.0540	0.0016	0.0009	0.0091	0.0206	0.0000	0.0044	0.0026	C
2021	0.5373	0.2000	0.1671	0.0542	0.0014	0.0009	0.0090	0.0206	0.0000	0.0044	0.0026	C
2022	0.5343	0.2030	0.1673	0.0545	0.0013	0.0009	0.0086	0.0207	0.0000	0.0044	0.0025	C
2023	0.5305	0.2058	0.1673	0.0550	0.0011	0.0009	0.0085	0.0218	0.0000	0.0043	0.0025	C
2024	0.5277	0.2090	0.1675	0.0556	0.0009	0.0009	0.0080	0.0214	0.0000	0.0043	0.0025	C
2025	0.5244	0.2120	0.1677	0.0563	0.0008	0.0009	0.0076	0.0212	0.0000	0.0043	0.0025	C
2026	0.5215	0.2146	0.1681	0.0569	0.0008	0.0009	0.0075	0.0203	0.0000	0.0044	0.0025	C
2027	0.5185	0.2170	0.1684	0.0575	0.0008	0.0010	0.0074	0.0195	0.0000	0.0044	0.0025	C
2028	0.5159	0.2192	0.1686	0.0582	0.0008	0.0010	0.0074	0.0187	0.0000	0.0044	0.0025	C
2029	0.5134	0.2212	0.1688	0.0587	0.0008	0.0010	0.0074	0.0181	0.0000	0.0044	0.0025	C
2030	0.5110	0.2231	0.1690	0.0593	0.0008	0.0010	0.0074	0.0173	0.0000	0.0044	0.0025	C
2031	0.5076	0.2254	0.1693	0.0598	0.0008	0.0010	0.0074	0.0174	0.0000	0.0044	0.0026	C
2032	0.5044	0.2274	0.1696	0.0602	0.0008	0.0010	0.0075	0.0176	0.0000	0.0044	0.0026	C
2033	0.5014	0.2291	0.1700	0.0606	0.0008	0.0010	0.0075	0.0178	0.0000	0.0044	0.0027	C
2034	0.4987	0.2308	0.1703	0.0609	0.0008	0.0010	0.0076	0.0180	0.0000	0.0044	0.0027	C
2035	0.4960	0.2323	0.1707	0.0613	0.0008	0.0010	0.0076	0.0182	0.0000	0.0044	0.0027	C
2036	0.4933	0.2333	0.1709	0.0615	0.0008	0.0010	0.0077	0.0191	0.0000	0.0044	0.0029	C
2037	0.4907	0.2341	0.1710	0.0618	0.0009	0.0010	0.0078	0.0202	0.0000	0.0044	0.0030	C
2038	0.4883	0.2348	0.1712	0.0620	0.0009	0.0010	0.0078	0.0213	0.0000	0.0044	0.0031	C
2039	0.4857	0.2356	0.1714	0.0623	0.0009	0.0010	0.0079	0.0223	0.0000	0.0043	0.0032	C
2040	0.4834	0.2363	0.1716	0.0625	0.0009	0.0010	0.0079	0.0233	0.0000	0.0043	0.0033	C

SBUS	MH
0.0012	0.0016
0.0012	0.0016
0.0011	0.0016
0.0011	0.0015
0.0011	0.0015
0.0011	0.0015
0.0011	0.0015
0.0011	0.0015
0.0009	0.0016
0.0007	0.0018
0.0004	0.0019
0.0002	0.0020
0.0001	0.0022
0.0002	0.0023
0.0005	0.0025
0.0007	0.0026
0.0009	0.0028
0.0012	0.0030
0.0012	0.0031
0.0012	0.0033
0.0012	0.0035
0.0012	0.0036
0.0012	0.0038
0.0012	0.0039
0.0011	0.0040
0.0011	0.0041
0.0011	0.0043
0.0011	0.0044

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1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	141.00	Dwelling Unit	30.40	253,800.00	403
Other Asphalt Surfaces	3.50	Acre	3.50	152,460.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	45
Climate Zone	3			Operational Year	2021
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	488.3	CH4 Intensity (lb/MWhr)	0.022	N2O Intensity (lb/MWhr)	0.005

1.3 User Entered Comments & Non-Default Data

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Project Characteristics - Includes RPS adjustment

Land Use - 141 SFR, 30.4 acres total, 3.5 acres paved

Construction Phase - Based on estimated construction schedule provided by applicant.

Off-road Equipment - Based on default equipment usage identified in the model.

Trips and VMT - Based on model defaults

Grading - No material imported/exported.

Vehicle Trips - Weekday trips based on 9.44 trips/day derived from the traffic analysis. Weekend trip rates based on model defaults.

Energy Use -

Vehicle Emission Factors - .

Vehicle Emission Factors -

Vehicle Emission Factors -

Fleet Mix - Based on SJVAPCD's residential fleet mix.

Woodstoves - Based on model defaults.

Construction Off-road Equipment Mitigation - Assumes 61%CE for watering exposed areas, 50%CE for water onsite roads/travelways, 15 mph speed limit. Use of T3 equipment included for modeling purposes.

Area Mitigation - Only natural gas hearths included as mitigation.

Energy Mitigation - Includes installation of energy-efficient appliances (e.g., dishwashers and fans). Includes 28% improvement in energy efficiency with compliance with current building standards.

https://www.energy.ca.gov/title24/2016standards/rulemaking/documents/2016_Building_Energy_Efficiency_Standards_FAQ.pdf

Water Mitigation - Includes use of low-flow fixtures and water-efficient irrigation systems.

Waste Mitigation - Assumes 61% diversion rate per CalRecycle's 2016 estimated equivalent.

<https://www.calrecycle.ca.gov/LGCentral/GoalMeasure/DisposalRate/MostRecent/>

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00

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tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	4.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	9.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstructionPhase	NumDays	35.00	400.00
tblConstructionPhase	PhaseEndDate	6/7/2021	3/4/2021
tblConstructionPhase	PhaseEndDate	3/1/2021	3/4/2021
tblConstructionPhase	PhaseEndDate	4/1/2019	4/4/2019
tblConstructionPhase	PhaseEndDate	4/19/2021	5/23/2019

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tblConstructionPhase	PhaseStartDate	4/20/2021	8/23/2019
tblConstructionPhase	PhaseStartDate	4/2/2019	4/5/2019
tblConstructionPhase	PhaseStartDate	1/29/2019	2/1/2019
tblConstructionPhase	PhaseStartDate	3/2/2021	4/5/2019
tblFleetMix	HHD	0.12	0.02
tblFleetMix	LDA	0.49	0.54
tblFleetMix	LDT1	0.03	0.20
tblFleetMix	LDT2	0.17	0.17
tblFleetMix	LHD1	0.02	1.4000e-003
tblFleetMix	LHD2	4.7320e-003	9.0000e-004
tblFleetMix	MCY	5.1540e-003	2.6000e-003
tblFleetMix	MDV	0.12	0.05
tblFleetMix	MH	6.2900e-004	1.6000e-003
tblFleetMix	MHD	0.03	9.0000e-003
tblFleetMix	OBUS	2.3660e-003	0.00
tblFleetMix	SBUS	1.0970e-003	9.0000e-004
tblFleetMix	UBUS	1.5900e-003	4.4000e-003
tblLandUse	LotAcreage	45.78	30.40
tblProjectCharacteristics	CH4IntensityFactor	0.029	0.022
tblProjectCharacteristics	CO2IntensityFactor	641.35	488.3
tblProjectCharacteristics	N2OIntensityFactor	0.006	0.005
tblVehicleTrips	WD_TR	9.52	9.44
tblWoodstoves	NumberCatalytic	30.40	45.78
tblWoodstoves	NumberNoncatalytic	30.40	45.78

2.0 Emissions Summary

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2.1 Overall Construction**Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2019	1.0104	4.2839	3.1992	5.8200e-003	0.4356	0.2242	0.6598	0.1963	0.2093	0.4056						521.4022
2020	1.9116	2.9993	2.7081	5.0800e-003	0.0769	0.1626	0.2395	0.0207	0.1537	0.1745						447.2588
2021	0.3222	0.4679	0.4542	8.7000e-004	0.0132	0.0239	0.0371	3.5600e-003	0.0226	0.0261						76.4079
Maximum	1.9116	4.2839	3.1992	5.8200e-003	0.4356	0.2242	0.6598	0.1963	0.2093	0.4056						521.4022

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2019	0.7160	2.7140	3.3976	5.8200e-003	0.2064	0.1427	0.3491	0.0864	0.1426	0.2290						521.4016
2020	1.6982	2.3067	2.8425	5.0800e-003	0.0769	0.1325	0.2094	0.0207	0.1324	0.1532						447.2584
2021	0.2910	0.3920	0.4838	8.7000e-004	0.0132	0.0226	0.0359	3.5600e-003	0.0226	0.0262						76.4078
Maximum	1.6982	2.7140	3.3976	5.8200e-003	0.2064	0.1427	0.3491	0.0864	0.1426	0.2290						521.4016

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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	16.62	30.17	-5.70	0.00	43.60	27.45	36.52	49.83	22.79	32.63	0.00	0.00	0.00	0.00	0.00	0.00

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	1-1-2019	3-31-2019	1.7528	0.8688
2	4-1-2019	6-30-2019	1.1894	0.7997
3	7-1-2019	9-30-2019	1.0482	0.7581
4	10-1-2019	12-31-2019	1.3163	1.0131
5	1-1-2020	3-31-2020	1.2193	0.9945
6	4-1-2020	6-30-2020	1.2183	0.9935
7	7-1-2020	9-30-2020	1.2317	1.0045
8	10-1-2020	12-31-2020	1.2327	1.0054
9	1-1-2021	3-31-2021	0.7906	0.6835
		Highest	1.7528	1.0131

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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	2.2102	0.2031	9.5445	0.0280		1.3922	1.3922		1.3922	1.3922						269.9025
Energy	0.0199	0.1699	0.0723	1.0800e-003		0.0137	0.0137		0.0137	0.0137						472.6343
Mobile	0.4546	1.6626	5.1657	0.0157	1.4554	0.0141	1.4695	0.3896	0.0132	0.4028						1,443.0968
Waste						0.0000	0.0000		0.0000	0.0000						72.9610
Water						0.0000	0.0000		0.0000	0.0000						28.0692
Total	2.6847	2.0356	14.7825	0.0448	1.4554	1.4201	2.8755	0.3896	1.4192	1.8088						2,286.6637

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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	1.2773	0.0649	1.0717	3.9000e-004		0.0101	0.0101		0.0101	0.0101						63.1969
Energy	0.0151	0.1291	0.0549	8.2000e-004		0.0104	0.0104		0.0104	0.0104						416.0802
Mobile	0.4546	1.6626	5.1657	0.0157	1.4554	0.0141	1.4695	0.3896	0.0132	0.4028						1,443.0968
Waste						0.0000	0.0000		0.0000	0.0000						28.4548
Water						0.0000	0.0000		0.0000	0.0000						23.0820
Total	1.7470	1.8566	6.2923	0.0169	1.4554	0.0346	1.4900	0.3896	0.0337	0.4233						1,973.9107

	ROG	NOx	CO	SO2	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	34.93	8.79	57.43	62.29	0.00	97.56	48.18	0.00	97.63	76.60	0.00	0.00	0.00	0.00	0.00	13.68

3.0 Construction Detail**Construction Phase**

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Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	1/1/2019	1/28/2019	5	20	
2	Grading	Grading	2/1/2019	4/4/2019	5	45	
3	Building Construction	Building Construction	4/5/2019	3/4/2021	5	500	
4	Paving	Paving	4/5/2019	5/23/2019	5	35	
5	Architectural Coating	Architectural Coating	8/23/2019	3/4/2021	5	400	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 112.5

Acres of Paving: 3.5

Residential Indoor: 513,945; Residential Outdoor: 171,315; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; 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
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	51.00	15.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

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3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Use Soil Stabilizer

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 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	tons/yr										MT/yr					
Fugitive Dust					0.1807	0.0000	0.1807	0.0993	0.0000	0.0993						0.0000
Off-Road	0.0434	0.4557	0.2206	3.8000e-004		0.0239	0.0239		0.0220	0.0220						34.4390
Total	0.0434	0.4557	0.2206	3.8000e-004	0.1807	0.0239	0.2046	0.0993	0.0220	0.1213						34.4390

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3.2 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	tons/yr										MT/yr					
Hauling	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
Worker	8.5000e-004	5.6000e-004	5.6100e-003	1.0000e-005	1.4400e-003	1.0000e-005	1.4500e-003	3.8000e-004	1.0000e-005	3.9000e-004						1.2864
Total	8.5000e-004	5.6000e-004	5.6100e-003	1.0000e-005	1.4400e-003	1.0000e-005	1.4500e-003	3.8000e-004	1.0000e-005	3.9000e-004						1.2864

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0705	0.0000	0.0705	0.0387	0.0000	0.0387						0.0000
Off-Road	9.3100e-003	0.1907	0.2296	3.8000e-004		9.4600e-003	9.4600e-003		9.4600e-003	9.4600e-003						34.4389
Total	9.3100e-003	0.1907	0.2296	3.8000e-004	0.0705	9.4600e-003	0.0799	0.0387	9.4600e-003	0.0482						34.4389

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3.2 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	tons/yr										MT/yr					
Hauling	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
Worker	8.5000e-004	5.6000e-004	5.6100e-003	1.0000e-005	1.4400e-003	1.0000e-005	1.4500e-003	3.8000e-004	1.0000e-005	3.9000e-004						1.2864
Total	8.5000e-004	5.6000e-004	5.6100e-003	1.0000e-005	1.4400e-003	1.0000e-005	1.4500e-003	3.8000e-004	1.0000e-005	3.9000e-004						1.2864

3.3 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	tons/yr										MT/yr					
Fugitive Dust					0.1952	0.0000	0.1952	0.0809	0.0000	0.0809						0.0000
Off-Road	0.1066	1.2267	0.7510	1.4000e-003		0.0536	0.0536		0.0493	0.0493						126.3193
Total	0.1066	1.2267	0.7510	1.4000e-003	0.1952	0.0536	0.2488	0.0809	0.0493	0.1302						126.3193

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3.3 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	tons/yr										MT/yr					
Hauling	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
Worker	2.1300e-003	1.4000e-003	0.0140	4.0000e-005	3.6000e-003	2.0000e-005	3.6200e-003	9.6000e-004	2.0000e-005	9.8000e-004						3.2160
Total	2.1300e-003	1.4000e-003	0.0140	4.0000e-005	3.6000e-003	2.0000e-005	3.6200e-003	9.6000e-004	2.0000e-005	9.8000e-004						3.2160

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0761	0.0000	0.0761	0.0316	0.0000	0.0316						0.0000
Off-Road	0.0343	0.6745	0.8263	1.4000e-003		0.0292	0.0292		0.0292	0.0292						126.3191
Total	0.0343	0.6745	0.8263	1.4000e-003	0.0761	0.0292	0.1054	0.0316	0.0292	0.0608						126.3191

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3.3 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	tons/yr										MT/yr					
Hauling	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
Worker	2.1300e-003	1.4000e-003	0.0140	4.0000e-005	3.6000e-003	2.0000e-005	3.6200e-003	9.6000e-004	2.0000e-005	9.8000e-004						3.2160
Total	2.1300e-003	1.4000e-003	0.0140	4.0000e-005	3.6000e-003	2.0000e-005	3.6200e-003	9.6000e-004	2.0000e-005	9.8000e-004						3.2160

3.4 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	tons/yr										MT/yr					
Off-Road	0.2279	2.0341	1.6563	2.6000e-003		0.1245	0.1245		0.1170	0.1170						228.2573
Total	0.2279	2.0341	1.6563	2.6000e-003		0.1245	0.1245		0.1170	0.1170						228.2573

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3.4 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	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						0.0000
Vendor	6.6600e-003	0.1957	0.0334	4.1000e-004	9.5900e-003	1.4200e-003	0.0110	2.7700e-003	1.3600e-003	4.1300e-003						39.5003
Worker	0.0233	0.0153	0.1534	3.9000e-004	0.0394	2.6000e-004	0.0396	0.0105	2.4000e-004	0.0107						35.1721
Total	0.0299	0.2110	0.1867	8.0000e-004	0.0489	1.6800e-003	0.0506	0.0132	1.6000e-003	0.0148						74.6724

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0650	1.3728	1.7248	2.6000e-003		0.0872	0.0872		0.0872	0.0872						228.2570
Total	0.0650	1.3728	1.7248	2.6000e-003		0.0872	0.0872		0.0872	0.0872						228.2570

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3.4 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	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						0.0000
Vendor	6.6600e-003	0.1957	0.0334	4.1000e-004	9.5900e-003	1.4200e-003	0.0110	2.7700e-003	1.3600e-003	4.1300e-003						39.5003
Worker	0.0233	0.0153	0.1534	3.9000e-004	0.0394	2.6000e-004	0.0396	0.0105	2.4000e-004	0.0107						35.1721
Total	0.0299	0.2110	0.1867	8.0000e-004	0.0489	1.6800e-003	0.0506	0.0132	1.6000e-003	0.0148						74.6724

3.4 Building Construction - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2777	2.5134	2.2072	3.5300e-003		0.1463	0.1463		0.1376	0.1376						305.2596
Total	0.2777	2.5134	2.2072	3.5300e-003		0.1463	0.1463		0.1376	0.1376						305.2596

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3.4 Building Construction - 2020**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						0.0000
Vendor	7.3400e-003	0.2435	0.0389	5.6000e-004	0.0130	1.2900e-003	0.0143	3.7600e-003	1.2400e-003	5.0000e-003						53.1570
Worker	0.0288	0.0183	0.1857	5.1000e-004	0.0534	3.4000e-004	0.0538	0.0142	3.2000e-004	0.0145						46.2594
Total	0.0362	0.2618	0.2246	1.0700e-003	0.0664	1.6300e-003	0.0681	0.0180	1.5600e-003	0.0195						99.4164

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0883	1.8636	2.3415	3.5300e-003		0.1184	0.1184		0.1184	0.1184						305.2592
Total	0.0883	1.8636	2.3415	3.5300e-003		0.1184	0.1184		0.1184	0.1184						305.2592

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3.4 Building Construction - 2020**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						0.0000
Vendor	7.3400e-003	0.2435	0.0389	5.6000e-004	0.0130	1.2900e-003	0.0143	3.7600e-003	1.2400e-003	5.0000e-003						53.1570
Worker	0.0288	0.0183	0.1857	5.1000e-004	0.0534	3.4000e-004	0.0538	0.0142	3.2000e-004	0.0145						46.2594
Total	0.0362	0.2618	0.2246	1.0700e-003	0.0664	1.6300e-003	0.0681	0.0180	1.5600e-003	0.0195						99.4164

3.4 Building Construction - 2021**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0428	0.3922	0.3729	6.1000e-004		0.0216	0.0216		0.0203	0.0203						52.4327
Total	0.0428	0.3922	0.3729	6.1000e-004		0.0216	0.0216		0.0203	0.0203						52.4327

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3.4 Building Construction - 2021**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						0.0000
Vendor	1.0200e-003	0.0380	5.7900e-003	9.0000e-005	2.2400e-003	1.0000e-004	2.3400e-003	6.5000e-004	1.0000e-004	7.4000e-004						9.0434
Worker	4.5800e-003	2.8000e-003	0.0289	8.0000e-005	9.1700e-003	6.0000e-005	9.2300e-003	2.4400e-003	5.0000e-005	2.4900e-003						7.6726
Total	5.6000e-003	0.0408	0.0347	1.7000e-004	0.0114	1.6000e-004	0.0116	3.0900e-003	1.5000e-004	3.2300e-003						16.7160

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0152	0.3201	0.4022	6.1000e-004		0.0203	0.0203		0.0203	0.0203						52.4327
Total	0.0152	0.3201	0.4022	6.1000e-004		0.0203	0.0203		0.0203	0.0203						52.4327

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3.4 Building Construction - 2021**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						0.0000
Vendor	1.0200e-003	0.0380	5.7900e-003	9.0000e-005	2.2400e-003	1.0000e-004	2.3400e-003	6.5000e-004	1.0000e-004	7.4000e-004						9.0434
Worker	4.5800e-003	2.8000e-003	0.0289	8.0000e-005	9.1700e-003	6.0000e-005	9.2300e-003	2.4400e-003	5.0000e-005	2.4900e-003						7.6726
Total	5.6000e-003	0.0408	0.0347	1.7000e-004	0.0114	1.6000e-004	0.0116	3.0900e-003	1.5000e-004	3.2300e-003						16.7160

3.5 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	tons/yr										MT/yr					
Off-Road	0.0255	0.2668	0.2566	4.0000e-004		0.0144	0.0144		0.0133	0.0133						36.1150
Paving	4.5900e-003					0.0000	0.0000		0.0000	0.0000						0.0000
Total	0.0300	0.2668	0.2566	4.0000e-004		0.0144	0.0144		0.0133	0.0133						36.1150

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3.5 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	tons/yr										MT/yr					
Hauling	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
Worker	1.2400e-003	8.2000e-004	8.1800e-003	2.0000e-005	2.1000e-003	1.0000e-005	2.1100e-003	5.6000e-004	1.0000e-005	5.7000e-004						1.8760
Total	1.2400e-003	8.2000e-004	8.1800e-003	2.0000e-005	2.1000e-003	1.0000e-005	2.1100e-003	5.6000e-004	1.0000e-005	5.7000e-004						1.8760

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	9.8200e-003	0.1977	0.3027	4.0000e-004		0.0107	0.0107		0.0107	0.0107						36.1149
Paving	4.5900e-003					0.0000	0.0000		0.0000	0.0000						0.0000
Total	0.0144	0.1977	0.3027	4.0000e-004		0.0107	0.0107		0.0107	0.0107						36.1149

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3.5 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	tons/yr										MT/yr					
Hauling	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
Worker	1.2400e-003	8.2000e-004	8.1800e-003	2.0000e-005	2.1000e-003	1.0000e-005	2.1100e-003	5.6000e-004	1.0000e-005	5.7000e-004						1.8760
Total	1.2400e-003	8.2000e-004	8.1800e-003	2.0000e-005	2.1000e-003	1.0000e-005	2.1100e-003	5.6000e-004	1.0000e-005	5.7000e-004						1.8760

3.6 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	tons/yr										MT/yr					
Archit. Coating	0.5539					0.0000	0.0000		0.0000	0.0000						0.0000
Off-Road	0.0124	0.0854	0.0856	1.4000e-004		5.9900e-003	5.9900e-003		5.9900e-003	5.9900e-003						11.8977
Total	0.5662	0.0854	0.0856	1.4000e-004		5.9900e-003	5.9900e-003		5.9900e-003	5.9900e-003						11.8977

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3.6 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	tons/yr										MT/yr					
Hauling	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
Worker	2.2000e-003	1.4500e-003	0.0145	4.0000e-005	3.7200e-003	2.0000e-005	3.7400e-003	9.9000e-004	2.0000e-005	1.0100e-003						3.3232
Total	2.2000e-003	1.4500e-003	0.0145	4.0000e-005	3.7200e-003	2.0000e-005	3.7400e-003	9.9000e-004	2.0000e-005	1.0100e-003						3.3232

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.5539					0.0000	0.0000		0.0000	0.0000						0.0000
Off-Road	2.7600e-003	0.0631	0.0852	1.4000e-004		4.4200e-003	4.4200e-003		4.4200e-003	4.4200e-003						11.8977
Total	0.5566	0.0631	0.0852	1.4000e-004		4.4200e-003	4.4200e-003		4.4200e-003	4.4200e-003						11.8977

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3.6 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	tons/yr										MT/yr					
Hauling	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
Worker	2.2000e-003	1.4500e-003	0.0145	4.0000e-005	3.7200e-003	2.0000e-005	3.7400e-003	9.9000e-004	2.0000e-005	1.0100e-003						3.3232
Total	2.2000e-003	1.4500e-003	0.0145	4.0000e-005	3.7200e-003	2.0000e-005	3.7400e-003	9.9000e-004	2.0000e-005	1.0100e-003						3.3232

3.6 Architectural Coating - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	1.5603					0.0000	0.0000		0.0000	0.0000						0.0000
Off-Road	0.0317	0.2206	0.2399	3.9000e-004		0.0145	0.0145		0.0145	0.0145						33.5124
Total	1.5920	0.2206	0.2399	3.9000e-004		0.0145	0.0145		0.0145	0.0145						33.5124

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3.6 Architectural Coating - 2020**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	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
Worker	5.6500e-003	3.5900e-003	0.0364	1.0000e-004	0.0105	7.0000e-005	0.0105	2.7800e-003	6.0000e-005	2.8500e-003						9.0705
Total	5.6500e-003	3.5900e-003	0.0364	1.0000e-004	0.0105	7.0000e-005	0.0105	2.7800e-003	6.0000e-005	2.8500e-003						9.0705

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	1.5603					0.0000	0.0000		0.0000	0.0000						0.0000
Off-Road	7.7900e-003	0.1778	0.2401	3.9000e-004		0.0125	0.0125		0.0125	0.0125						33.5123
Total	1.5681	0.1778	0.2401	3.9000e-004		0.0125	0.0125		0.0125	0.0125						33.5123

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3.6 Architectural Coating - 2020**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	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
Worker	5.6500e-003	3.5900e-003	0.0364	1.0000e-004	0.0105	7.0000e-005	0.0105	2.7800e-003	6.0000e-005	2.8500e-003						9.0705
Total	5.6500e-003	3.5900e-003	0.0364	1.0000e-004	0.0105	7.0000e-005	0.0105	2.7800e-003	6.0000e-005	2.8500e-003						9.0705

3.6 Architectural Coating - 2021**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.2680					0.0000	0.0000		0.0000	0.0000						0.0000
Off-Road	4.9300e-003	0.0344	0.0409	7.0000e-005		2.1200e-003	2.1200e-003		2.1200e-003	2.1200e-003						5.7547
Total	0.2729	0.0344	0.0409	7.0000e-005		2.1200e-003	2.1200e-003		2.1200e-003	2.1200e-003						5.7547

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3.6 Architectural Coating - 2021**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	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
Worker	9.0000e-004	5.5000e-004	5.6700e-003	2.0000e-005	1.8000e-003	1.0000e-005	1.8100e-003	4.8000e-004	1.0000e-005	4.9000e-004						1.5044
Total	9.0000e-004	5.5000e-004	5.6700e-003	2.0000e-005	1.8000e-003	1.0000e-005	1.8100e-003	4.8000e-004	1.0000e-005	4.9000e-004						1.5044

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.2680					0.0000	0.0000		0.0000	0.0000						0.0000
Off-Road	1.3400e-003	0.0305	0.0412	7.0000e-005		2.1400e-003	2.1400e-003		2.1400e-003	2.1400e-003						5.7547
Total	0.2693	0.0305	0.0412	7.0000e-005		2.1400e-003	2.1400e-003		2.1400e-003	2.1400e-003						5.7547

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3.6 Architectural Coating - 2021**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	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
Worker	9.0000e-004	5.5000e-004	5.6700e-003	2.0000e-005	1.8000e-003	1.0000e-005	1.8100e-003	4.8000e-004	1.0000e-005	4.9000e-004						1.5044
Total	9.0000e-004	5.5000e-004	5.6700e-003	2.0000e-005	1.8000e-003	1.0000e-005	1.8100e-003	4.8000e-004	1.0000e-005	4.9000e-004						1.5044

4.0 Operational Detail - Mobile**4.1 Mitigation Measures Mobile**

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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
Category	tons/yr										MT/yr					
Mitigated	0.4546	1.6626	5.1657	0.0157	1.4554	0.0141	1.4695	0.3896	0.0132	0.4028						1,443.0968
Unmitigated	0.4546	1.6626	5.1657	0.0157	1.4554	0.0141	1.4695	0.3896	0.0132	0.4028						1,443.0968

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Single Family Housing	1,331.04	1,397.31	1215.42	3,878,853	3,878,853
Total	1,331.04	1,397.31	1,215.42	3,878,853	3,878,853

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
Single Family Housing	10.80	7.30	7.50	48.40	15.90	35.70	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Single Family Housing	0.537300	0.200000	0.167100	0.054200	0.001400	0.000900	0.009000	0.020600	0.000000	0.004400	0.002600	0.000900	0.001600

5.0 Energy Detail

Historical Energy Use: N

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5.1 Mitigation Measures Energy

Exceed Title 24

Install Energy Efficient Appliances

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000						265.7066
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000						274.7407
NaturalGas Mitigated	0.0151	0.1291	0.0549	8.2000e-004		0.0104	0.0104		0.0104	0.0104						150.3736
NaturalGas Unmitigated	0.0199	0.1699	0.0723	1.0800e-003		0.0137	0.0137		0.0137	0.0137						197.8936

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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					
Single Family Housing	3.68648e+006	0.0199	0.1699	0.0723	1.0800e-003		0.0137	0.0137		0.0137	0.0137						197.8936
Total		0.0199	0.1699	0.0723	1.0800e-003		0.0137	0.0137		0.0137	0.0137						197.8936

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					
Single Family Housing	2.80125e+006	0.0151	0.1291	0.0549	8.2000e-004		0.0104	0.0104		0.0104	0.0104						150.3736
Total		0.0151	0.1291	0.0549	8.2000e-004		0.0104	0.0104		0.0104	0.0104						150.3736

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5.3 Energy by Land Use - Electricity**Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Single Family Housing	1.23526e+006				274.7407
Total					274.7407

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Single Family Housing	1.19465e+006				265.7066
Total					265.7066

6.0 Area Detail**6.1 Mitigation Measures Area**

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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	1.2773	0.0649	1.0717	3.9000e-004		0.0101	0.0101		0.0101	0.0101						63.1969
Unmitigated	2.2102	0.2031	9.5445	0.0280		1.3922	1.3922		1.3922	1.3922						269.9025

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	0.2382					0.0000	0.0000		0.0000	0.0000						0.0000
Consumer Products	1.0011					0.0000	0.0000		0.0000	0.0000						0.0000
Hearth	0.9392	0.1910	8.4953	0.0280		1.3865	1.3865		1.3865	1.3865						268.1509
Landscaping	0.0318	0.0121	1.0493	6.0000e-005		5.7800e-003	5.7800e-003		5.7800e-003	5.7800e-003						1.7517
Total	2.2102	0.2031	9.5445	0.0280		1.3922	1.3922		1.3922	1.3922						269.9025

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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	0.2382					0.0000	0.0000		0.0000	0.0000						0.0000
Consumer Products	1.0011					0.0000	0.0000		0.0000	0.0000						0.0000
Hearth	6.1700e-003	0.0527	0.0224	3.4000e-004		4.2600e-003	4.2600e-003		4.2600e-003	4.2600e-003						61.4452
Landscaping	0.0318	0.0121	1.0493	6.0000e-005		5.7800e-003	5.7800e-003		5.7800e-003	5.7800e-003						1.7517
Total	1.2772	0.0649	1.0717	4.0000e-004		0.0100	0.0100		0.0100	0.0100						63.1969

7.0 Water Detail**7.1 Mitigation Measures Water**

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

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	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated				23.0820
Unmitigated				28.0692

7.2 Water by Land Use**Unmitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Single Family Housing	9.18672 / 5.79163				28.0692
Total					28.0692

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7.2 Water by Land Use**Mitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Single Family Housing	7.34937 / 5.43834				23.0820
Total					23.0820

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

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Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated				28.4548
Unmitigated				72.9610

8.2 Waste by Land Use**Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Single Family Housing	145.08				72.9610
Total					72.9610

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8.2 Waste by Land Use**Mitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Single Family Housing	56.5812				28.4548
Total					28.4548

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment**Fire Pumps and Emergency Generators**

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

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

Equipment Type	Number
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11.0 Vegetation

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1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Other Asphalt Surfaces	3.50	Acre	3.50	152,460.00	0
Single Family Housing	141.00	Dwelling Unit	30.40	253,800.00	403

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	45
Climate Zone	3			Operational Year	2030
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	364.4	CH4 Intensity (lb/MWhr)	0.016	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

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Project Characteristics - Includes RPS adjustment

Land Use - 141 SFR, 30.4 acres total, 3.5 acres paved

Construction Phase - Based on estimated construction schedule provided by applicant.

Off-road Equipment - Based on default equipment usage identified in the model.

Trips and VMT - Based on model defaults

Grading - No material imported/exported.

Vehicle Trips - Weekday trips based on 9.44 trips/day derived from the traffic analysis. Weekend trip rates based on model defaults.

Vehicle Emission Factors - .

Vehicle Emission Factors -

Vehicle Emission Factors -

Woodstoves - Based on model defaults.

Energy Use -

Construction Off-road Equipment Mitigation - Assumes 61%CE for watering exposed areas, 50%CE for water onsite roads/travelways, 15 mph speed limit. Use of T3 equipment included for modeling purposes.

Area Mitigation - Only natural gas hearths included as mitigation.

Fleet Mix - Based on SJVAPCD residential fleet mix.

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	ConstArea_Parking	9,148.00	0.00
tblAreaCoating	Area_Parking	9148	0
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00

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tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	4.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	9.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstructionPhase	NumDays	35.00	400.00
tblFleetMix	HHD	0.13	0.02
tblFleetMix	LDA	0.52	0.51
tblFleetMix	LDT1	0.03	0.22
tblFleetMix	LDT2	0.18	0.17
tblFleetMix	LHD1	9.7000e-003	8.0000e-004
tblFleetMix	LHD2	3.4040e-003	1.0000e-003

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tblFleetMix	MCY	4.5630e-003	2.5000e-003
tblFleetMix	MDV	0.09	0.06
tblFleetMix	MH	4.3600e-004	3.0000e-003
tblFleetMix	MHD	0.03	7.4000e-003
tblFleetMix	OBUS	2.3060e-003	0.00
tblFleetMix	SBUS	9.9800e-004	1.2000e-003
tblFleetMix	UBUS	1.1850e-003	4.4000e-003
tblLandUse	LotAcreage	45.78	30.40
tblProjectCharacteristics	CH4IntensityFactor	0.029	0.016
tblProjectCharacteristics	CO2IntensityFactor	641.35	364.4
tblProjectCharacteristics	N2OIntensityFactor	0.006	0.004
tblTripsAndVMT	VendorTripNumber	40.00	15.00
tblTripsAndVMT	WorkerTripNumber	115.00	51.00
tblTripsAndVMT	WorkerTripNumber	23.00	10.00
tblVehicleTrips	WD_TR	9.52	9.44
tblWoodstoves	NumberCatalytic	30.40	45.78
tblWoodstoves	NumberNoncatalytic	30.40	45.78

2.0 Emissions Summary

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2.1 Overall Construction**Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2019	1.0104	4.2839	3.1992	5.8200e-003	0.4356	0.2242	0.6598	0.1963	0.2093	0.4056						521.4022
2020	1.9116	2.9993	2.7081	5.0800e-003	0.0769	0.1626	0.2395	0.0207	0.1537	0.1745						447.2588
2021	0.3222	0.4679	0.4542	8.7000e-004	0.0132	0.0239	0.0371	3.5600e-003	0.0226	0.0261						76.4079
Maximum	1.9116	4.2839	3.1992	5.8200e-003	0.4356	0.2242	0.6598	0.1963	0.2093	0.4056						521.4022

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2019	0.7160	2.7140	3.3976	5.8200e-003	0.2064	0.1427	0.3491	0.0864	0.1426	0.2290						521.4016
2020	1.6982	2.3067	2.8425	5.0800e-003	0.0769	0.1325	0.2094	0.0207	0.1324	0.1532						447.2584
2021	0.2910	0.3920	0.4838	8.7000e-004	0.0132	0.0226	0.0359	3.5600e-003	0.0226	0.0262						76.4078
Maximum	1.6982	2.7140	3.3976	5.8200e-003	0.2064	0.1427	0.3491	0.0864	0.1426	0.2290						521.4016

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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	16.62	30.17	-5.70	0.00	43.60	27.45	36.52	49.83	22.79	32.63	0.00	0.00	0.00	0.00	0.00	0.00

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	1-1-2019	3-31-2019	1.7528	0.8688
2	4-1-2019	6-30-2019	1.1894	0.7997
3	7-1-2019	9-30-2019	1.0482	0.7581
4	10-1-2019	12-31-2019	1.3163	1.0131
5	1-1-2020	3-31-2020	1.2193	0.9945
6	4-1-2020	6-30-2020	1.2183	0.9935
7	7-1-2020	9-30-2020	1.2317	1.0045
8	10-1-2020	12-31-2020	1.2327	1.0054
9	1-1-2021	3-31-2021	0.7906	0.6835
		Highest	1.7528	1.0131

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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	2.2097	0.2030	9.5395	0.0280		1.3923	1.3923		1.3923	1.3923						269.9018
Energy	0.0199	0.1699	0.0723	1.0800e-003		0.0137	0.0137		0.0137	0.0137						402.9613
Mobile	0.2455	0.8756	2.7586	0.0119	1.4548	8.0000e-003	1.4628	0.3894	7.4300e-003	0.3969						1,096.1013
Waste						0.0000	0.0000		0.0000	0.0000						72.9610
Water						0.0000	0.0000		0.0000	0.0000						24.1221
Total	2.4751	1.2485	12.3703	0.0410	1.4548	1.4140	2.8688	0.3894	1.4134	1.8029						1,866.0474

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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	1.2767	0.0648	1.0667	3.9000e-004		0.0101	0.0101		0.0101	0.0101						63.1962
Energy	0.0151	0.1291	0.0549	8.2000e-004		0.0104	0.0104		0.0104	0.0104						348.6982
Mobile	0.2455	0.8756	2.7586	0.0119	1.4548	8.0000e-003	1.4628	0.3894	7.4300e-003	0.3969						1,096.1013
Waste						0.0000	0.0000		0.0000	0.0000						28.4548
Water						0.0000	0.0000		0.0000	0.0000						19.7654
Total	1.5373	1.0695	3.8801	0.0131	1.4548	0.0285	1.4833	0.3894	0.0279	0.4174						1,556.2158

	ROG	NOx	CO	SO2	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	37.89	14.34	68.63	68.11	0.00	97.98	48.30	0.00	98.02	76.85	0.00	0.00	0.00	0.00	0.00	16.60

3.0 Construction Detail**Construction Phase**

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Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	1/1/2019	1/28/2019	5	20	
2	Grading	Grading	2/1/2019	4/4/2019	5	45	
3	Building Construction	Building Construction	4/5/2019	3/4/2021	5	500	
4	Paving	Paving	4/5/2019	5/23/2019	5	35	
5	Architectural Coating	Architectural Coating	8/23/2019	3/4/2021	5	400	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 112.5

Acres of Paving: 3.5

Residential Indoor: 513,945; Residential Outdoor: 171,315; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; 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
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	51.00	15.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

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3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Use Soil Stabilizer

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 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	tons/yr										MT/yr					
Fugitive Dust					0.1807	0.0000	0.1807	0.0993	0.0000	0.0993						0.0000
Off-Road	0.0434	0.4557	0.2206	3.8000e-004		0.0239	0.0239		0.0220	0.0220						34.4390
Total	0.0434	0.4557	0.2206	3.8000e-004	0.1807	0.0239	0.2046	0.0993	0.0220	0.1213						34.4390

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3.2 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	tons/yr										MT/yr					
Hauling	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
Worker	8.5000e-004	5.6000e-004	5.6100e-003	1.0000e-005	1.4400e-003	1.0000e-005	1.4500e-003	3.8000e-004	1.0000e-005	3.9000e-004						1.2864
Total	8.5000e-004	5.6000e-004	5.6100e-003	1.0000e-005	1.4400e-003	1.0000e-005	1.4500e-003	3.8000e-004	1.0000e-005	3.9000e-004						1.2864

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0705	0.0000	0.0705	0.0387	0.0000	0.0387						0.0000
Off-Road	9.3100e-003	0.1907	0.2296	3.8000e-004		9.4600e-003	9.4600e-003		9.4600e-003	9.4600e-003						34.4389
Total	9.3100e-003	0.1907	0.2296	3.8000e-004	0.0705	9.4600e-003	0.0799	0.0387	9.4600e-003	0.0482						34.4389

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3.2 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	tons/yr										MT/yr					
Hauling	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
Worker	8.5000e-004	5.6000e-004	5.6100e-003	1.0000e-005	1.4400e-003	1.0000e-005	1.4500e-003	3.8000e-004	1.0000e-005	3.9000e-004						1.2864
Total	8.5000e-004	5.6000e-004	5.6100e-003	1.0000e-005	1.4400e-003	1.0000e-005	1.4500e-003	3.8000e-004	1.0000e-005	3.9000e-004						1.2864

3.3 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	tons/yr										MT/yr					
Fugitive Dust					0.1952	0.0000	0.1952	0.0809	0.0000	0.0809						0.0000
Off-Road	0.1066	1.2267	0.7510	1.4000e-003		0.0536	0.0536		0.0493	0.0493						126.3193
Total	0.1066	1.2267	0.7510	1.4000e-003	0.1952	0.0536	0.2488	0.0809	0.0493	0.1302						126.3193

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3.3 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	tons/yr										MT/yr					
Hauling	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
Worker	2.1300e-003	1.4000e-003	0.0140	4.0000e-005	3.6000e-003	2.0000e-005	3.6200e-003	9.6000e-004	2.0000e-005	9.8000e-004						3.2160
Total	2.1300e-003	1.4000e-003	0.0140	4.0000e-005	3.6000e-003	2.0000e-005	3.6200e-003	9.6000e-004	2.0000e-005	9.8000e-004						3.2160

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0761	0.0000	0.0761	0.0316	0.0000	0.0316						0.0000
Off-Road	0.0343	0.6745	0.8263	1.4000e-003		0.0292	0.0292		0.0292	0.0292						126.3191
Total	0.0343	0.6745	0.8263	1.4000e-003	0.0761	0.0292	0.1054	0.0316	0.0292	0.0608						126.3191

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3.3 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	tons/yr										MT/yr					
Hauling	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
Worker	2.1300e-003	1.4000e-003	0.0140	4.0000e-005	3.6000e-003	2.0000e-005	3.6200e-003	9.6000e-004	2.0000e-005	9.8000e-004						3.2160
Total	2.1300e-003	1.4000e-003	0.0140	4.0000e-005	3.6000e-003	2.0000e-005	3.6200e-003	9.6000e-004	2.0000e-005	9.8000e-004						3.2160

3.4 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	tons/yr										MT/yr					
Off-Road	0.2279	2.0341	1.6563	2.6000e-003		0.1245	0.1245		0.1170	0.1170						228.2573
Total	0.2279	2.0341	1.6563	2.6000e-003		0.1245	0.1245		0.1170	0.1170						228.2573

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3.4 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	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						0.0000
Vendor	6.6600e-003	0.1957	0.0334	4.1000e-004	9.5900e-003	1.4200e-003	0.0110	2.7700e-003	1.3600e-003	4.1300e-003						39.5003
Worker	0.0233	0.0153	0.1534	3.9000e-004	0.0394	2.6000e-004	0.0396	0.0105	2.4000e-004	0.0107						35.1721
Total	0.0299	0.2110	0.1867	8.0000e-004	0.0489	1.6800e-003	0.0506	0.0132	1.6000e-003	0.0148						74.6724

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0650	1.3728	1.7248	2.6000e-003		0.0872	0.0872		0.0872	0.0872						228.2570
Total	0.0650	1.3728	1.7248	2.6000e-003		0.0872	0.0872		0.0872	0.0872						228.2570

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3.4 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	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						0.0000
Vendor	6.6600e-003	0.1957	0.0334	4.1000e-004	9.5900e-003	1.4200e-003	0.0110	2.7700e-003	1.3600e-003	4.1300e-003						39.5003
Worker	0.0233	0.0153	0.1534	3.9000e-004	0.0394	2.6000e-004	0.0396	0.0105	2.4000e-004	0.0107						35.1721
Total	0.0299	0.2110	0.1867	8.0000e-004	0.0489	1.6800e-003	0.0506	0.0132	1.6000e-003	0.0148						74.6724

3.4 Building Construction - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2777	2.5134	2.2072	3.5300e-003		0.1463	0.1463		0.1376	0.1376						305.2596
Total	0.2777	2.5134	2.2072	3.5300e-003		0.1463	0.1463		0.1376	0.1376						305.2596

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3.4 Building Construction - 2020**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						0.0000
Vendor	7.3400e-003	0.2435	0.0389	5.6000e-004	0.0130	1.2900e-003	0.0143	3.7600e-003	1.2400e-003	5.0000e-003						53.1570
Worker	0.0288	0.0183	0.1857	5.1000e-004	0.0534	3.4000e-004	0.0538	0.0142	3.2000e-004	0.0145						46.2594
Total	0.0362	0.2618	0.2246	1.0700e-003	0.0664	1.6300e-003	0.0681	0.0180	1.5600e-003	0.0195						99.4164

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0883	1.8636	2.3415	3.5300e-003		0.1184	0.1184		0.1184	0.1184						305.2592
Total	0.0883	1.8636	2.3415	3.5300e-003		0.1184	0.1184		0.1184	0.1184						305.2592

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3.4 Building Construction - 2020**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						0.0000
Vendor	7.3400e-003	0.2435	0.0389	5.6000e-004	0.0130	1.2900e-003	0.0143	3.7600e-003	1.2400e-003	5.0000e-003						53.1570
Worker	0.0288	0.0183	0.1857	5.1000e-004	0.0534	3.4000e-004	0.0538	0.0142	3.2000e-004	0.0145						46.2594
Total	0.0362	0.2618	0.2246	1.0700e-003	0.0664	1.6300e-003	0.0681	0.0180	1.5600e-003	0.0195						99.4164

3.4 Building Construction - 2021**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0428	0.3922	0.3729	6.1000e-004		0.0216	0.0216		0.0203	0.0203						52.4327
Total	0.0428	0.3922	0.3729	6.1000e-004		0.0216	0.0216		0.0203	0.0203						52.4327

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3.4 Building Construction - 2021**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						0.0000
Vendor	1.0200e-003	0.0380	5.7900e-003	9.0000e-005	2.2400e-003	1.0000e-004	2.3400e-003	6.5000e-004	1.0000e-004	7.4000e-004						9.0434
Worker	4.5800e-003	2.8000e-003	0.0289	8.0000e-005	9.1700e-003	6.0000e-005	9.2300e-003	2.4400e-003	5.0000e-005	2.4900e-003						7.6726
Total	5.6000e-003	0.0408	0.0347	1.7000e-004	0.0114	1.6000e-004	0.0116	3.0900e-003	1.5000e-004	3.2300e-003						16.7160

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0152	0.3201	0.4022	6.1000e-004		0.0203	0.0203		0.0203	0.0203						52.4327
Total	0.0152	0.3201	0.4022	6.1000e-004		0.0203	0.0203		0.0203	0.0203						52.4327

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3.4 Building Construction - 2021**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						0.0000
Vendor	1.0200e-003	0.0380	5.7900e-003	9.0000e-005	2.2400e-003	1.0000e-004	2.3400e-003	6.5000e-004	1.0000e-004	7.4000e-004						9.0434
Worker	4.5800e-003	2.8000e-003	0.0289	8.0000e-005	9.1700e-003	6.0000e-005	9.2300e-003	2.4400e-003	5.0000e-005	2.4900e-003						7.6726
Total	5.6000e-003	0.0408	0.0347	1.7000e-004	0.0114	1.6000e-004	0.0116	3.0900e-003	1.5000e-004	3.2300e-003						16.7160

3.5 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	tons/yr										MT/yr					
Off-Road	0.0255	0.2668	0.2566	4.0000e-004		0.0144	0.0144		0.0133	0.0133						36.1150
Paving	4.5900e-003					0.0000	0.0000		0.0000	0.0000						0.0000
Total	0.0300	0.2668	0.2566	4.0000e-004		0.0144	0.0144		0.0133	0.0133						36.1150

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3.5 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	tons/yr										MT/yr					
Hauling	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
Worker	1.2400e-003	8.2000e-004	8.1800e-003	2.0000e-005	2.1000e-003	1.0000e-005	2.1100e-003	5.6000e-004	1.0000e-005	5.7000e-004						1.8760
Total	1.2400e-003	8.2000e-004	8.1800e-003	2.0000e-005	2.1000e-003	1.0000e-005	2.1100e-003	5.6000e-004	1.0000e-005	5.7000e-004						1.8760

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	9.8200e-003	0.1977	0.3027	4.0000e-004		0.0107	0.0107		0.0107	0.0107						36.1149
Paving	4.5900e-003					0.0000	0.0000		0.0000	0.0000						0.0000
Total	0.0144	0.1977	0.3027	4.0000e-004		0.0107	0.0107		0.0107	0.0107						36.1149

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3.5 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	tons/yr										MT/yr					
Hauling	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
Worker	1.2400e-003	8.2000e-004	8.1800e-003	2.0000e-005	2.1000e-003	1.0000e-005	2.1100e-003	5.6000e-004	1.0000e-005	5.7000e-004						1.8760
Total	1.2400e-003	8.2000e-004	8.1800e-003	2.0000e-005	2.1000e-003	1.0000e-005	2.1100e-003	5.6000e-004	1.0000e-005	5.7000e-004						1.8760

3.6 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	tons/yr										MT/yr					
Archit. Coating	0.5539					0.0000	0.0000		0.0000	0.0000						0.0000
Off-Road	0.0124	0.0854	0.0856	1.4000e-004		5.9900e-003	5.9900e-003		5.9900e-003	5.9900e-003						11.8977
Total	0.5662	0.0854	0.0856	1.4000e-004		5.9900e-003	5.9900e-003		5.9900e-003	5.9900e-003						11.8977

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3.6 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	tons/yr										MT/yr					
Hauling	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
Worker	2.2000e-003	1.4500e-003	0.0145	4.0000e-005	3.7200e-003	2.0000e-005	3.7400e-003	9.9000e-004	2.0000e-005	1.0100e-003						3.3232
Total	2.2000e-003	1.4500e-003	0.0145	4.0000e-005	3.7200e-003	2.0000e-005	3.7400e-003	9.9000e-004	2.0000e-005	1.0100e-003						3.3232

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.5539					0.0000	0.0000		0.0000	0.0000						0.0000
Off-Road	2.7600e-003	0.0631	0.0852	1.4000e-004		4.4200e-003	4.4200e-003		4.4200e-003	4.4200e-003						11.8977
Total	0.5566	0.0631	0.0852	1.4000e-004		4.4200e-003	4.4200e-003		4.4200e-003	4.4200e-003						11.8977

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3.6 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	tons/yr										MT/yr					
Hauling	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
Worker	2.2000e-003	1.4500e-003	0.0145	4.0000e-005	3.7200e-003	2.0000e-005	3.7400e-003	9.9000e-004	2.0000e-005	1.0100e-003						3.3232
Total	2.2000e-003	1.4500e-003	0.0145	4.0000e-005	3.7200e-003	2.0000e-005	3.7400e-003	9.9000e-004	2.0000e-005	1.0100e-003						3.3232

3.6 Architectural Coating - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	1.5603					0.0000	0.0000		0.0000	0.0000						0.0000
Off-Road	0.0317	0.2206	0.2399	3.9000e-004		0.0145	0.0145		0.0145	0.0145						33.5124
Total	1.5920	0.2206	0.2399	3.9000e-004		0.0145	0.0145		0.0145	0.0145						33.5124

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3.6 Architectural Coating - 2020**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	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
Worker	5.6500e-003	3.5900e-003	0.0364	1.0000e-004	0.0105	7.0000e-005	0.0105	2.7800e-003	6.0000e-005	2.8500e-003						9.0705
Total	5.6500e-003	3.5900e-003	0.0364	1.0000e-004	0.0105	7.0000e-005	0.0105	2.7800e-003	6.0000e-005	2.8500e-003						9.0705

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	1.5603					0.0000	0.0000		0.0000	0.0000						0.0000
Off-Road	7.7900e-003	0.1778	0.2401	3.9000e-004		0.0125	0.0125		0.0125	0.0125						33.5123
Total	1.5681	0.1778	0.2401	3.9000e-004		0.0125	0.0125		0.0125	0.0125						33.5123

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3.6 Architectural Coating - 2020**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	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
Worker	5.6500e-003	3.5900e-003	0.0364	1.0000e-004	0.0105	7.0000e-005	0.0105	2.7800e-003	6.0000e-005	2.8500e-003						9.0705
Total	5.6500e-003	3.5900e-003	0.0364	1.0000e-004	0.0105	7.0000e-005	0.0105	2.7800e-003	6.0000e-005	2.8500e-003						9.0705

3.6 Architectural Coating - 2021**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.2680					0.0000	0.0000		0.0000	0.0000						0.0000
Off-Road	4.9300e-003	0.0344	0.0409	7.0000e-005		2.1200e-003	2.1200e-003		2.1200e-003	2.1200e-003						5.7547
Total	0.2729	0.0344	0.0409	7.0000e-005		2.1200e-003	2.1200e-003		2.1200e-003	2.1200e-003						5.7547

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3.6 Architectural Coating - 2021**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	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
Worker	9.0000e-004	5.5000e-004	5.6700e-003	2.0000e-005	1.8000e-003	1.0000e-005	1.8100e-003	4.8000e-004	1.0000e-005	4.9000e-004						1.5044
Total	9.0000e-004	5.5000e-004	5.6700e-003	2.0000e-005	1.8000e-003	1.0000e-005	1.8100e-003	4.8000e-004	1.0000e-005	4.9000e-004						1.5044

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.2680					0.0000	0.0000		0.0000	0.0000						0.0000
Off-Road	1.3400e-003	0.0305	0.0412	7.0000e-005		2.1400e-003	2.1400e-003		2.1400e-003	2.1400e-003						5.7547
Total	0.2693	0.0305	0.0412	7.0000e-005		2.1400e-003	2.1400e-003		2.1400e-003	2.1400e-003						5.7547

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3.6 Architectural Coating - 2021**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	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
Worker	9.0000e-004	5.5000e-004	5.6700e-003	2.0000e-005	1.8000e-003	1.0000e-005	1.8100e-003	4.8000e-004	1.0000e-005	4.9000e-004						1.5044
Total	9.0000e-004	5.5000e-004	5.6700e-003	2.0000e-005	1.8000e-003	1.0000e-005	1.8100e-003	4.8000e-004	1.0000e-005	4.9000e-004						1.5044

4.0 Operational Detail - Mobile**4.1 Mitigation Measures Mobile**

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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
Category	tons/yr										MT/yr					
Mitigated	0.2455	0.8756	2.7586	0.0119	1.4548	8.0000e-003	1.4628	0.3894	7.4300e-003	0.3969						1,096.1013
Unmitigated	0.2455	0.8756	2.7586	0.0119	1.4548	8.0000e-003	1.4628	0.3894	7.4300e-003	0.3969						1,096.1013

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Single Family Housing	1,331.04	1,397.31	1215.42	3,878,853	3,878,853
Other Asphalt Surfaces	0.00	0.00	0.00		
Total	1,331.04	1,397.31	1,215.42	3,878,853	3,878,853

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
Single Family Housing	10.80	7.30	7.50	48.40	15.90	35.70	86	11	3
Other Asphalt Surfaces	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Single Family Housing	0.511000	0.223100	0.169000	0.059300	0.000800	0.001000	0.007400	0.017300	0.000000	0.004400	0.002500	0.001200	0.003000
Other Asphalt Surfaces	0.517186	0.028486	0.175263	0.093589	0.009700	0.003404	0.033644	0.129242	0.002306	0.001185	0.004563	0.000998	0.000436

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5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

Install Energy Efficient Appliances

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000						198.3246
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000						205.0677
NaturalGas Mitigated	0.0151	0.1291	0.0549	8.2000e-004		0.0104	0.0104		0.0104	0.0104						150.3736
NaturalGas Unmitigated	0.0199	0.1699	0.0723	1.0800e-003		0.0137	0.0137		0.0137	0.0137						197.8936

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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					
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						0.0000
Single Family Housing	3.68648e+006	0.0199	0.1699	0.0723	1.0800e-003		0.0137	0.0137		0.0137	0.0137						197.8936
Total		0.0199	0.1699	0.0723	1.0800e-003		0.0137	0.0137		0.0137	0.0137						197.8936

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					
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						0.0000
Single Family Housing	2.80125e+006	0.0151	0.1291	0.0549	8.2000e-004		0.0104	0.0104		0.0104	0.0104						150.3736
Total		0.0151	0.1291	0.0549	8.2000e-004		0.0104	0.0104		0.0104	0.0104						150.3736

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5.3 Energy by Land Use - Electricity**Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Asphalt Surfaces	0				0.0000
Single Family Housing	1.23526e+006				205.0677
Total					205.0677

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Other Asphalt Surfaces	0				0.0000
Single Family Housing	1.19465e+006				198.3246
Total					198.3246

6.0 Area Detail**6.1 Mitigation Measures Area**

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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	1.2767	0.0648	1.0667	3.9000e-004		0.0101	0.0101		0.0101	0.0101						63.1962
Unmitigated	2.2097	0.2030	9.5395	0.0280		1.3923	1.3923		1.3923	1.3923						269.9018

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	0.2382					0.0000	0.0000		0.0000	0.0000						0.0000
Consumer Products	1.0011					0.0000	0.0000		0.0000	0.0000						0.0000
Hearth	0.9392	0.1910	8.4953	0.0280		1.3865	1.3865		1.3865	1.3865						268.1509
Landscaping	0.0312	0.0120	1.0442	6.0000e-005		5.8100e-003	5.8100e-003		5.8100e-003	5.8100e-003						1.7510
Total	2.2097	0.2030	9.5395	0.0280		1.3923	1.3923		1.3923	1.3923						269.9018

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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	0.2382					0.0000	0.0000		0.0000	0.0000						0.0000
Consumer Products	1.0011					0.0000	0.0000		0.0000	0.0000						0.0000
Hearth	6.1700e-003	0.0527	0.0224	3.4000e-004		4.2600e-003	4.2600e-003		4.2600e-003	4.2600e-003						61.4452
Landscaping	0.0312	0.0120	1.0442	6.0000e-005		5.8100e-003	5.8100e-003		5.8100e-003	5.8100e-003						1.7510
Total	1.2767	0.0648	1.0667	4.0000e-004		0.0101	0.0101		0.0101	0.0101						63.1962

7.0 Water Detail**7.1 Mitigation Measures Water**

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

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	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated				19.7654
Unmitigated				24.1221

7.2 Water by Land Use**Unmitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Asphalt Surfaces	0 / 0				0.0000
Single Family Housing	9.18672 / 5.79163				24.1221
Total					24.1221

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7.2 Water by Land Use**Mitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Other Asphalt Surfaces	0 / 0				0.0000
Single Family Housing	7.34937 / 5.43834				19.7654
Total					19.7654

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

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Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated				28.4548
Unmitigated				72.9610

8.2 Waste by Land Use**Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Asphalt Surfaces	0				0.0000
Single Family Housing	145.08				72.9610
Total					72.9610

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8.2 Waste by Land Use**Mitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Other Asphalt Surfaces	0				0.0000
Single Family Housing	56.5812				28.4548
Total					28.4548

9.0 Operational Offroad

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

10.0 Stationary Equipment**Fire Pumps and Emergency Generators**

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

Boilers

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

User Defined Equipment

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

11.0 Vegetation

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TSM 6236 - Commercial

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1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Parking Lot	2.30	Acre	2.30	100,188.00	0
Fast Food Restaurant with Drive Thru	3.20	1000sqft	0.07	3,200.00	0
Convenience Market With Gas Pumps	8.00	Pump	0.03	1,129.40	0
Regional Shopping Center	26.02	1000sqft	0.60	26,015.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	45
Climate Zone	3			Operational Year	2022
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MW hr)	488.3	CH4 Intensity (lb/MW hr)	0.022	N2O Intensity (lb/MW hr)	0.005

1.3 User Entered Comments & Non-Default Data

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Project Characteristics - Includes RPS adjustment

Land Use - shopping center: 26.015ksf, market w/fp: 8fp, fast-food w/drivethru: 3.2ksf, 3.05 acres total, 2.3 acres paved

Construction Phase - Based on model defaults. Arch coating to begin approximately 5 months after initiation of building construction.

Off-road Equipment - Based on default equipment usage identified in the model.

Trips and VMT - Based on model defaults

Grading - No material imported/exported.

Architectural Coating - Based on model defaults.

Vehicle Trips - Weekday trips derived from the traffic analysis. Weekend trip rates based on model defaults.

Vehicle Emission Factors - .

Vehicle Emission Factors -

Vehicle Emission Factors -

Woodstoves - Based on model defaults.

Energy Use -

Construction Off-road Equipment Mitigation - Assumes 61%CE for watering exposed areas, 50%CE for water onsite roads/travelways, 15 mph speed limit. Use of T3 equipment included for modeling purposes.

Area Mitigation - .

Energy Mitigation - Includes 5% reduction for nonresidential uses with compliance with current building standards.

Water Mitigation - Includes use of low-flow fixtures and water-efficient irrigation systems.

Waste Mitigation - Assumes 61% diversion rate per CalRecycle's 2016 estimated equivalent.

<https://www.calrecycle.ca.gov/LGCentral/GoalMeasure/DisposalRate/MostRecent/>

Fleet Mix - Based on SJVAPCD's residential fleet mix.

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00

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tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	4.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	11.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstructionPhase	NumDays	10.00	120.00
tblLandUse	LandUseSquareFeet	26,020.00	26,015.00
tblProjectCharacteristics	CH4IntensityFactor	0.029	0.022
tblProjectCharacteristics	CO2IntensityFactor	641.35	488.3
tblProjectCharacteristics	N2OIntensityFactor	0.006	0.005

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tblVehicleTrips	WD_TR	542.60	322.50
tblVehicleTrips	WD_TR	496.12	470.95
tblVehicleTrips	WD_TR	42.70	37.75

2.0 Emissions Summary

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2.1 Overall Construction**Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.5082	2.4741	2.2763	4.5100e-003	0.1140	0.1216	0.2355	0.0432	0.1145	0.1577						398.1734
Maximum	0.5082	2.4741	2.2763	4.5100e-003	0.1140	0.1216	0.2355	0.0432	0.1145	0.1577						398.1734

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.3512	2.0407	2.4385	4.5100e-003	0.0855	0.1124	0.1979	0.0280	0.1124	0.1403						398.1731
Maximum	0.3512	2.0407	2.4385	4.5100e-003	0.0855	0.1124	0.1979	0.0280	0.1124	0.1403						398.1731

	ROG	NOx	CO	SO2	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	30.89	17.52	-7.13	0.00	25.02	7.51	15.99	35.28	1.82	10.99	0.00	0.00	0.00	0.00	0.00	0.00

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Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	1-1-2021	3-31-2021	0.7651	0.5669
2	4-1-2021	6-30-2021	0.7523	0.6062
3	7-1-2021	9-30-2021	0.9122	0.7558
		Highest	0.9122	0.7558

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	0.1482	0.0000	3.6000e-004	0.0000		0.0000	0.0000		0.0000	0.0000						7.5000e-004
Energy	5.2000e-003	0.0472	0.0397	2.8000e-004		3.5900e-003	3.5900e-003		3.5900e-003	3.5900e-003						129.3590
Mobile	1.2555	15.1477	8.1717	0.0396	1.7184	0.0310	1.7494	0.4632	0.0293	0.4925						3,717.9321
Waste						0.0000	0.0000		0.0000	0.0000						32.2762
Water						0.0000	0.0000		0.0000	0.0000						8.6564
Total	1.4089	15.1949	8.2117	0.0398	1.7184	0.0346	1.7530	0.4632	0.0328	0.4961						3,888.2245

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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	0.1482	0.0000	3.6000e-004	0.0000		0.0000	0.0000		0.0000	0.0000						7.5000e-004
Energy	5.1000e-003	0.0464	0.0390	2.8000e-004		3.5300e-003	3.5300e-003		3.5300e-003	3.5300e-003						127.5451
Mobile	1.2555	15.1477	8.1717	0.0396	1.7184	0.0310	1.7494	0.4632	0.0293	0.4925						3,717.9321
Waste						0.0000	0.0000		0.0000	0.0000						12.5877
Water						0.0000	0.0000		0.0000	0.0000						7.0652
Total	1.4088	15.1940	8.2110	0.0398	1.7184	0.0345	1.7529	0.4632	0.0328	0.4960						3,865.1309

	ROG	NOx	CO	SO2	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	0.01	0.01	0.01	0.00	0.00	0.17	0.00	0.00	0.18	0.01	0.00	0.00	0.00	0.00	0.00	0.59

3.0 Construction Detail**Construction Phase**

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Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	1/1/2021	1/5/2021	5	3	
2	Grading	Grading	1/6/2021	1/13/2021	5	6	
3	Building Construction	Building Construction	1/14/2021	11/17/2021	5	220	
4	Architectural Coating	Architectural Coating	6/14/2021	11/26/2021	5	120	
5	Paving	Paving	11/18/2021	12/1/2021	5	10	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 3

Acres of Paving: 2.3

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 45,517; Non-Residential Outdoor: 15,172; Striped Parking Area: 6,011 (Architectural Coating – sqft)

OffRoad Equipment

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Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Cement and Mortar Mixers	2	6.00	9	0.56
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	2	6.00	132	0.36
Paving	Rollers	2	6.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	52.00	21.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

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3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Use Soil Stabilizer

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 Site Preparation - 2021**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0271	0.0000	0.0271	0.0149	0.0000	0.0149						0.0000
Off-Road	5.8300e-003	0.0608	0.0317	6.0000e-005		3.0700e-003	3.0700e-003		2.8200e-003	2.8200e-003						5.0559
Total	5.8300e-003	0.0608	0.0317	6.0000e-005	0.0271	3.0700e-003	0.0302	0.0149	2.8200e-003	0.0177						5.0559

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3.2 Site Preparation - 2021**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	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
Worker	1.1000e-004	7.0000e-005	6.8000e-004	0.0000	2.2000e-004	0.0000	2.2000e-004	6.0000e-005	0.0000	6.0000e-005						0.1805
Total	1.1000e-004	7.0000e-005	6.8000e-004	0.0000	2.2000e-004	0.0000	2.2000e-004	6.0000e-005	0.0000	6.0000e-005						0.1805

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0106	0.0000	0.0106	5.8100e-003	0.0000	5.8100e-003						0.0000
Off-Road	1.4000e-003	0.0286	0.0344	6.0000e-005		1.4200e-003	1.4200e-003		1.4200e-003	1.4200e-003						5.0559
Total	1.4000e-003	0.0286	0.0344	6.0000e-005	0.0106	1.4200e-003	0.0120	5.8100e-003	1.4200e-003	7.2300e-003						5.0559

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3.2 Site Preparation - 2021**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	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
Worker	1.1000e-004	7.0000e-005	6.8000e-004	0.0000	2.2000e-004	0.0000	2.2000e-004	6.0000e-005	0.0000	6.0000e-005						0.1805
Total	1.1000e-004	7.0000e-005	6.8000e-004	0.0000	2.2000e-004	0.0000	2.2000e-004	6.0000e-005	0.0000	6.0000e-005						0.1805

3.3 Grading - 2021**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0197	0.0000	0.0197	0.0101	0.0000	0.0101						0.0000
Off-Road	6.8700e-003	0.0742	0.0476	9.0000e-005		3.4800e-003	3.4800e-003		3.2000e-003	3.2000e-003						7.8793
Total	6.8700e-003	0.0742	0.0476	9.0000e-005	0.0197	3.4800e-003	0.0231	0.0101	3.2000e-003	0.0133						7.8793

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3.3 Grading - 2021**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	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
Worker	1.8000e-004	1.1000e-004	1.1300e-003	0.0000	3.6000e-004	0.0000	3.6000e-004	1.0000e-004	0.0000	1.0000e-004						0.3009
Total	1.8000e-004	1.1000e-004	1.1300e-003	0.0000	3.6000e-004	0.0000	3.6000e-004	1.0000e-004	0.0000	1.0000e-004						0.3009

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					7.6700e-003	0.0000	7.6700e-003	3.9400e-003	0.0000	3.9400e-003						0.0000
Off-Road	2.1800e-003	0.0445	0.0570	9.0000e-005		2.2700e-003	2.2700e-003		2.2700e-003	2.2700e-003						7.8793
Total	2.1800e-003	0.0445	0.0570	9.0000e-005	7.6700e-003	2.2700e-003	9.9400e-003	3.9400e-003	2.2700e-003	6.2100e-003						7.8793

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3.3 Grading - 2021**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	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
Worker	1.8000e-004	1.1000e-004	1.1300e-003	0.0000	3.6000e-004	0.0000	3.6000e-004	1.0000e-004	0.0000	1.0000e-004						0.3009
Total	1.8000e-004	1.1000e-004	1.1300e-003	0.0000	3.6000e-004	0.0000	3.6000e-004	1.0000e-004	0.0000	1.0000e-004						0.3009

3.4 Building Construction - 2021**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2091	1.9175	1.8233	2.9600e-003		0.1055	0.1055		0.0991	0.0991						256.3378
Total	0.2091	1.9175	1.8233	2.9600e-003		0.1055	0.1055		0.0991	0.0991						256.3378

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3.4 Building Construction - 2021**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						0.0000
Vendor	6.9800e-003	0.2600	0.0396	6.5000e-004	0.0153	7.0000e-004	0.0160	4.4200e-003	6.7000e-004	5.0900e-003						61.8969
Worker	0.0228	0.0139	0.1442	4.2000e-004	0.0457	2.8000e-004	0.0460	0.0122	2.6000e-004	0.0124						38.2462
Total	0.0298	0.2740	0.1839	1.0700e-003	0.0610	9.8000e-004	0.0620	0.0166	9.3000e-004	0.0175						100.1431

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0741	1.5649	1.9661	2.9600e-003		0.0994	0.0994		0.0994	0.0994						256.3375
Total	0.0741	1.5649	1.9661	2.9600e-003		0.0994	0.0994		0.0994	0.0994						256.3375

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3.4 Building Construction - 2021**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						0.0000
Vendor	6.9800e-003	0.2600	0.0396	6.5000e-004	0.0153	7.0000e-004	0.0160	4.4200e-003	6.7000e-004	5.0900e-003						61.8969
Worker	0.0228	0.0139	0.1442	4.2000e-004	0.0457	2.8000e-004	0.0460	0.0122	2.6000e-004	0.0124						38.2462
Total	0.0298	0.2740	0.1839	1.0700e-003	0.0610	9.8000e-004	0.0620	0.0166	9.3000e-004	0.0175						100.1431

3.5 Architectural Coating - 2021**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.2319					0.0000	0.0000		0.0000	0.0000						0.0000
Off-Road	0.0131	0.0916	0.1091	1.8000e-004		5.6500e-003	5.6500e-003		5.6500e-003	5.6500e-003						15.3458
Total	0.2450	0.0916	0.1091	1.8000e-004		5.6500e-003	5.6500e-003		5.6500e-003	5.6500e-003						15.3458

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3.5 Architectural Coating - 2021**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	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
Worker	2.3900e-003	1.4600e-003	0.0151	4.0000e-005	4.8000e-003	3.0000e-005	4.8300e-003	1.2700e-003	3.0000e-005	1.3000e-003						4.0118
Total	2.3900e-003	1.4600e-003	0.0151	4.0000e-005	4.8000e-003	3.0000e-005	4.8300e-003	1.2700e-003	3.0000e-005	1.3000e-003						4.0118

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.2319					0.0000	0.0000		0.0000	0.0000						0.0000
Off-Road	3.5700e-003	0.0814	0.1099	1.8000e-004		5.7100e-003	5.7100e-003		5.7100e-003	5.7100e-003						15.3458
Total	0.2354	0.0814	0.1099	1.8000e-004		5.7100e-003	5.7100e-003		5.7100e-003	5.7100e-003						15.3458

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3.5 Architectural Coating - 2021**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	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
Worker	2.3900e-003	1.4600e-003	0.0151	4.0000e-005	4.8000e-003	3.0000e-005	4.8300e-003	1.2700e-003	3.0000e-005	1.3000e-003						4.0118
Total	2.3900e-003	1.4600e-003	0.0151	4.0000e-005	4.8000e-003	3.0000e-005	4.8300e-003	1.2700e-003	3.0000e-005	1.3000e-003						4.0118

3.6 Paving - 2021**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	5.4700e-003	0.0542	0.0613	9.0000e-005		2.8900e-003	2.8900e-003		2.6700e-003	2.6700e-003						8.2496
Paving	3.0100e-003					0.0000	0.0000		0.0000	0.0000						0.0000
Total	8.4800e-003	0.0542	0.0613	9.0000e-005		2.8900e-003	2.8900e-003		2.6700e-003	2.6700e-003						8.2496

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3.6 Paving - 2021**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	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
Worker	4.0000e-004	2.4000e-004	2.5200e-003	1.0000e-005	8.0000e-004	0.0000	8.0000e-004	2.1000e-004	0.0000	2.2000e-004						0.6686
Total	4.0000e-004	2.4000e-004	2.5200e-003	1.0000e-005	8.0000e-004	0.0000	8.0000e-004	2.1000e-004	0.0000	2.2000e-004						0.6686

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	2.1900e-003	0.0454	0.0677	9.0000e-005		2.6200e-003	2.6200e-003		2.6200e-003	2.6200e-003						8.2496
Paving	3.0100e-003					0.0000	0.0000		0.0000	0.0000						0.0000
Total	5.2000e-003	0.0454	0.0677	9.0000e-005		2.6200e-003	2.6200e-003		2.6200e-003	2.6200e-003						8.2496

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3.6 Paving - 2021**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	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
Worker	4.0000e-004	2.4000e-004	2.5200e-003	1.0000e-005	8.0000e-004	0.0000	8.0000e-004	2.1000e-004	0.0000	2.2000e-004						0.6686
Total	4.0000e-004	2.4000e-004	2.5200e-003	1.0000e-005	8.0000e-004	0.0000	8.0000e-004	2.1000e-004	0.0000	2.2000e-004						0.6686

4.0 Operational Detail - Mobile**4.1 Mitigation Measures Mobile**

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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
Category	tons/yr										MT/yr					
Mitigated	1.2555	15.1477	8.1717	0.0396	1.7184	0.0310	1.7494	0.4632	0.0293	0.4925						3,717.932 1
Unmitigated	1.2555	15.1477	8.1717	0.0396	1.7184	0.0310	1.7494	0.4632	0.0293	0.4925						3,717.932 1

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Convenience Market With Gas Pumps	2,580.00	1,635.76	1335.04	1,216,166	1,216,166
Fast Food Restaurant with Drive Thru	1,507.04	2,310.50	1736.70	1,545,961	1,545,961
Parking Lot	0.00	0.00	0.00		
Regional Shopping Center	982.26	1,300.22	656.74	1,720,302	1,720,302
Total	5,069.30	5,246.48	3,728.49	4,482,430	4,482,430

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
Convenience Market With Gas	9.50	7.30	7.30	0.80	80.20	19.00	14	21	65
Fast Food Restaurant with Drive	9.50	7.30	7.30	2.20	78.80	19.00	29	21	50
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Regional Shopping Center	9.50	7.30	7.30	16.30	64.70	19.00	54	35	11

4.4 Fleet Mix

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Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Convenience Market With Gas Pumps	0.492212	0.031147	0.169820	0.116157	0.015815	0.004502	0.033398	0.126328	0.002363	0.001519	0.005062	0.001083	0.000594
Fast Food Restaurant with Drive Thru	0.492212	0.031147	0.169820	0.116157	0.015815	0.004502	0.033398	0.126328	0.002363	0.001519	0.005062	0.001083	0.000594
Parking Lot	0.492212	0.031147	0.169820	0.116157	0.015815	0.004502	0.033398	0.126328	0.002363	0.001519	0.005062	0.001083	0.000594
Regional Shopping Center	0.492212	0.031147	0.169820	0.116157	0.015815	0.004502	0.033398	0.126328	0.002363	0.001519	0.005062	0.001083	0.000594

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000						76.7428
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000						77.6219
NaturalGas Mitigated	5.1000e-003	0.0464	0.0390	2.8000e-004		3.5300e-003	3.5300e-003		3.5300e-003	3.5300e-003						50.8023
NaturalGas Unmitigated	5.2000e-003	0.0472	0.0397	2.8000e-004		3.5900e-003	3.5900e-003		3.5900e-003	3.5900e-003						51.7371

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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					
Convenience Market With Gas Pumps	12084.6	7.0000e-005	5.9000e-004	5.0000e-004	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005						0.6487
Fast Food Restaurant with Drive Thru	673344	3.6300e-003	0.0330	0.0277	2.0000e-004		2.5100e-003	2.5100e-003		2.5100e-003	2.5100e-003						36.1457
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						0.0000
Regional Shopping Center	278361	1.5000e-003	0.0137	0.0115	8.0000e-005		1.0400e-003	1.0400e-003		1.0400e-003	1.0400e-003						14.9427
Total		5.2000e-003	0.0473	0.0397	2.8000e-004		3.6000e-003	3.6000e-003		3.6000e-003	3.6000e-003						51.7371

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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					
Convenience Market With Gas Pumps	11597.8	6.0000e-005	5.7000e-004	4.8000e-004	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005						0.6226
Fast Food Restaurant with Drive Thru	667629	3.6000e-003	0.0327	0.0275	2.0000e-004		2.4900e-003	2.4900e-003		2.4900e-003	2.4900e-003						35.8389
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						0.0000
Regional Shopping Center	267148	1.4400e-003	0.0131	0.0110	8.0000e-005		1.0000e-003	1.0000e-003		1.0000e-003	1.0000e-003						14.3408
Total		5.1000e-003	0.0464	0.0390	2.8000e-004		3.5300e-003	3.5300e-003		3.5300e-003	3.5300e-003						50.8023

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5.3 Energy by Land Use - Electricity**Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Convenience Market With Gas Pumps	9204.61				2.0472
Fast Food Restaurant with Drive Thru	92704				20.6187
Parking Lot	35065.8				7.7991
Regional Shopping Center	212022				47.1568
Total					77.6219

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5.3 Energy by Land Use - Electricity**Mitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Convenience Market With Gas Pumps	9083.76				2.0204
Fast Food Restaurant with Drive Thru	91656				20.3856
Parking Lot	35065.8				7.7991
Regional Shopping Center	209239				46.5377
Total					76.7428

6.0 Area Detail**6.1 Mitigation Measures Area**

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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
Category	tons/yr										MT/yr					
Mitigated	0.1482	0.0000	3.6000e-004	0.0000		0.0000	0.0000		0.0000	0.0000						7.5000e-004
Unmitigated	0.1482	0.0000	3.6000e-004	0.0000		0.0000	0.0000		0.0000	0.0000						7.5000e-004

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	0.0232					0.0000	0.0000		0.0000	0.0000						0.0000
Consumer Products	0.1250					0.0000	0.0000		0.0000	0.0000						0.0000
Landscaping	3.0000e-005	0.0000	3.6000e-004	0.0000		0.0000	0.0000		0.0000	0.0000						7.5000e-004
Total	0.1482	0.0000	3.6000e-004	0.0000		0.0000	0.0000		0.0000	0.0000						7.5000e-004

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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	0.0232					0.0000	0.0000		0.0000	0.0000						0.0000
Consumer Products	0.1250					0.0000	0.0000		0.0000	0.0000						0.0000
Landscaping	3.0000e-005	0.0000	3.6000e-004	0.0000		0.0000	0.0000		0.0000	0.0000						7.5000e-004
Total	0.1482	0.0000	3.6000e-004	0.0000		0.0000	0.0000		0.0000	0.0000						7.5000e-004

7.0 Water Detail**7.1 Mitigation Measures Water**

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

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	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated				7.0652
Unmitigated				8.6564

7.2 Water by Land Use**Unmitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Convenience Market With Gas Pumps	0.0836574 / 0.0512739				0.2545
Fast Food Restaurant with Drive Thru	0.971308 / 0.0619984				2.5393
Parking Lot	0 / 0				0.0000
Regional Shopping Center	1.92737 / 1.18129				5.8626
Total					8.6564

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7.2 Water by Land Use**Mitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Convenience Market With Gas Pumps	0.0669259 / 0.0481462				0.2091
Fast Food Restaurant with Drive Thru	0.777046 / 0.0582165				2.0382
Parking Lot	0 / 0				0.0000
Regional Shopping Center	1.54189 / 1.10923				4.8179
Total					7.0652

8.0 Waste Detail**8.1 Mitigation Measures Waste**

Institute Recycling and Composting Services

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Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated				12.5877
Unmitigated				32.2762

8.2 Waste by Land Use**Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Fast Food Restaurant with Drive Thru	36.86				18.5370
Parking Lot	0				0.0000
Regional Shopping Center	27.32				13.7393
Total					32.2762

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8.2 Waste by Land Use**Mitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Fast Food Restaurant with Drive Thru	14.3754				7.2294
Parking Lot	0				0.0000
Regional Shopping Center	10.6548				5.3583
Total					12.5877

9.0 Operational Offroad

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

10.0 Stationary Equipment**Fire Pumps and Emergency Generators**

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

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

User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

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1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Parking Lot	2.30	Acre	2.30	100,188.00	0
Fast Food Restaurant with Drive Thru	3.20	1000sqft	0.07	3,200.00	0
Convenience Market With Gas Pumps	8.00	Pump	0.03	1,129.40	0
Regional Shopping Center	26.02	1000sqft	0.60	26,015.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	45
Climate Zone	3			Operational Year	2030
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MW hr)	364.4	CH4 Intensity (lb/MW hr)	0.016	N2O Intensity (lb/MW hr)	0.004

1.3 User Entered Comments & Non-Default Data

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Project Characteristics - Includes RPS adjustment

Land Use - shopping center: 26.015ksf, market w/fp: 8fp, fast-food w/drivethru: 3.2ksf, 3.05 acres total, 2.3 acres paved

Construction Phase - Based on model defaults. Arch coating to begin approximately 5 months after initiation of building construction.

Off-road Equipment - Based on default equipment usage identified in the model.

Trips and VMT - Based on model defaults

Grading - No material imported/exported.

Architectural Coating - Based on model defaults.

Vehicle Trips - Weekday trips derived from the traffic analysis. Weekend trip rates based on model defaults.

Vehicle Emission Factors - .

Vehicle Emission Factors -

Vehicle Emission Factors -

Woodstoves - Based on model defaults.

Energy Use -

Construction Off-road Equipment Mitigation - Assumes 61%CE for watering exposed areas, 50%CE for water onsite roads/travelways, 15 mph speed limit. Use of T3 equipment included for modeling purposes.

Area Mitigation - .

Energy Mitigation - Includes 5% reduction for nonresidential uses with compliance with current building standards.

Water Mitigation - Includes use of low-flow fixtures and water-efficient irrigation systems.

Waste Mitigation - Assumes 61% diversion rate per CalRecycle's 2016 estimated equivalent.

<https://www.calrecycle.ca.gov/LGCentral/GoalMeasure/DisposalRate/MostRecent/>

Fleet Mix - Based on SJVAPCD's residential fleet mix.

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00

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tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	4.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	11.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstructionPhase	NumDays	10.00	120.00
tblLandUse	LandUseSquareFeet	26,020.00	26,015.00
tblProjectCharacteristics	CH4IntensityFactor	0.029	0.016
tblProjectCharacteristics	CO2IntensityFactor	641.35	364.4
tblProjectCharacteristics	N2OIntensityFactor	0.006	0.004

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tblVehicleTrips	WD_TR	542.60	322.50
tblVehicleTrips	WD_TR	496.12	470.95
tblVehicleTrips	WD_TR	42.70	37.75

2.0 Emissions Summary

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2.1 Overall Construction**Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.5082	2.4741	2.2763	4.5100e-003	0.1140	0.1216	0.2355	0.0432	0.1145	0.1577						398.1734
Maximum	0.5082	2.4741	2.2763	4.5100e-003	0.1140	0.1216	0.2355	0.0432	0.1145	0.1577						398.1734

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.3512	2.0407	2.4385	4.5100e-003	0.0855	0.1124	0.1979	0.0280	0.1124	0.1403						398.1731
Maximum	0.3512	2.0407	2.4385	4.5100e-003	0.0855	0.1124	0.1979	0.0280	0.1124	0.1403						398.1731

	ROG	NOx	CO	SO2	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	30.89	17.52	-7.13	0.00	25.02	7.51	15.99	35.28	1.82	10.99	0.00	0.00	0.00	0.00	0.00	0.00

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Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	1-1-2021	3-31-2021	0.7651	0.5669
2	4-1-2021	6-30-2021	0.7523	0.6062
3	7-1-2021	9-30-2021	0.9122	0.7558
		Highest	0.9122	0.7558

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	0.1482	0.0000	3.6000e-004	0.0000		0.0000	0.0000		0.0000	0.0000						7.5000e-004
Energy	5.2000e-003	0.0472	0.0397	2.8000e-004		3.5900e-003	3.5900e-003		3.5900e-003	3.5900e-003						109.6744
Mobile	0.7579	11.6617	4.8141	0.0341	1.7164	0.0140	1.7305	0.4623	0.0131	0.4754						3,211.1728
Waste						0.0000	0.0000		0.0000	0.0000						32.2762
Water						0.0000	0.0000		0.0000	0.0000						7.4906
Total	0.9113	11.7090	4.8542	0.0344	1.7164	0.0176	1.7341	0.4623	0.0167	0.4790						3,360.6148

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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	0.1482	0.0000	3.6000e-004	0.0000		0.0000	0.0000		0.0000	0.0000						7.5000e-004
Energy	5.1000e-003	0.0464	0.0390	2.8000e-004		3.5300e-003	3.5300e-003		3.5300e-003	3.5300e-003						108.0835
Mobile	0.7579	11.6617	4.8141	0.0341	1.7164	0.0140	1.7305	0.4623	0.0131	0.4754						3,211.1728
Waste						0.0000	0.0000		0.0000	0.0000						12.5877
Water						0.0000	0.0000		0.0000	0.0000						6.0971
Total	0.9112	11.7081	4.8535	0.0344	1.7164	0.0176	1.7340	0.4623	0.0167	0.4790						3,337.9418

	ROG	NOx	CO	SO2	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	0.01	0.01	0.01	0.00	0.00	0.34	0.00	0.00	0.36	0.01	0.00	0.00	0.00	0.00	0.00	0.67

3.0 Construction Detail**Construction Phase**

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Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	1/1/2021	1/5/2021	5	3	
2	Grading	Grading	1/6/2021	1/13/2021	5	6	
3	Building Construction	Building Construction	1/14/2021	11/17/2021	5	220	
4	Architectural Coating	Architectural Coating	6/14/2021	11/26/2021	5	120	
5	Paving	Paving	11/18/2021	12/1/2021	5	10	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 3

Acres of Paving: 2.3

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 45,517; Non-Residential Outdoor: 15,172; Striped Parking Area: 6,011 (Architectural Coating – sqft)

OffRoad Equipment

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Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	2	6.00	9	0.56
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	2	6.00	132	0.36
Paving	Rollers	2	6.00	80	0.38
Paving	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
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	52.00	21.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	10.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

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3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Use Soil Stabilizer

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 Site Preparation - 2021**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0271	0.0000	0.0271	0.0149	0.0000	0.0149						0.0000
Off-Road	5.8300e-003	0.0608	0.0317	6.0000e-005		3.0700e-003	3.0700e-003		2.8200e-003	2.8200e-003						5.0559
Total	5.8300e-003	0.0608	0.0317	6.0000e-005	0.0271	3.0700e-003	0.0302	0.0149	2.8200e-003	0.0177						5.0559

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3.2 Site Preparation - 2021**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	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
Worker	1.1000e-004	7.0000e-005	6.8000e-004	0.0000	2.2000e-004	0.0000	2.2000e-004	6.0000e-005	0.0000	6.0000e-005						0.1805
Total	1.1000e-004	7.0000e-005	6.8000e-004	0.0000	2.2000e-004	0.0000	2.2000e-004	6.0000e-005	0.0000	6.0000e-005						0.1805

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0106	0.0000	0.0106	5.8100e-003	0.0000	5.8100e-003						0.0000
Off-Road	1.4000e-003	0.0286	0.0344	6.0000e-005		1.4200e-003	1.4200e-003		1.4200e-003	1.4200e-003						5.0559
Total	1.4000e-003	0.0286	0.0344	6.0000e-005	0.0106	1.4200e-003	0.0120	5.8100e-003	1.4200e-003	7.2300e-003						5.0559

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3.2 Site Preparation - 2021**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	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
Worker	1.1000e-004	7.0000e-005	6.8000e-004	0.0000	2.2000e-004	0.0000	2.2000e-004	6.0000e-005	0.0000	6.0000e-005						0.1805
Total	1.1000e-004	7.0000e-005	6.8000e-004	0.0000	2.2000e-004	0.0000	2.2000e-004	6.0000e-005	0.0000	6.0000e-005						0.1805

3.3 Grading - 2021**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0197	0.0000	0.0197	0.0101	0.0000	0.0101						0.0000
Off-Road	6.8700e-003	0.0742	0.0476	9.0000e-005		3.4800e-003	3.4800e-003		3.2000e-003	3.2000e-003						7.8793
Total	6.8700e-003	0.0742	0.0476	9.0000e-005	0.0197	3.4800e-003	0.0231	0.0101	3.2000e-003	0.0133						7.8793

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3.3 Grading - 2021**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	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
Worker	1.8000e-004	1.1000e-004	1.1300e-003	0.0000	3.6000e-004	0.0000	3.6000e-004	1.0000e-004	0.0000	1.0000e-004						0.3009
Total	1.8000e-004	1.1000e-004	1.1300e-003	0.0000	3.6000e-004	0.0000	3.6000e-004	1.0000e-004	0.0000	1.0000e-004						0.3009

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					7.6700e-003	0.0000	7.6700e-003	3.9400e-003	0.0000	3.9400e-003						0.0000
Off-Road	2.1800e-003	0.0445	0.0570	9.0000e-005		2.2700e-003	2.2700e-003		2.2700e-003	2.2700e-003						7.8793
Total	2.1800e-003	0.0445	0.0570	9.0000e-005	7.6700e-003	2.2700e-003	9.9400e-003	3.9400e-003	2.2700e-003	6.2100e-003						7.8793

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3.3 Grading - 2021**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	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
Worker	1.8000e-004	1.1000e-004	1.1300e-003	0.0000	3.6000e-004	0.0000	3.6000e-004	1.0000e-004	0.0000	1.0000e-004						0.3009
Total	1.8000e-004	1.1000e-004	1.1300e-003	0.0000	3.6000e-004	0.0000	3.6000e-004	1.0000e-004	0.0000	1.0000e-004						0.3009

3.4 Building Construction - 2021**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2091	1.9175	1.8233	2.9600e-003		0.1055	0.1055		0.0991	0.0991						256.3378
Total	0.2091	1.9175	1.8233	2.9600e-003		0.1055	0.1055		0.0991	0.0991						256.3378

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3.4 Building Construction - 2021**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						0.0000
Vendor	6.9800e-003	0.2600	0.0396	6.5000e-004	0.0153	7.0000e-004	0.0160	4.4200e-003	6.7000e-004	5.0900e-003						61.8969
Worker	0.0228	0.0139	0.1442	4.2000e-004	0.0457	2.8000e-004	0.0460	0.0122	2.6000e-004	0.0124						38.2462
Total	0.0298	0.2740	0.1839	1.0700e-003	0.0610	9.8000e-004	0.0620	0.0166	9.3000e-004	0.0175						100.1431

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0741	1.5649	1.9661	2.9600e-003		0.0994	0.0994		0.0994	0.0994						256.3375
Total	0.0741	1.5649	1.9661	2.9600e-003		0.0994	0.0994		0.0994	0.0994						256.3375

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3.4 Building Construction - 2021**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						0.0000
Vendor	6.9800e-003	0.2600	0.0396	6.5000e-004	0.0153	7.0000e-004	0.0160	4.4200e-003	6.7000e-004	5.0900e-003						61.8969
Worker	0.0228	0.0139	0.1442	4.2000e-004	0.0457	2.8000e-004	0.0460	0.0122	2.6000e-004	0.0124						38.2462
Total	0.0298	0.2740	0.1839	1.0700e-003	0.0610	9.8000e-004	0.0620	0.0166	9.3000e-004	0.0175						100.1431

3.5 Architectural Coating - 2021**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.2319					0.0000	0.0000		0.0000	0.0000						0.0000
Off-Road	0.0131	0.0916	0.1091	1.8000e-004		5.6500e-003	5.6500e-003		5.6500e-003	5.6500e-003						15.3458
Total	0.2450	0.0916	0.1091	1.8000e-004		5.6500e-003	5.6500e-003		5.6500e-003	5.6500e-003						15.3458

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3.5 Architectural Coating - 2021**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	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
Worker	2.3900e-003	1.4600e-003	0.0151	4.0000e-005	4.8000e-003	3.0000e-005	4.8300e-003	1.2700e-003	3.0000e-005	1.3000e-003						4.0118
Total	2.3900e-003	1.4600e-003	0.0151	4.0000e-005	4.8000e-003	3.0000e-005	4.8300e-003	1.2700e-003	3.0000e-005	1.3000e-003						4.0118

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.2319					0.0000	0.0000		0.0000	0.0000						0.0000
Off-Road	3.5700e-003	0.0814	0.1099	1.8000e-004		5.7100e-003	5.7100e-003		5.7100e-003	5.7100e-003						15.3458
Total	0.2354	0.0814	0.1099	1.8000e-004		5.7100e-003	5.7100e-003		5.7100e-003	5.7100e-003						15.3458

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3.5 Architectural Coating - 2021**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	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
Worker	2.3900e-003	1.4600e-003	0.0151	4.0000e-005	4.8000e-003	3.0000e-005	4.8300e-003	1.2700e-003	3.0000e-005	1.3000e-003						4.0118
Total	2.3900e-003	1.4600e-003	0.0151	4.0000e-005	4.8000e-003	3.0000e-005	4.8300e-003	1.2700e-003	3.0000e-005	1.3000e-003						4.0118

3.6 Paving - 2021**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	5.4700e-003	0.0542	0.0613	9.0000e-005		2.8900e-003	2.8900e-003		2.6700e-003	2.6700e-003						8.2496
Paving	3.0100e-003					0.0000	0.0000		0.0000	0.0000						0.0000
Total	8.4800e-003	0.0542	0.0613	9.0000e-005		2.8900e-003	2.8900e-003		2.6700e-003	2.6700e-003						8.2496

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3.6 Paving - 2021**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	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
Worker	4.0000e-004	2.4000e-004	2.5200e-003	1.0000e-005	8.0000e-004	0.0000	8.0000e-004	2.1000e-004	0.0000	2.2000e-004						0.6686
Total	4.0000e-004	2.4000e-004	2.5200e-003	1.0000e-005	8.0000e-004	0.0000	8.0000e-004	2.1000e-004	0.0000	2.2000e-004						0.6686

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	2.1900e-003	0.0454	0.0677	9.0000e-005		2.6200e-003	2.6200e-003		2.6200e-003	2.6200e-003						8.2496
Paving	3.0100e-003					0.0000	0.0000		0.0000	0.0000						0.0000
Total	5.2000e-003	0.0454	0.0677	9.0000e-005		2.6200e-003	2.6200e-003		2.6200e-003	2.6200e-003						8.2496

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3.6 Paving - 2021**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	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
Worker	4.0000e-004	2.4000e-004	2.5200e-003	1.0000e-005	8.0000e-004	0.0000	8.0000e-004	2.1000e-004	0.0000	2.2000e-004						0.6686
Total	4.0000e-004	2.4000e-004	2.5200e-003	1.0000e-005	8.0000e-004	0.0000	8.0000e-004	2.1000e-004	0.0000	2.2000e-004						0.6686

4.0 Operational Detail - Mobile**4.1 Mitigation Measures Mobile**

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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
Category	tons/yr										MT/yr					
Mitigated	0.7579	11.6617	4.8141	0.0341	1.7164	0.0140	1.7305	0.4623	0.0131	0.4754						3,211.1728
Unmitigated	0.7579	11.6617	4.8141	0.0341	1.7164	0.0140	1.7305	0.4623	0.0131	0.4754						3,211.1728

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Convenience Market With Gas Pumps	2,580.00	1,635.76	1335.04	1,216,166	1,216,166
Fast Food Restaurant with Drive Thru	1,507.04	2,310.50	1736.70	1,545,961	1,545,961
Parking Lot	0.00	0.00	0.00		
Regional Shopping Center	982.26	1,300.22	656.74	1,720,302	1,720,302
Total	5,069.30	5,246.48	3,728.49	4,482,430	4,482,430

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
Convenience Market With Gas	9.50	7.30	7.30	0.80	80.20	19.00	14	21	65
Fast Food Restaurant with Drive	9.50	7.30	7.30	2.20	78.80	19.00	29	21	50
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Regional Shopping Center	9.50	7.30	7.30	16.30	64.70	19.00	54	35	11

4.4 Fleet Mix

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Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Convenience Market With Gas Pumps	0.517186	0.028486	0.175263	0.093589	0.009700	0.003404	0.033644	0.129242	0.002306	0.001185	0.004563	0.000998	0.000436
Fast Food Restaurant with Drive Thru	0.517186	0.028486	0.175263	0.093589	0.009700	0.003404	0.033644	0.129242	0.002306	0.001185	0.004563	0.000998	0.000436
Parking Lot	0.517186	0.028486	0.175263	0.093589	0.009700	0.003404	0.033644	0.129242	0.002306	0.001185	0.004563	0.000998	0.000436
Regional Shopping Center	0.517186	0.028486	0.175263	0.093589	0.009700	0.003404	0.033644	0.129242	0.002306	0.001185	0.004563	0.000998	0.000436

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000						57.2812
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000						57.9374
NaturalGas Mitigated	5.1000e-003	0.0464	0.0390	2.8000e-004		3.5300e-003	3.5300e-003		3.5300e-003	3.5300e-003						50.8023
NaturalGas Unmitigated	5.2000e-003	0.0472	0.0397	2.8000e-004		3.5900e-003	3.5900e-003		3.5900e-003	3.5900e-003						51.7371

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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					
Convenience Market With Gas Pumps	12084.6	7.0000e-005	5.9000e-004	5.0000e-004	0.0000		5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005						0.6487
Fast Food Restaurant with Drive Thru	673344	3.6300e-003	0.0330	0.0277	2.0000e-004		2.5100e-003	2.5100e-003		2.5100e-003	2.5100e-003						36.1457
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						0.0000
Regional Shopping Center	278361	1.5000e-003	0.0137	0.0115	8.0000e-005		1.0400e-003	1.0400e-003		1.0400e-003	1.0400e-003						14.9427
Total		5.2000e-003	0.0473	0.0397	2.8000e-004		3.6000e-003	3.6000e-003		3.6000e-003	3.6000e-003						51.7371

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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					
Convenience Market With Gas Pumps	11597.8	6.0000e-005	5.7000e-004	4.8000e-004	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005						0.6226
Fast Food Restaurant with Drive Thru	667629	3.6000e-003	0.0327	0.0275	2.0000e-004		2.4900e-003	2.4900e-003		2.4900e-003	2.4900e-003						35.8389
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						0.0000
Regional Shopping Center	267148	1.4400e-003	0.0131	0.0110	8.0000e-005		1.0000e-003	1.0000e-003		1.0000e-003	1.0000e-003						14.3408
Total		5.1000e-003	0.0464	0.0390	2.8000e-004		3.5300e-003	3.5300e-003		3.5300e-003	3.5300e-003						50.8023

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5.3 Energy by Land Use - Electricity**Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Convenience Market With Gas Pumps	9204.61				1.5281
Fast Food Restaurant with Drive Thru	92704				15.3899
Parking Lot	35065.8				5.8213
Regional Shopping Center	212022				35.1981
Total					57.9373

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5.3 Energy by Land Use - Electricity**Mitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Convenience Market With Gas Pumps	9083.76				1.5080
Fast Food Restaurant with Drive Thru	91656				15.2159
Parking Lot	35065.8				5.8213
Regional Shopping Center	209239				34.7360
Total					57.2812

6.0 Area Detail**6.1 Mitigation Measures Area**

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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
Category	tons/yr										MT/yr					
Mitigated	0.1482	0.0000	3.6000e-004	0.0000		0.0000	0.0000		0.0000	0.0000						7.5000e-004
Unmitigated	0.1482	0.0000	3.6000e-004	0.0000		0.0000	0.0000		0.0000	0.0000						7.5000e-004

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	0.0232					0.0000	0.0000		0.0000	0.0000						0.0000
Consumer Products	0.1250					0.0000	0.0000		0.0000	0.0000						0.0000
Landscaping	3.0000e-005	0.0000	3.6000e-004	0.0000		0.0000	0.0000		0.0000	0.0000						7.5000e-004
Total	0.1482	0.0000	3.6000e-004	0.0000		0.0000	0.0000		0.0000	0.0000						7.5000e-004

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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	0.0232					0.0000	0.0000		0.0000	0.0000						0.0000
Consumer Products	0.1250					0.0000	0.0000		0.0000	0.0000						0.0000
Landscaping	3.0000e-005	0.0000	3.6000e-004	0.0000		0.0000	0.0000		0.0000	0.0000						7.5000e-004
Total	0.1482	0.0000	3.6000e-004	0.0000		0.0000	0.0000		0.0000	0.0000						7.5000e-004

7.0 Water Detail**7.1 Mitigation Measures Water**

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

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	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated				6.0971
Unmitigated				7.4906

7.2 Water by Land Use**Unmitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Convenience Market With Gas Pumps	0.0836574 / 0.0512739				0.2188
Fast Food Restaurant with Drive Thru	0.971308 / 0.0619984				2.2306
Parking Lot	0 / 0				0.0000
Regional Shopping Center	1.92737 / 1.18129				5.0412
Total					7.4906

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7.2 Water by Land Use**Mitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Convenience Market With Gas Pumps	0.0669259 / 0.0481462				0.1792
Fast Food Restaurant with Drive Thru	0.777046 / 0.0582165				1.7895
Parking Lot	0 / 0				0.0000
Regional Shopping Center	1.54189 / 1.10923				4.1283
Total					6.0970

8.0 Waste Detail**8.1 Mitigation Measures Waste**

Institute Recycling and Composting Services

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Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated				12.5877
Unmitigated				32.2762

8.2 Waste by Land Use**Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Fast Food Restaurant with Drive Thru	36.86				18.5370
Parking Lot	0				0.0000
Regional Shopping Center	27.32				13.7393
Total					32.2762

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8.2 Waste by Land Use**Mitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Fast Food Restaurant with Drive Thru	14.3754				7.2294
Parking Lot	0				0.0000
Regional Shopping Center	10.6548				5.3583
Total					12.5877

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment**Fire Pumps and Emergency Generators**

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

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

Equipment Type	Number
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11.0 Vegetation

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1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartments Low Rise	64.00	Dwelling Unit	3.20	64,000.00	183
Parking Lot	1.00	Acre	1.00	43,560.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	45
Climate Zone	3			Operational Year	2022
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	488.3	CH4 Intensity (lb/MWhr)	0.022	N2O Intensity (lb/MWhr)	0.005

1.3 User Entered Comments & Non-Default Data

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Project Characteristics - Includes RPS adjustment

Land Use - 64 MFR, 4.2 acres total, 1 acre paved

Construction Phase - Based on model defaults. Arch coating to begin approximately 5 months after initiation of building construction.

Off-road Equipment - Based on default equipment usage identified in the model.

Trips and VMT - Based on model defaults

Grading - No material imported/exported.

Vehicle Trips - Weekday trips based on 7.32 trips/day derived from the traffic analysis. Weekend trip rates based on model defaults.

Energy Use -

Vehicle Emission Factors - .

Vehicle Emission Factors -

Vehicle Emission Factors -

Fleet Mix - Based on SJVAPCD's residential fleet mix.

Woodstoves - Based on model defaults.

Construction Off-road Equipment Mitigation - Assumes 61%CE for watering exposed areas, 50%CE for water onsite roads/travelways, 15 mph speed limit. Use of T3 equipment included for modeling purposes.

Area Mitigation - Only natural gas hearths included as mitigation.

Energy Mitigation - Includes installation of energy-efficient appliances (e.g., dishwashers and fans). Includes 28% improvement in energy efficiency with compliance with current building standards.

https://www.energy.ca.gov/title24/2016standards/rulemaking/documents/2016_Building_Energy_Efficiency_Standards_FAQ.pdf

Water Mitigation - Includes use of low-flow fixtures and water-efficient irrigation systems.

Waste Mitigation - Assumes 61% diversion rate per CalRecycle's 2016 estimated equivalent.

<https://www.calrecycle.ca.gov/LGCentral/GoalMeasure/DisposalRate/MostRecent/>

Architectural Coating - Based on model defaults.

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00

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tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	4.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	11.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstructionPhase	NumDays	18.00	130.00
tblConstructionPhase	PhaseEndDate	1/26/2022	12/17/2021
tblConstructionPhase	PhaseStartDate	1/1/2022	6/20/2021
tblFleetMix	HHD	0.13	0.02

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tblFleetMix	LDA	0.49	0.53
tblFleetMix	LDT1	0.03	0.20
tblFleetMix	LDT2	0.17	0.17
tblFleetMix	LHD1	0.02	1.3000e-003
tblFleetMix	LHD2	4.5020e-003	9.0000e-004
tblFleetMix	MCY	5.0620e-003	2.5000e-003
tblFleetMix	MDV	0.12	0.05
tblFleetMix	MH	5.9400e-004	1.8000e-003
tblFleetMix	MHD	0.03	8.6000e-003
tblFleetMix	OBUS	2.3630e-003	0.00
tblFleetMix	SBUS	1.0830e-003	7.0000e-004
tblFleetMix	UBUS	1.5190e-003	4.4000e-003
tblLandUse	LotAcreage	4.00	3.20
tblProjectCharacteristics	CH4IntensityFactor	0.029	0.022
tblProjectCharacteristics	CO2IntensityFactor	641.35	488.3
tblProjectCharacteristics	N2OIntensityFactor	0.006	0.005
tblVehicleTrips	WD_TR	6.59	7.32

2.0 Emissions Summary

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2.1 Overall Construction**Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.9114	2.6036	2.4927	4.7500e-003	0.1499	0.1322	0.2822	0.0594	0.1244	0.1838						418.3035
Maximum	0.9114	2.6036	2.4927	4.7500e-003	0.1499	0.1322	0.2822	0.0594	0.1244	0.1838						418.3035

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.7404	2.1149	2.6715	4.7500e-003	0.1064	0.1211	0.2275	0.0361	0.1211	0.1571						418.3031
Maximum	0.7404	2.1149	2.6715	4.7500e-003	0.1064	0.1211	0.2275	0.0361	0.1211	0.1571						418.3031

	ROG	NOx	CO	SO2	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	18.76	18.77	-7.17	0.00	29.04	8.41	19.37	39.31	2.69	14.53	0.00	0.00	0.00	0.00	0.00	0.00

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Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	1-1-2021	3-31-2021	0.7699	0.5474
2	4-1-2021	6-30-2021	0.7385	0.5931
3	7-1-2021	9-30-2021	1.0706	0.9141
		Highest	1.0706	0.9141

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	0.3961	0.0391	1.0782	2.1100e-003		0.1012	0.1012		0.1012	0.1012						43.1336
Energy	4.8800e-003	0.0417	0.0177	2.7000e-004		3.3700e-003	3.3700e-003		3.3700e-003	3.3700e-003						118.5401
Mobile	0.1444	0.5268	1.6284	5.2300e-003	0.5006	4.5600e-003	0.5051	0.1340	4.2600e-003	0.1382						481.3319
Waste						0.0000	0.0000		0.0000	0.0000						14.8054
Water						0.0000	0.0000		0.0000	0.0000						12.7406
Total	0.5454	0.6076	2.7243	7.6100e-003	0.5006	0.1091	0.6097	0.1340	0.1088	0.2428						670.5517

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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	0.3309	0.0294	0.4859	1.8000e-004		4.5600e-003	4.5600e-003		4.5600e-003	4.5600e-003						28.6850
Energy	3.8700e-003	0.0331	0.0141	2.1000e-004		2.6800e-003	2.6800e-003		2.6800e-003	2.6800e-003						105.6924
Mobile	0.1444	0.5268	1.6284	5.2300e-003	0.5006	4.5600e-003	0.5051	0.1340	4.2600e-003	0.1382						481.3319
Waste						0.0000	0.0000		0.0000	0.0000						5.7741
Water						0.0000	0.0000		0.0000	0.0000						10.4770
Total	0.4792	0.5894	2.1284	5.6200e-003	0.5006	0.0118	0.5124	0.1340	0.0115	0.1455						631.9603

	ROG	NOx	CO	SO2	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	12.14	3.01	21.87	26.15	0.00	89.19	15.96	0.00	89.43	40.08	0.00	0.00	0.00	0.00	0.00	5.76

3.0 Construction Detail**Construction Phase**

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Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	1/1/2021	1/7/2021	5	5	
2	Grading	Grading	1/8/2021	1/19/2021	5	8	
3	Building Construction	Building Construction	1/20/2021	12/7/2021	5	230	
4	Paving	Paving	12/8/2021	12/31/2021	5	18	
5	Architectural Coating	Architectural Coating	6/20/2021	12/17/2021	5	130	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 4

Acres of Paving: 1

Residential Indoor: 129,600; Residential Outdoor: 43,200; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 2,614 (Architectural Coating – sqft)

OffRoad Equipment

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Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Paving	Cement and Mortar Mixers	2	6.00	9	0.56
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	2	6.00	132	0.36
Paving	Rollers	2	6.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	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
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	64.00	14.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	13.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

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3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Use Soil Stabilizer

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 Site Preparation - 2021**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0452	0.0000	0.0452	0.0248	0.0000	0.0248						0.0000
Off-Road	9.7200e-003	0.1012	0.0529	1.0000e-004		5.1100e-003	5.1100e-003		4.7000e-003	4.7000e-003						8.4265
Total	9.7200e-003	0.1012	0.0529	1.0000e-004	0.0452	5.1100e-003	0.0503	0.0248	4.7000e-003	0.0295						8.4265

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3.2 Site Preparation - 2021**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	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
Worker	1.8000e-004	1.1000e-004	1.1300e-003	0.0000	3.6000e-004	0.0000	3.6000e-004	1.0000e-004	0.0000	1.0000e-004						0.3009
Total	1.8000e-004	1.1000e-004	1.1300e-003	0.0000	3.6000e-004	0.0000	3.6000e-004	1.0000e-004	0.0000	1.0000e-004						0.3009

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0176	0.0000	0.0176	9.6800e-003	0.0000	9.6800e-003						0.0000
Off-Road	2.3300e-003	0.0477	0.0574	1.0000e-004		2.3700e-003	2.3700e-003		2.3700e-003	2.3700e-003						8.4265
Total	2.3300e-003	0.0477	0.0574	1.0000e-004	0.0176	2.3700e-003	0.0200	9.6800e-003	2.3700e-003	0.0121						8.4265

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3.2 Site Preparation - 2021**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	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
Worker	1.8000e-004	1.1000e-004	1.1300e-003	0.0000	3.6000e-004	0.0000	3.6000e-004	1.0000e-004	0.0000	1.0000e-004						0.3009
Total	1.8000e-004	1.1000e-004	1.1300e-003	0.0000	3.6000e-004	0.0000	3.6000e-004	1.0000e-004	0.0000	1.0000e-004						0.3009

3.3 Grading - 2021**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0262	0.0000	0.0262	0.0135	0.0000	0.0135						0.0000
Off-Road	9.1600e-003	0.0990	0.0634	1.2000e-004		4.6400e-003	4.6400e-003		4.2700e-003	4.2700e-003						10.5057
Total	9.1600e-003	0.0990	0.0634	1.2000e-004	0.0262	4.6400e-003	0.0309	0.0135	4.2700e-003	0.0177						10.5057

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3.3 Grading - 2021**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	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
Worker	2.4000e-004	1.5000e-004	1.5100e-003	0.0000	4.8000e-004	0.0000	4.8000e-004	1.3000e-004	0.0000	1.3000e-004						0.4012
Total	2.4000e-004	1.5000e-004	1.5100e-003	0.0000	4.8000e-004	0.0000	4.8000e-004	1.3000e-004	0.0000	1.3000e-004						0.4012

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0102	0.0000	0.0102	5.2500e-003	0.0000	5.2500e-003						0.0000
Off-Road	2.9100e-003	0.0594	0.0760	1.2000e-004		3.0200e-003	3.0200e-003		3.0200e-003	3.0200e-003						10.5057
Total	2.9100e-003	0.0594	0.0760	1.2000e-004	0.0102	3.0200e-003	0.0132	5.2500e-003	3.0200e-003	8.2700e-003						10.5057

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3.3 Grading - 2021**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	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
Worker	2.4000e-004	1.5000e-004	1.5100e-003	0.0000	4.8000e-004	0.0000	4.8000e-004	1.3000e-004	0.0000	1.3000e-004						0.4012
Total	2.4000e-004	1.5000e-004	1.5100e-003	0.0000	4.8000e-004	0.0000	4.8000e-004	1.3000e-004	0.0000	1.3000e-004						0.4012

3.4 Building Construction - 2021**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2186	2.0047	1.9062	3.1000e-003		0.1102	0.1102		0.1037	0.1037						267.9895
Total	0.2186	2.0047	1.9062	3.1000e-003		0.1102	0.1102		0.1037	0.1037						267.9895

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3.4 Building Construction - 2021**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						0.0000
Vendor	4.8600e-003	0.1812	0.0276	4.5000e-004	0.0107	4.9000e-004	0.0112	3.0800e-003	4.7000e-004	3.5500e-003						43.1403
Worker	0.0294	0.0179	0.1856	5.4000e-004	0.0588	3.7000e-004	0.0592	0.0156	3.4000e-004	0.0160						49.2119
Total	0.0342	0.1992	0.2132	9.9000e-004	0.0695	8.6000e-004	0.0704	0.0187	8.1000e-004	0.0195						92.3522

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0775	1.6360	2.0555	3.1000e-003		0.1039	0.1039		0.1039	0.1039						267.9892
Total	0.0775	1.6360	2.0555	3.1000e-003		0.1039	0.1039		0.1039	0.1039						267.9892

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3.4 Building Construction - 2021**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						0.0000
Vendor	4.8600e-003	0.1812	0.0276	4.5000e-004	0.0107	4.9000e-004	0.0112	3.0800e-003	4.7000e-004	3.5500e-003						43.1403
Worker	0.0294	0.0179	0.1856	5.4000e-004	0.0588	3.7000e-004	0.0592	0.0156	3.4000e-004	0.0160						49.2119
Total	0.0342	0.1992	0.2132	9.9000e-004	0.0695	8.6000e-004	0.0704	0.0187	8.1000e-004	0.0195						92.3522

3.5 Paving - 2021**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	9.8500e-003	0.0976	0.1103	1.7000e-004		5.2100e-003	5.2100e-003		4.8100e-003	4.8100e-003						14.8493
Paving	1.3100e-003					0.0000	0.0000		0.0000	0.0000						0.0000
Total	0.0112	0.0976	0.1103	1.7000e-004		5.2100e-003	5.2100e-003		4.8100e-003	4.8100e-003						14.8493

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3.5 Paving - 2021**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	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
Worker	7.2000e-004	4.4000e-004	4.5400e-003	1.0000e-005	1.4400e-003	1.0000e-005	1.4500e-003	3.8000e-004	1.0000e-005	3.9000e-004						1.2036
Total	7.2000e-004	4.4000e-004	4.5400e-003	1.0000e-005	1.4400e-003	1.0000e-005	1.4500e-003	3.8000e-004	1.0000e-005	3.9000e-004						1.2036

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	3.9500e-003	0.0818	0.1218	1.7000e-004		4.7200e-003	4.7200e-003		4.7200e-003	4.7200e-003						14.8493
Paving	1.3100e-003					0.0000	0.0000		0.0000	0.0000						0.0000
Total	5.2600e-003	0.0818	0.1218	1.7000e-004		4.7200e-003	4.7200e-003		4.7200e-003	4.7200e-003						14.8493

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3.5 Paving - 2021**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	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
Worker	7.2000e-004	4.4000e-004	4.5400e-003	1.0000e-005	1.4400e-003	1.0000e-005	1.4500e-003	3.8000e-004	1.0000e-005	3.9000e-004						1.2036
Total	7.2000e-004	4.4000e-004	4.5400e-003	1.0000e-005	1.4400e-003	1.0000e-005	1.4500e-003	3.8000e-004	1.0000e-005	3.9000e-004						1.2036

3.6 Architectural Coating - 2021**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.6098					0.0000	0.0000		0.0000	0.0000						0.0000
Off-Road	0.0142	0.0992	0.1181	1.9000e-004		6.1200e-003	6.1200e-003		6.1200e-003	6.1200e-003						16.6246
Total	0.6240	0.0992	0.1181	1.9000e-004		6.1200e-003	6.1200e-003		6.1200e-003	6.1200e-003						16.6246

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3.6 Architectural Coating - 2021**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	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
Worker	3.3700e-003	2.0600e-003	0.0213	6.0000e-005	6.7600e-003	4.0000e-005	6.8000e-003	1.8000e-003	4.0000e-005	1.8300e-003						5.6500
Total	3.3700e-003	2.0600e-003	0.0213	6.0000e-005	6.7600e-003	4.0000e-005	6.8000e-003	1.8000e-003	4.0000e-005	1.8300e-003						5.6500

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.6098					0.0000	0.0000		0.0000	0.0000						0.0000
Off-Road	3.8600e-003	0.0882	0.1191	1.9000e-004		6.1800e-003	6.1800e-003		6.1800e-003	6.1800e-003						16.6246
Total	0.6136	0.0882	0.1191	1.9000e-004		6.1800e-003	6.1800e-003		6.1800e-003	6.1800e-003						16.6246

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3.6 Architectural Coating - 2021**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	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
Worker	3.3700e-003	2.0600e-003	0.0213	6.0000e-005	6.7600e-003	4.0000e-005	6.8000e-003	1.8000e-003	4.0000e-005	1.8300e-003						5.6500
Total	3.3700e-003	2.0600e-003	0.0213	6.0000e-005	6.7600e-003	4.0000e-005	6.8000e-003	1.8000e-003	4.0000e-005	1.8300e-003						5.6500

4.0 Operational Detail - Mobile**4.1 Mitigation Measures Mobile**

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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
Category	tons/yr										MT/yr					
Mitigated	0.1444	0.5268	1.6284	5.2300e-003	0.5006	4.5600e-003	0.5051	0.1340	4.2600e-003	0.1382						481.3319
Unmitigated	0.1444	0.5268	1.6284	5.2300e-003	0.5006	4.5600e-003	0.5051	0.1340	4.2600e-003	0.1382						481.3319

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	468.48	458.24	388.48	1,334,724	1,334,724
Parking Lot	0.00	0.00	0.00		
Total	468.48	458.24	388.48	1,334,724	1,334,724

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	10.80	7.30	7.50	48.40	15.90	35.70	86	11	3
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.534300	0.203000	0.167300	0.054500	0.001300	0.000900	0.008600	0.020700	0.000000	0.004400	0.002500	0.000700	0.001800
Parking Lot	0.492212	0.031147	0.169820	0.116157	0.015815	0.004502	0.033398	0.126328	0.002363	0.001519	0.005062	0.001083	0.000594

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5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

Install Energy Efficient Appliances

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000						67.1428
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000						69.9732
NaturalGas Mitigated	3.8700e-003	0.0331	0.0141	2.1000e-004		2.6800e-003	2.6800e-003		2.6800e-003	2.6800e-003						38.5496
NaturalGas Unmitigated	4.8800e-003	0.0417	0.0177	2.7000e-004		3.3700e-003	3.3700e-003		3.3700e-003	3.3700e-003						48.5669

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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 Low Rise	904733	4.8800e-003	0.0417	0.0177	2.7000e-004		3.3700e-003	3.3700e-003		3.3700e-003	3.3700e-003						48.5669
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						0.0000
Total		4.8800e-003	0.0417	0.0177	2.7000e-004		3.3700e-003	3.3700e-003		3.3700e-003	3.3700e-003						48.5669

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 Low Rise	718124	3.8700e-003	0.0331	0.0141	2.1000e-004		2.6800e-003	2.6800e-003		2.6800e-003	2.6800e-003						38.5496
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						0.0000
Total		3.8700e-003	0.0331	0.0141	2.1000e-004		2.6800e-003	2.6800e-003		2.6800e-003	2.6800e-003						38.5496

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5.3 Energy by Land Use - Electricity**Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	299361				66.5823
Parking Lot	15246				3.3909
Total					69.9732

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	286635				63.7519
Parking Lot	15246				3.3909
Total					67.1428

6.0 Area Detail**6.1 Mitigation Measures Area**

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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	0.3309	0.0294	0.4859	1.8000e-004		4.5600e-003	4.5600e-003		4.5600e-003	4.5600e-003						28.6850
Unmitigated	0.3961	0.0391	1.0782	2.1100e-003		0.1012	0.1012		0.1012	0.1012						43.1336

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	0.0610					0.0000	0.0000		0.0000	0.0000						0.0000
Consumer Products	0.2528					0.0000	0.0000		0.0000	0.0000						0.0000
Hearth	0.0680	0.0336	0.6024	2.0900e-003		0.0986	0.0986		0.0986	0.0986						42.3387
Landscaping	0.0144	5.4900e-003	0.4757	3.0000e-005		2.6300e-003	2.6300e-003		2.6300e-003	2.6300e-003						0.7950
Total	0.3961	0.0391	1.0782	2.1200e-003		0.1012	0.1012		0.1012	0.1012						43.1336

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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	0.0610					0.0000	0.0000		0.0000	0.0000						0.0000
Consumer Products	0.2528					0.0000	0.0000		0.0000	0.0000						0.0000
Hearth	2.8000e-003	0.0239	0.0102	1.5000e-004		1.9400e-003	1.9400e-003		1.9400e-003	1.9400e-003						27.8900
Landscaping	0.0144	5.4900e-003	0.4757	3.0000e-005		2.6300e-003	2.6300e-003		2.6300e-003	2.6300e-003						0.7950
Total	0.3309	0.0294	0.4859	1.8000e-004		4.5700e-003	4.5700e-003		4.5700e-003	4.5700e-003						28.6850

7.0 Water Detail**7.1 Mitigation Measures Water**

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

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	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated				10.4770
Unmitigated				12.7406

7.2 Water by Land Use**Unmitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	4.16986 / 2.62882				12.7406
Parking Lot	0 / 0				0.0000
Total					12.7406

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7.2 Water by Land Use**Mitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	3.33589 / 2.46847				10.4770
Parking Lot	0 / 0				0.0000
Total					10.4770

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

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Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated				5.7741
Unmitigated				14.8054

8.2 Waste by Land Use**Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	29.44				14.8054
Parking Lot	0				0.0000
Total					14.8054

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8.2 Waste by Land Use**Mitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	11.4816				5.7741
Parking Lot	0				0.0000
Total					5.7741

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment**Fire Pumps and Emergency Generators**

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

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

Equipment Type	Number
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11.0 Vegetation

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1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Parking Lot	1.00	Acre	1.00	43,560.00	0
-----	-----	-----	-----	-----	-----
Apartments Low Rise	64.00	Dwelling Unit	3.20	64,000.00	183

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	45
Climate Zone	3			Operational Year	2030
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MW hr)	364.4	CH4 Intensity (lb/MW hr)	0.016	N2O Intensity (lb/MW hr)	0.004

1.3 User Entered Comments & Non-Default Data

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Project Characteristics - Includes RPS adjustment

Land Use - 64 MFR, 4.2 acres total, 1 acre paved

Construction Phase - Based on model defaults. Arch coating to begin approximately 5 months after initiation of building construction.

Off-road Equipment - Based on default equipment usage identified in the model.

Trips and VMT - Based on model defaults

Grading - No material imported/exported.

Architectural Coating - Based on model defaults.

Vehicle Trips - Weekday trips based on 7.32 trips/day derived from the traffic analysis. Weekend trip rates based on model defaults.

Vehicle Emission Factors - .

Vehicle Emission Factors -

Vehicle Emission Factors -

Woodstoves - Based on model defaults.

Energy Use -

Construction Off-road Equipment Mitigation - Assumes 61%CE for watering exposed areas, 50%CE for water onsite roads/travelways, 15 mph speed limit. Use of T3 equipment included for modeling purposes.

Area Mitigation - Only natural gas hearths included as mitigation.

Fleet Mix - Based on SJVAPCD's recommended residential fleet mix

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00

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tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	4.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	11.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstructionPhase	NumDays	18.00	130.00
tblFleetMix	HHD	0.13	0.02
tblFleetMix	LDA	0.52	0.53
tblFleetMix	LDT1	0.03	0.20
tblFleetMix	LDT2	0.18	0.17
tblFleetMix	LHD1	9.7000e-003	1.3000e-003
tblFleetMix	LHD2	3.4040e-003	9.0000e-004
tblFleetMix	MCY	4.5630e-003	2.5000e-003

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tblFleetMix	MDV	0.09	0.05
tblFleetMix	MH	4.3600e-004	1.8000e-003
tblFleetMix	MHD	0.03	8.6000e-003
tblFleetMix	OBUS	2.3060e-003	0.00
tblFleetMix	SBUS	9.9800e-004	7.0000e-004
tblFleetMix	UBUS	1.1850e-003	4.4000e-003
tblLandUse	LotAcreage	4.00	3.20
tblProjectCharacteristics	CH4IntensityFactor	0.029	0.016
tblProjectCharacteristics	CO2IntensityFactor	641.35	364.4
tblProjectCharacteristics	N2OIntensityFactor	0.006	0.004
tblVehicleTrips	WD_TR	6.59	7.32

2.0 Emissions Summary

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2.1 Overall Construction**Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.9114	2.6036	2.4927	4.7500e-003	0.1499	0.1322	0.2822	0.0594	0.1244	0.1838						418.3035
Maximum	0.9114	2.6036	2.4927	4.7500e-003	0.1499	0.1322	0.2822	0.0594	0.1244	0.1838						418.3035

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.7404	2.1149	2.6715	4.7500e-003	0.1064	0.1211	0.2275	0.0361	0.1211	0.1571						418.3031
Maximum	0.7404	2.1149	2.6715	4.7500e-003	0.1064	0.1211	0.2275	0.0361	0.1211	0.1571						418.3031

	ROG	NOx	CO	SO2	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	18.76	18.77	-7.17	0.00	29.04	8.41	19.37	39.31	2.69	14.53	0.00	0.00	0.00	0.00	0.00	0.00

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Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	1-1-2021	3-31-2021	0.7699	0.5474
2	4-1-2021	6-30-2021	0.7385	0.5931
3	7-1-2021	9-30-2021	1.0706	0.9141
		Highest	1.0706	0.9141

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	0.3959	0.0391	1.0764	2.1100e-003		0.1012	0.1012		0.1012	0.1012						43.1334
Energy	4.8800e-003	0.0417	0.0177	2.7000e-004		3.3700e-003	3.3700e-003		3.3700e-003	3.3700e-003						100.7953
Mobile	0.0825	0.3295	0.9341	4.1300e-003	0.5004	2.7400e-003	0.5031	0.1339	2.5400e-003	0.1364						382.3664
Waste						0.0000	0.0000		0.0000	0.0000						14.8054
Water						0.0000	0.0000		0.0000	0.0000						10.9490
Total	0.4833	0.4102	2.0283	6.5100e-003	0.5004	0.1073	0.6077	0.1339	0.1071	0.2410						552.0495

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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	0.3307	0.0294	0.4842	1.8000e-004		4.5700e-003	4.5700e-003		4.5700e-003	4.5700e-003						28.6848
Energy	3.8700e-003	0.0331	0.0141	2.1000e-004		2.6800e-003	2.6800e-003		2.6800e-003	2.6800e-003						88.6653
Mobile	0.0825	0.3295	0.9341	4.1300e-003	0.5004	2.7400e-003	0.5031	0.1339	2.5400e-003	0.1364						382.3664
Waste						0.0000	0.0000		0.0000	0.0000						5.7741
Water						0.0000	0.0000		0.0000	0.0000						8.9715
Total	0.4171	0.3920	1.4324	4.5200e-003	0.5004	9.9900e-003	0.5103	0.1339	9.7900e-003	0.1437						514.4621

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	13.70	4.45	29.38	30.57	0.00	90.69	16.01	0.00	90.86	40.38	0.00	0.00	0.00	0.00	0.00	6.81

3.0 Construction Detail**Construction Phase**

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Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	1/1/2021	1/7/2021	5	5	
2	Grading	Grading	1/8/2021	1/19/2021	5	8	
3	Building Construction	Building Construction	1/20/2021	12/7/2021	5	230	
4	Architectural Coating	Architectural Coating	6/20/2021	12/17/2021	5	130	
5	Paving	Paving	12/8/2021	12/31/2021	5	18	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 4

Acres of Paving: 1

Residential Indoor: 129,600; Residential Outdoor: 43,200; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 2,614 (Architectural Coating – sqft)

OffRoad Equipment

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Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Cement and Mortar Mixers	2	6.00	9	0.56
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	2	6.00	132	0.36
Paving	Rollers	2	6.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	64.00	14.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	13.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

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3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Use Soil Stabilizer

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 Site Preparation - 2021**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0452	0.0000	0.0452	0.0248	0.0000	0.0248						0.0000
Off-Road	9.7200e-003	0.1012	0.0529	1.0000e-004		5.1100e-003	5.1100e-003		4.7000e-003	4.7000e-003						8.4265
Total	9.7200e-003	0.1012	0.0529	1.0000e-004	0.0452	5.1100e-003	0.0503	0.0248	4.7000e-003	0.0295						8.4265

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3.2 Site Preparation - 2021**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	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
Worker	1.8000e-004	1.1000e-004	1.1300e-003	0.0000	3.6000e-004	0.0000	3.6000e-004	1.0000e-004	0.0000	1.0000e-004						0.3009
Total	1.8000e-004	1.1000e-004	1.1300e-003	0.0000	3.6000e-004	0.0000	3.6000e-004	1.0000e-004	0.0000	1.0000e-004						0.3009

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0176	0.0000	0.0176	9.6800e-003	0.0000	9.6800e-003						0.0000
Off-Road	2.3300e-003	0.0477	0.0574	1.0000e-004		2.3700e-003	2.3700e-003		2.3700e-003	2.3700e-003						8.4265
Total	2.3300e-003	0.0477	0.0574	1.0000e-004	0.0176	2.3700e-003	0.0200	9.6800e-003	2.3700e-003	0.0121						8.4265

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3.2 Site Preparation - 2021**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	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
Worker	1.8000e-004	1.1000e-004	1.1300e-003	0.0000	3.6000e-004	0.0000	3.6000e-004	1.0000e-004	0.0000	1.0000e-004						0.3009
Total	1.8000e-004	1.1000e-004	1.1300e-003	0.0000	3.6000e-004	0.0000	3.6000e-004	1.0000e-004	0.0000	1.0000e-004						0.3009

3.3 Grading - 2021**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0262	0.0000	0.0262	0.0135	0.0000	0.0135						0.0000
Off-Road	9.1600e-003	0.0990	0.0634	1.2000e-004		4.6400e-003	4.6400e-003		4.2700e-003	4.2700e-003						10.5057
Total	9.1600e-003	0.0990	0.0634	1.2000e-004	0.0262	4.6400e-003	0.0309	0.0135	4.2700e-003	0.0177						10.5057

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3.3 Grading - 2021**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	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
Worker	2.4000e-004	1.5000e-004	1.5100e-003	0.0000	4.8000e-004	0.0000	4.8000e-004	1.3000e-004	0.0000	1.3000e-004						0.4012
Total	2.4000e-004	1.5000e-004	1.5100e-003	0.0000	4.8000e-004	0.0000	4.8000e-004	1.3000e-004	0.0000	1.3000e-004						0.4012

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0102	0.0000	0.0102	5.2500e-003	0.0000	5.2500e-003						0.0000
Off-Road	2.9100e-003	0.0594	0.0760	1.2000e-004		3.0200e-003	3.0200e-003		3.0200e-003	3.0200e-003						10.5057
Total	2.9100e-003	0.0594	0.0760	1.2000e-004	0.0102	3.0200e-003	0.0132	5.2500e-003	3.0200e-003	8.2700e-003						10.5057

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3.3 Grading - 2021**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	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
Worker	2.4000e-004	1.5000e-004	1.5100e-003	0.0000	4.8000e-004	0.0000	4.8000e-004	1.3000e-004	0.0000	1.3000e-004						0.4012
Total	2.4000e-004	1.5000e-004	1.5100e-003	0.0000	4.8000e-004	0.0000	4.8000e-004	1.3000e-004	0.0000	1.3000e-004						0.4012

3.4 Building Construction - 2021**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2186	2.0047	1.9062	3.1000e-003		0.1102	0.1102		0.1037	0.1037						267.9895
Total	0.2186	2.0047	1.9062	3.1000e-003		0.1102	0.1102		0.1037	0.1037						267.9895

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3.4 Building Construction - 2021**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						0.0000
Vendor	4.8600e-003	0.1812	0.0276	4.5000e-004	0.0107	4.9000e-004	0.0112	3.0800e-003	4.7000e-004	3.5500e-003						43.1403
Worker	0.0294	0.0179	0.1856	5.4000e-004	0.0588	3.7000e-004	0.0592	0.0156	3.4000e-004	0.0160						49.2119
Total	0.0342	0.1992	0.2132	9.9000e-004	0.0695	8.6000e-004	0.0704	0.0187	8.1000e-004	0.0195						92.3522

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0775	1.6360	2.0555	3.1000e-003		0.1039	0.1039		0.1039	0.1039						267.9892
Total	0.0775	1.6360	2.0555	3.1000e-003		0.1039	0.1039		0.1039	0.1039						267.9892

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3.4 Building Construction - 2021**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						0.0000
Vendor	4.8600e-003	0.1812	0.0276	4.5000e-004	0.0107	4.9000e-004	0.0112	3.0800e-003	4.7000e-004	3.5500e-003						43.1403
Worker	0.0294	0.0179	0.1856	5.4000e-004	0.0588	3.7000e-004	0.0592	0.0156	3.4000e-004	0.0160						49.2119
Total	0.0342	0.1992	0.2132	9.9000e-004	0.0695	8.6000e-004	0.0704	0.0187	8.1000e-004	0.0195						92.3522

3.5 Architectural Coating - 2021**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.6098					0.0000	0.0000		0.0000	0.0000						0.0000
Off-Road	0.0142	0.0992	0.1181	1.9000e-004		6.1200e-003	6.1200e-003		6.1200e-003	6.1200e-003						16.6246
Total	0.6240	0.0992	0.1181	1.9000e-004		6.1200e-003	6.1200e-003		6.1200e-003	6.1200e-003						16.6246

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3.5 Architectural Coating - 2021**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	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
Worker	3.3700e-003	2.0600e-003	0.0213	6.0000e-005	6.7600e-003	4.0000e-005	6.8000e-003	1.8000e-003	4.0000e-005	1.8300e-003						5.6500
Total	3.3700e-003	2.0600e-003	0.0213	6.0000e-005	6.7600e-003	4.0000e-005	6.8000e-003	1.8000e-003	4.0000e-005	1.8300e-003						5.6500

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.6098					0.0000	0.0000		0.0000	0.0000						0.0000
Off-Road	3.8600e-003	0.0882	0.1191	1.9000e-004		6.1800e-003	6.1800e-003		6.1800e-003	6.1800e-003						16.6246
Total	0.6136	0.0882	0.1191	1.9000e-004		6.1800e-003	6.1800e-003		6.1800e-003	6.1800e-003						16.6246

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3.5 Architectural Coating - 2021**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	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
Worker	3.3700e-003	2.0600e-003	0.0213	6.0000e-005	6.7600e-003	4.0000e-005	6.8000e-003	1.8000e-003	4.0000e-005	1.8300e-003						5.6500
Total	3.3700e-003	2.0600e-003	0.0213	6.0000e-005	6.7600e-003	4.0000e-005	6.8000e-003	1.8000e-003	4.0000e-005	1.8300e-003						5.6500

3.6 Paving - 2021**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	9.8500e-003	0.0976	0.1103	1.7000e-004		5.2100e-003	5.2100e-003		4.8100e-003	4.8100e-003						14.8493
Paving	1.3100e-003					0.0000	0.0000		0.0000	0.0000						0.0000
Total	0.0112	0.0976	0.1103	1.7000e-004		5.2100e-003	5.2100e-003		4.8100e-003	4.8100e-003						14.8493

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3.6 Paving - 2021**Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	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
Worker	7.2000e-004	4.4000e-004	4.5400e-003	1.0000e-005	1.4400e-003	1.0000e-005	1.4500e-003	3.8000e-004	1.0000e-005	3.9000e-004						1.2036
Total	7.2000e-004	4.4000e-004	4.5400e-003	1.0000e-005	1.4400e-003	1.0000e-005	1.4500e-003	3.8000e-004	1.0000e-005	3.9000e-004						1.2036

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	3.9500e-003	0.0818	0.1218	1.7000e-004		4.7200e-003	4.7200e-003		4.7200e-003	4.7200e-003						14.8493
Paving	1.3100e-003					0.0000	0.0000		0.0000	0.0000						0.0000
Total	5.2600e-003	0.0818	0.1218	1.7000e-004		4.7200e-003	4.7200e-003		4.7200e-003	4.7200e-003						14.8493

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3.6 Paving - 2021**Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	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
Worker	7.2000e-004	4.4000e-004	4.5400e-003	1.0000e-005	1.4400e-003	1.0000e-005	1.4500e-003	3.8000e-004	1.0000e-005	3.9000e-004						1.2036
Total	7.2000e-004	4.4000e-004	4.5400e-003	1.0000e-005	1.4400e-003	1.0000e-005	1.4500e-003	3.8000e-004	1.0000e-005	3.9000e-004						1.2036

4.0 Operational Detail - Mobile**4.1 Mitigation Measures Mobile**

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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
Category	tons/yr										MT/yr					
Mitigated	0.0825	0.3295	0.9341	4.1300e-003	0.5004	2.7400e-003	0.5031	0.1339	2.5400e-003	0.1364						382.3664
Unmitigated	0.0825	0.3295	0.9341	4.1300e-003	0.5004	2.7400e-003	0.5031	0.1339	2.5400e-003	0.1364						382.3664

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	468.48	458.24	388.48	1,334,724	1,334,724
Parking Lot	0.00	0.00	0.00		
Total	468.48	458.24	388.48	1,334,724	1,334,724

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	10.80	7.30	7.50	48.40	15.90	35.70	86	11	3
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.534300	0.203000	0.167300	0.054500	0.001300	0.000900	0.008600	0.020700	0.000000	0.004400	0.002500	0.000700	0.001800
Parking Lot	0.517186	0.028486	0.175263	0.093589	0.009700	0.003404	0.033644	0.129242	0.002306	0.001185	0.004563	0.000998	0.000436

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5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

Install Energy Efficient Appliances

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000						50.1157
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000						52.2283
NaturalGas Mitigated	3.8700e-003	0.0331	0.0141	2.1000e-004		2.6800e-003	2.6800e-003		2.6800e-003	2.6800e-003						38.5496
NaturalGas Unmitigated	4.8800e-003	0.0417	0.0177	2.7000e-004		3.3700e-003	3.3700e-003		3.3700e-003	3.3700e-003						48.5669

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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 Low Rise	904733	4.8800e-003	0.0417	0.0177	2.7000e-004		3.3700e-003	3.3700e-003		3.3700e-003	3.3700e-003						48.5669
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						0.0000
Total		4.8800e-003	0.0417	0.0177	2.7000e-004		3.3700e-003	3.3700e-003		3.3700e-003	3.3700e-003						48.5669

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 Low Rise	718124	3.8700e-003	0.0331	0.0141	2.1000e-004		2.6800e-003	2.6800e-003		2.6800e-003	2.6800e-003						38.5496
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000						0.0000
Total		3.8700e-003	0.0331	0.0141	2.1000e-004		2.6800e-003	2.6800e-003		2.6800e-003	2.6800e-003						38.5496

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5.3 Energy by Land Use - Electricity**Unmitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	299361				49.6973
Parking Lot	15246				2.5310
Total					52.2283

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	286635				47.5847
Parking Lot	15246				2.5310
Total					50.1157

6.0 Area Detail**6.1 Mitigation Measures Area**

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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	0.3307	0.0294	0.4842	1.8000e-004		4.5700e-003	4.5700e-003		4.5700e-003	4.5700e-003						28.6848
Unmitigated	0.3959	0.0391	1.0764	2.1100e-003		0.1012	0.1012		0.1012	0.1012						43.1334

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	0.0610					0.0000	0.0000		0.0000	0.0000						0.0000
Consumer Products	0.2528					0.0000	0.0000		0.0000	0.0000						0.0000
Hearth	0.0680	0.0336	0.6024	2.0900e-003		0.0986	0.0986		0.0986	0.0986						42.3387
Landscaping	0.0142	5.4600e-003	0.4740	3.0000e-005		2.6400e-003	2.6400e-003		2.6400e-003	2.6400e-003						0.7948
Total	0.3960	0.0391	1.0764	2.1200e-003		0.1012	0.1012		0.1012	0.1012						43.1334

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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	0.0610					0.0000	0.0000		0.0000	0.0000						0.0000
Consumer Products	0.2528					0.0000	0.0000		0.0000	0.0000						0.0000
Hearth	2.8000e-003	0.0239	0.0102	1.5000e-004		1.9400e-003	1.9400e-003		1.9400e-003	1.9400e-003						27.8900
Landscaping	0.0142	5.4600e-003	0.4740	3.0000e-005		2.6400e-003	2.6400e-003		2.6400e-003	2.6400e-003						0.7948
Total	0.3307	0.0294	0.4842	1.8000e-004		4.5800e-003	4.5800e-003		4.5800e-003	4.5800e-003						28.6848

7.0 Water Detail**7.1 Mitigation Measures Water**

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

Use Water Efficient Irrigation System

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	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated				8.9715
Unmitigated				10.9490

7.2 Water by Land Use**Unmitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	4.16986 / 2.62882				10.9490
Parking Lot	0 / 0				0.0000
Total					10.9490

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7.2 Water by Land Use**Mitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	3.33589 / 2.46847				8.9715
Parking Lot	0 / 0				0.0000
Total					8.9715

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

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Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated				5.7741
Unmitigated				14.8054

8.2 Waste by Land Use**Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	29.44				14.8054
Parking Lot	0				0.0000
Total					14.8054

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8.2 Waste by Land Use**Mitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	11.4816				5.7741
Parking Lot	0				0.0000
Total					5.7741

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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10.0 Stationary Equipment**Fire Pumps and Emergency Generators**

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

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

Equipment Type	Number
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11.0 Vegetation

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