ATTACHMENT A

Air Quality-Greenhouse Gas Letter Report

AIR QUALITY/GREENHOUSE GAS ANALYSIS FOR MAGNOLIA CROSSING II CITY OF RIVERSIDE, RIVERSIDE COUNTY, CALIFORNIA

Prepared for:

WARMINGTON RESIDENTIAL CALIFORNIA, INC.
3090 Pullman Street
Costa Mesa, CA 92626

Prepared by:

HANA RESOURCES, INC.
20361 Hermana Circle
Lake Forest, CA 92630
(949) 680-4400

HANA RESOURCES™
Environmental Enterprise Solutions

March 27, 2024

CERTIFICATION STATEMENT

I, Dale Schneeberger, certify that I am currently a California State-licensed Professional Geologist (PG) and that this Air Quality/Greenhouse Gas Analysis was prepared in accordance with standard environmental and geologic practice by the licensed professional(s) whose signature and seal appear below. This study has been performed in a professional manner in accordance with generally accepted practices, using the degree of skill and care ordinarily exercised by reputable environmental consultants under similar circumstances. No other warranty, either expressed or implied, is made.

March 27, 2024

Date

Dale Schneeberger, MS, PG, QSD/QSP
California State Professional Geologist #4737

HANA Resources, Inc.
20631 Hermana Circ
Lake Forest, CA 92630

Seal

March 27, 2024

Date

Hannah Boelts, MS, QSP
Environmental Geologist

HANA Resources, Inc.
20631 Hermana Circle
Lake Forest, CA 92630

TABLE OF CONTENTS

APPENDICES

SECTION 1. Project Description and Summary

1.1. Introduction

HANA Resources, Inc. (HANA) was retained by Warmington Residential California to prepare this Air Quality-Greenhouse Gas (AQ-GHG) letter report for the proposed Warmington Magnolia Crossing II Project. This study analyzes the potential impacts of the proposed development Project located near the intersection of 91 freeway and Van Buren Street in the City of Riverside, Riverside County, California. The purpose of this study is to analyze the project's potential air quality and greenhouse gas impacts related to both temporary construction activity and long-term operation of the proposed Project.

1.2. Project Summary

1.2.1. Location and Setting

The Project covers 6.44 acres in the City of Riverside, Riverside County, CA (**Exhibit I,** *Project Vicinity Map*). The project is located near the intersection of 91 freeway and Van Buren Street and is on the APNs 234-140-018, 234-140-019 and 234-150-046 **(Exhibit II,** *Project Location Map*). The project site is located on the United States Geological Survey (USGS) Riverside West Quadrangle, 7.5-Minute Topographic map. The surface elevation of the site ranges from approximately 798 to 813 feet above mean sea level (MSL). The project area is located within Section 18 in Township 3 South-Range 5 West, San Bernardino Meridian.

1.2.2. Proposed Project

The proposed Project is for the multi-family development project at 3510 Van Buren Blvd. The project is in line with the General Plan Land Use Designation of the MU-V-SP-Mixed Use-Village and Specific Plan (Magnolia Avenue) Overlay Zone. The proposed Project is planned at 23.14 du/ac, consistent with the general plan and zoning allowed under MU-V-SP. A part of the site has a General Plan designation of MDR (parcel 3), however the site will be involved in a Density Bonus agreement for the proposed below-market-rate housing that is planned on-site. No homes are planned on Parcel 3 (3469 Myers Street), and it is only included to allow a secondary access point. The discretionary and ministerial components of the Project will allow the property owner, Warmington Residential, establishment of a Mixed-Use development on the property (**Exhibit III**, *Concept Plan Map*).

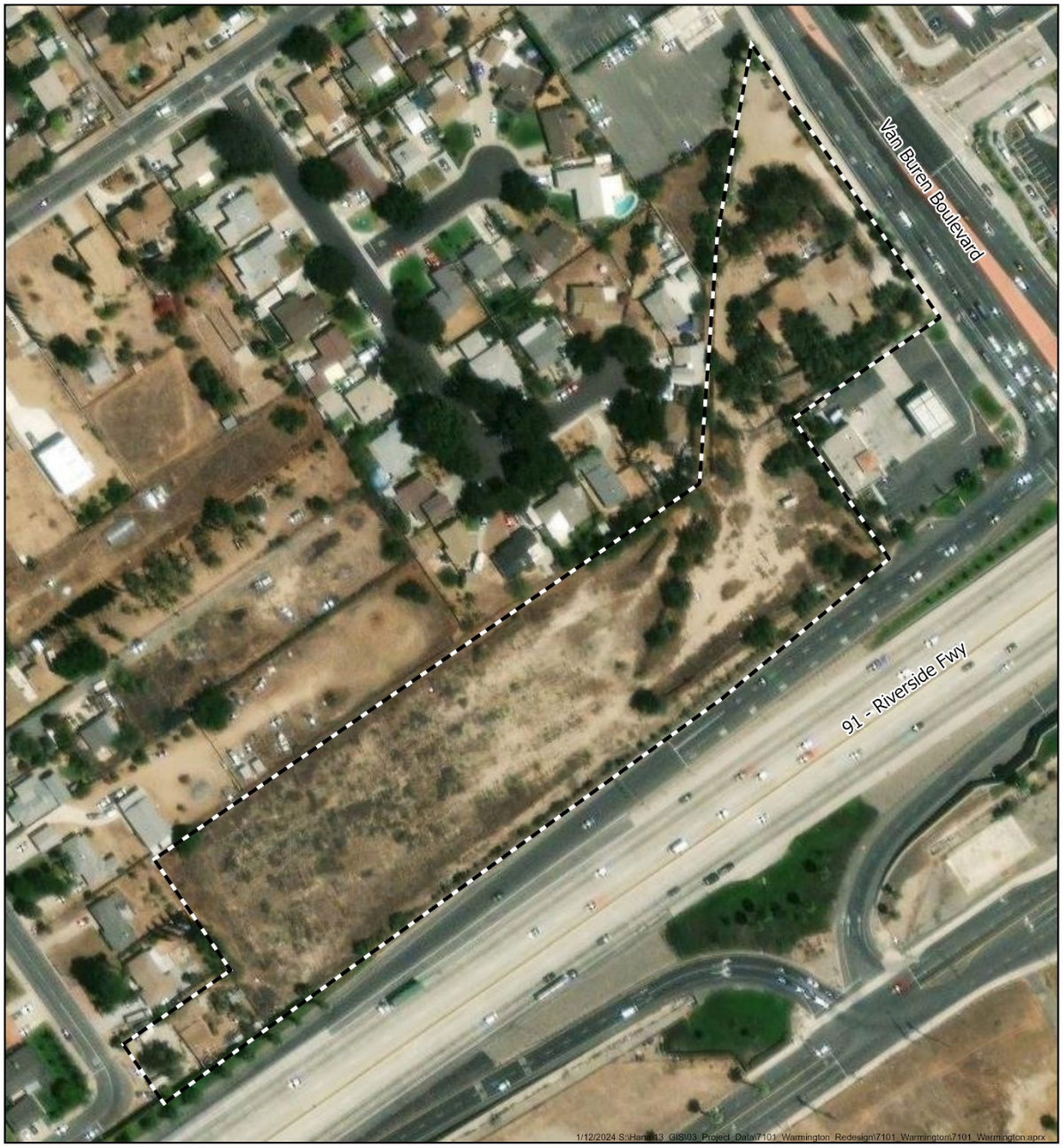
The Mixed-Use Development will have the following:

- 23 three-story buildings that include 149 units,
- 331 parking spaces (298 garage spaces (two per household) and 33 guest spaces),
- 280,431 square feet lot area,
- 240,723 square feet floor area,
- 80,129 square feet of common open space, and
- 24,774 square feet of private open space.

Identified necessary improvements for the proposed Project include removing the existing structures and trees, moderate grading operation, construction of retaining walls, wet/dry utilities, street work, landscaping, and flatwork.

Exhibit I: Project Vicinity Map

Exhibit II: Project Location Map



Warmington Magnolia Crossing Redesign

Exhibit II: Project Location

Project Area

HANA RESOURCES™
Environmental Enterprise Solutions

N

1 inch =150 feet

0 75 150 Feet

Exhibit III: Site Plan Map

SECTION 2. Air Quality & Health Risk Significance Thresholds

2.1. Regional Significance Thresholds

The South Coast Air Quality Management District (SCAQMD) has established regional significance thresholds for oxides of nitrogen (NOx), oxides of sulfur (SOx), carbon monoxide (CO), volatile organic compounds (VOC), particulate matter less than 10 microns in aero dynamic diameter (PM_{10}), particulate matter less than 2.5 microns in aerodynamic diameter ($PM_{2.5}$). Projects located within the South Coast Air Basin (SoCAB) with construction or operational-related emissions in excess of any of the thresholds presented in the following **Table 1**, *SCAQMD Regional Thresholds* would be considered significant.

Table 1. SCAQMD Regional Thresholds

Pollutant	Construction (lbs./day)	Operation (lbs./day)
Oxides of Nitrogen (NOx)	100	55
Oxides of Sulfur (SOx)	150	150
Carbon Monoxide (CO)	550	550
Reactive Organic Gasses (VOC)	75	55
Particulate Matter (PM_{10})	150	150
Particulate Matter ($PM_{2.5}$)	55	55

Source: South Coast Air Quality Management District, SCAQMD 2019

2.2. Local Significance Thresholds (LSTs)

Local Significance Thresholds (LSTs) have been developed by the SCAQMD, recognizing that criteria pollutants such as CO, NOx, and PM10 and PM2.5 in particular, can have local impacts as well as regional impacts. The evaluation of localized air quality impacts determines the potential of the Project to violate any air quality standard, contribute substantially to an existing or projected air quality violation, or expose sensitive receptors to substantial pollutant concentrations. LSTs, defined separately for construction and operational activities, represent the maximum emissions or air concentrations from a project that will not cause or contribute to an exceedance of the most stringent applicable federal or State ambient air quality standard at any nearby sensitive or worker receptor.

A sensitive receptor is defined by SCAQMD as any residence including private homes, condominiums, apartments, and living quarters, schools as defined under paragraph (b)(57), preschools, daycare centers and health facilities such as hospitals or retirement and nursing homes. A sensitive receptor includes long term care hospitals, hospices, prisons, and dormitories or similar live-in housing.

SCAQMD recommends projects larger than five acres undergo air dispersion modeling to determine localized air quality. For projects of five (5) acres or less where emissions would occur, the SCAQMD has developed a series of look up tables that provide estimates of daily construction or operational emissions above which a project's emissions are determined to have a significant air quality impact. These LSTs are provided for each combination of pollutants (CO, NO2, PM10, and PM2.5), Source-Receptor Area (SRA), size of the project emission area, and distance to the nearest sensitive receptor. The Riverside SRA for this

Project is listed as number 23. The project size is generally represented as the maximum area disturbed during a day from which emissions are calculated.

2.2.1. Construction

For construction activities, the highest level of on-site emissions generally occurs during the mass grading activities. The California Emissions Estimator Model (CalEEMod) which is used to estimate emissions from various land use projects, identifies various kinds of equipment and the acreage disturbed in an 8-hour day. Based on the construction equipment inventory (to be provided in **Table 6**, *Construction Equipment Assumptions*) a maximum area of five (5) acres would be disturbed in a day. For purposes of this LST assessment of construction emissions, the emissions from the project's 5 acres were compared to the LST emission significance thresholds for a 5-acre area in the SCAQMD lookup tables.

There are numerous existing residences close to the project as shown in **Table 2**, *Location of Sensitive Receptors*. The residences are grouped in bins of less than 25 meters, between 25 and 50 meters, between 50 and 100 meters, between 100 and 200 meters, and those out to 500 meters radius. Due to the number of large number of residences (and other property types), only representative properties at the 500-meter limit are identified at four cardinal and four intermediate compass directions.

Table 2. Location of Sensitive Receptors

Receptor Address	Location Relative to Project[1]	Type of Receptor
3504 Winship Place	<25 meters	Private Residence
3514 Winship Place	<25 meters	Private Residence
9576 Carver Court	25 – 50 meters	Private Residence
3524 Winship Place	25 – 50 meters	Private Residence
9556 Carver Court	50 – 100 meters	Private Residence
9563 Carver Court	50 – 100 meters	Private Residence
9566 Carver Court	50 – 100 meters	Private Residence
9571 Carver Court	50 – 100 meters	Private Residence
3534 Winship Place	50 – 100 meters	Private Residence
3544 Winship Place	50 – 100 meters	Private Residence
3554 Winship Place	50 – 100 meters	Private Residence
3469 Myers Street[2]	100 – 200 meters[4]	Private Residence
3481 Myers Street	100 – 200 meters[4]	Private Residence
3495 Myers Street	100 – 200 meters	Private Residence
3505 Myers Street	100 – 200 meters	Private Residence
3519 Myers Street	100 – 200 meters	Private Residence
3529 Myers Street	100 – 200 meters	Private Residence
3537 Myers Street	100 – 200 meters	Private Residence
3569 Myers Street	100 – 200 meters	Private Residence
3581 Myers Street	100 – 200 meters	Private Residence
9540 Carver Court	100 – 200 meters	Private Residence
9555 Carver Court	100 – 200 meters	Private Residence
9550 Primrose Drive	100 – 200 meters	Private Residence

Table 2. Location of Sensitive Receptors		
Receptor Address	**Location Relative to Project[1]**	**Type of Receptor**
9560 Primrose Drive	100 – 200 meters	Private Residence
9570 Primrose Drive	100 – 200 meters	Private Residence
9608 Primrose Drive	100 – 200 meters	Private Residence
9620 Primrose Drive	100 – 200 meters	Private Residence
9632 Primrose Drive	100 – 200 meters	Private Residence
9644 Primrose Drive	100 – 200 meters	Private Residence
9549 Sara Court	100 – 200 meters	Private Residence
9550 Sara Court	100 – 200 meters	Private Residence
9555 Sara Court	100 – 200 meters	Private Residence
9556 Sara Court	100 – 200 meters	Private Residence
9563 Sara Court	100 – 200 meters	Private Residence
9564 Sara Court	100 – 200 meters	Private Residence
9571 Sara Court	100 – 200 meters	Private Residence
9572 Sara Court	100 – 200 meters	Private Residence
3510 Van Buren Boulevard[3]	100 – 200 meters	Private Residence
3564 Winship Place	100 – 200 meters	Commercial
3574 Winship Place	100 – 200 meters	Private Residence
3584 Winship Place	100 – 200 meters	Private Residence
3594 Winship Place	100 – 200 meters	Private Residence
9847 Diana Avenue	500 meters SW	Private Residence
9805 Primrose Drive	500 meters W	Private Residence
3728 Roosevelt Street	500 meters NW	Private Residence
3689 Van Buren Boulevard	500 meters N	Commercial
3491 McKenzie Street	500 meters NE	Private Residence
9375 Indiana Avenue	500 meters E	Private Residence
3092 Van Buren Boulevard	500 meters SE (south of SR-91)	Apartments
9700 Indiana Avenue	500 meters S (south of SR-91)	Commercial
9831 Indiana Avenue	500 meters SSW (south of SR-91)	Private Residence

Note:
[1] Relative straight-line distance from existing sensitive receptor structures to the north-central Project property boundary. Property locations positioned north of SR-91 except where indicated in the table.
[2,3] Residence will be removed during construction activities
[4] These properties are also located less than 25 meters from the southernmost Project boundary near Myers Street

Based on a review of the existing sensitive receptors, the closest are less than 25 meters north and southwest from the Project site, all residences adjacent to the property boundary.

The SCAQMD has issued guidance on applying CalEEMod to LSTs. The CalEEMod calculates construction emissions based on the number of equipment hours and the maximum daily soil disturbance activity possible for each piece of equipment. The information in **Table 6**, *Construction Equipment Assumptions* is used to determine the maximum daily disturbed acreage for comparison to LSTs. Based on the above disturbance rate, the project would result in a maximum of five (5) acres disturbed during peak construction activity on any given day. The SCAQMD LST mass emission tables provide construction

emission significance thresholds for a disturbed area of 5 acres and was used in the assessment.[1] This estimate is based on the construction equipment assumptions embedded in the CalEEMod defaults and represent a reasonable approximation of the expected construction fleet as required per CEQA guidelines. Site-specific construction fleet may vary, due to specific project needs at the time of construction.

Based on the project's location, daily construction emission area, and distance to nearest sensitive receptor, the relevant construction significance thresholds for the project are summarized in **Table 3**.

Table 3. SCAQMD Localized Significance Thresholds for Construction	
Pollutant[1]	**Daily Emission Limit (lbs./day)[2]**
NOx	302
CO	2,178
PM_{10}	40
$PM_{2.5}$	10
Notes: [1] SCAQMD has defined LSTs only for these pollutants [2] LSTs defined for SRA 25, 5-acre disturbed area and a 50-meter distance to the nearest sensitive receptor Source: SCAQMD 2009	

2.2.2. Operation

For Project operations, the LST operational assessment was accomplished by comparison to the LST emission significance thresholds for a 5-acre area in the SCAQMD lookup tables. If the total air quality impact exceeds the values for the listed pollutants, then the project would be considered to have a significant air quality impact. **Table 4** below provides a summary of the project's operational LSTs.

Table 4. SCAQMD Localized Significance Thresholds for Operations	
Pollutant[1]	**Daily Emission Limit (lbs./day)[2]**
NOx	302
CO	2,178
PM_{10}	10
$PM_{2.5}$	3
Notes: [1] SCAQMD has defined LSTs only for these pollutants [2] LSTs defined for SRA 25, 5-acre disturbed area and a 50-meter distance to the nearest sensitive receptor Source: SCAQMD 2009	

The SCAQMD has also defined localized significance thresholds for sulfur dioxide, sulfate, and lead. The Project, however, is not expected to emit insignificant amounts of these pollutants.

[1] The values of the LSTs are proportional to the size of the disturbed area. The larger the disturbed area, the higher the value of the LST.

2.3. Health Risk Significance Thresholds

In addition to the thresholds established above for pollutants, the SCAQMD has also defined health risk thresholds. These thresholds are represented as a cancer risk to the public and a non-cancer hazard from exposures to toxic air contaminant (TAC)s. Cancer risk represents the probability (in terms of risk per million individuals) that an individual would contract cancer resulting from exposure to TACs continuously over a period of 70 years for sensitive receptors. Thus, an individual located in an area with a cancer risk of one would experience a one chance out of a population of one million of contracting cancer over a 70-year time period, assuming that individual lives in that area continuously for the entire 70-year time period.

TACs can also cause chronic (long-term) related non-cancer illnesses such as reproductive effects, respiratory effects, eye sensitivity, immune effects, kidney effects, blood effects, central nervous system effects, birth defects, or other adverse environmental effects. Risk characterization for non- cancer health hazards from TACs is expressed as a hazard index (HI). The HI is a ratio of the predicted concentration of the project's emissions to a concentration considered acceptable to public health professionals, termed the Reference Exposure Level (REL). The SCAQMD has established the following health risk thresholds.

2.3.1. Project-Level Health Risk Significance Thresholds

The SCAQMD has established the following project-specific health risk significance thresholds (SCAQMD 2003):

- Maximum Incremental Cancer Risk: >=10 in 1 million.
- Hazard Index (project increment) >=1.0.

A significant impact would occur if a project's impacts exceeded any of these thresholds.

2.3.2. Cumulative Health Risk Significance Thresholds

The AQMD (SCAQMD 2019) uses the same significance thresholds for project specific and cumulative impacts for all environmental topics analyzed in an Environmental Assessment or EIR. The only case where the significance thresholds for project specific and cumulative impacts differ is the Hazard Index (HI) significance threshold for toxic air contaminant (TAC) emissions. The project specific (project increment) significance threshold is HI > 1.0 while the cumulative (facility-wide) is HI > 3.0. It should be noted that the HI is only one of three TAC emission significance thresholds considered (when applicable) in a CEQA analysis. The other two are the maximum individual cancer risk (MICR) and the cancer burden, both of which use the same significance thresholds (MICR of 10 in 1 million and cancer burden of 0.5) for project specific and cumulative impacts. Projects that exceed the project-specific significance thresholds are considered by the SCAQMD to be cumulatively considerable. This is the reason project-specific and cumulative significance thresholds are the same. Conversely, projects that do not exceed the project-specific thresholds are generally not considered to be cumulatively significant.

2.4. CO "Hotspot" Thresholds

The largest contributor of CO emissions during project operations is typically from motor vehicles. A CO hotspot represents a condition wherein high concentrations of CO may be produced by motor vehicles

accessing a congested traffic intersection under heavy traffic volume conditions. The CO hotspot thresholds are represented by the most restricted state or federal CO ambient air quality standards:

- 1-hour CO standard: 35 ppm; and
- 8-hour CO standard: 9 ppm.

If the CO contributed by the Project in combination with CO produced by non-project traffic exceeds the above standards, then the Project would have a significant impact.

SECTION 3. Air Quality & Health Risk Modeling Parameters & Assumptions

3.1. Model Selection

Air pollutant emissions can be estimated by using emission factors and a level of activity. Emission factors represent the emission rate of a pollutant given the activity over time. The California Air Resources Board (CARB) has published emission factors for on-road mobile vehicles/trucks in the Emission Factors (EMFAC) mobile source emissions model (CARB 2021), and emission factors for off-road equipment and vehicles in the OFFROAD emissions model. An air emissions model (or calculator) combines the emission factors and the various levels of activity, and outputs the emissions for the various pieces of equipment.

Project emissions were estimated using CalEEMod version 2016.3.1 that was developed in cooperation with the SCAQMD and other air districts throughout the State. CalEEMod is designed as a uniform platform for government agencies, land use planners, and environmental professionals to quantify potential criteria pollutant and GHG emissions associated with construction and operation from a variety of land uses.

3.2. Construction

3.2.1. Emission Assumptions

Construction emissions can vary substantially from day to day, depending on the level of activity, the specific type of operation, and prevailing weather conditions. Construction emissions result from on-site and off-site activities. On-site emissions principally consist of exhaust emissions from the activity levels of heavy-duty construction equipment, motor vehicle operation, and fugitive dust (mainly PM_{10}) from disturbed soil. Additionally, paving operations and application of architectural coatings would release ROG emissions. Off-site emissions are caused by motor vehicle exhaust from delivery vehicles, worker traffic, and road dust (PM_{10} and $PM_{2.5}$).

Construction equipment operating hours and numbers represent the average equipment activity over the phase. Most equipment is not expected to operate throughout the entire building construction phase; therefore, activity has been assumed to be evenly distributed over the entire phase in this analysis. Portions of the site would be paved to provide parking spaces. A conceptual construction schedule is provided in **Table 5**, *Conceptual Construction Schedule*.

The construction equipment list shown in **Table 6**, *Construction Equipment Assumptions* was derived from the default equipment assumptions contained in the CalEEMod model for an automobile Care Center project and default construction schedule. The activity for construction equipment is based on the horsepower and load factors of the equipment. In general, the horsepower is the power of an engine—the greater the horsepower, the greater the power. The load factor is the average power of a given piece of equipment while in operation compared with its maximum rated horsepower. A load factor of 1.0 indicates that a piece of equipment continually operates at its maximum operating capacity. This analysis uses the CalEEMod default load factors for off-road equipment.

Table 5. Conceptual Construction Schedule

Construction Phase	Start Date	End Date	Duration (days)
Demolition	5/1/24	5/28/24	20
Site Preparation	5/29/24	6/11/24	10
Grading	6/12/24	7/9/24	20
Building Construction	7/10/24	5/27/25	230
Paving	5/28/25	6/24/25	20
Architectural Coating	6/25/25	7/22/25	20

Source:
Site preparation schedule provided by the CalEEMod default estimate (see Appendix A)

Table 6. Construction Equipment Assumptions

Activity	Equipment	Number	Hours per Day	Horsepower	Load Factor
Site Demolition	Concrete Industrial Saws	1	8	81	0.73
	Excavators	3	8	158	0.38
	Rubber Tired Dozers	2	8	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8	97	0.37
	Rubber Tired Dozers	3	8	247	0.40
Grading	Excavators	1	8	158	0.38
	Rubber Tired Dozers	1	8	247	0.40
	Tractors/Loaders/Backhoes	3	8	97	0.37
	Graders	1	8	187	0.41
Building Construction	Cranes	1	7	231	0.29
	Forklifts	3	8	89	0.20
	Tractors/Loaders/Backhoes	3	7	97	0.37
	Generator Sets	1	8	84	0.74
	Welders	1	8	46	0.45
Paving	Pavers	2	8	130	0.42
	Rollers	2	8	80	0.38
	Paving Equipment	2	8	132	0.36

Table 6. Construction Equipment Assumptions					
Architectural Coating	Air Compressors	1	6	78	0.48
Note: The equipment inventory for site preparation and paving construction activities were taken from the CalEEMod default equipment inventor. The equipment inventory for the grading, building construction, paving and architectural coating was derived from model defaults with equipment hours, horsepower, and load factors taken from the CalEEMod. Source: **Appendix A,** *CalEEMod*.					

3.2.1.1. Equipment Tiers and Emission Factors

Equipment tiers refer to a generation of emission standards established by the US EPA and ARB that apply to diesel engines in off-road equipment. The "tier" of an engine depends on the model year and horsepower rating; generally, the newer a piece of equipment is, the greater the tier it is likely to have. Excluding engines greater than 750 horsepower, Tier 1 engines were manufactured generally between 1996 and 2003. Tier 2 engines were manufactured between 2001 and 2007. Tier 3 engines were manufactured between 2006 and 2011. Tier 4 engines are the newest and some incorporate hybrid electric technology; they were manufactured after 2007 (CARB 2021).

CalEEMod contains an inventory of construction equipment that incorporates estimates of the number of equipment, their age, their horsepower, and equipment tier from which rates of emissions are developed. The CalEEMod default tier mix was used in this analysis for the estimation of emissions from on-site construction equipment for the unmitigated scenario.

CalEEMod's off-road emission factors are based on the equipment populations from the OFFROAD2011 model. For the unmitigated scenario, emission factors for the applicable year of each construction phase were used.

3.2.1.2. Fugitive Dust

SCAQMD Rule 403 requires fugitive dust generating activities follow best available control measures to reduce emissions of fugitive dust. These measures are accounted for in CalEEMod as "mitigation" because the model categorizes the measures as "mitigation," even though they are technically not mitigation. The best available control measures and the associated measure in CalEEMod are displayed in **Table 7**.

Table 7. Best Available Control Measures	
Best Available Control Measure[1]	**Associated Measure in CalEEMod[2]**
Clearing and Grubbing	
02-1 Maintain stability of soil through pre-watering of site prior to clearing and grubbing.	Water exposed surfaces three times per day
02-2 Stabilize soil during clearing and grubbing activities.	
02-3 Stabilize soil immediately after clearing and grubbing activities.	
Earth Moving Activities	
08-1 Pre-apply water to depth of proposed cuts	Pre-water to 12 percent

Table 7. Best Available Control Measures	
Best Available Control Measure[1]	**Associated Measure in CalEEMod[2]**
08-2 Re-apply water as necessary to maintain soils in a damp condition and to ensure that visible emissions do not exceed 100 feet in any direction	
08-3 Stabilize soils once earth-moving activities are complete	
Import/Export of Bulk Materials	
09-1 Stabilize material while loading to reduce fugitive dust emissions.	Water exposed surfaces three times per day.
09-2 Maintain at least six inches of freeboard on haul vehicles.	
09-3 Stabilize material while transporting to reduce fugitive dust emissions.	
09-4 Stabilize material while unloading to reduce fugitive dust emissions.	
09-5 Comply with Vehicle Code Section 23114.	
Landscaping	
10-1 Stabilize soils, materials, slopes	Water exposed surfaces three times per day.
Guidance: Apply water to materials to stabilize; maintain materials in a crusted condition; maintain effective cover over materials; stabilize sloping surfaces using soil until vegetation or ground cover can effectively stabilize the slopes; hydroseed prior to rain season.	
Staging Areas	
13-1 Stabilize staging areas during use by limiting vehicle speeds to 15 miles per hour.	Reduce speed on unpaved roads to 15 miles per hours.
Traffic Areas for Construction Activities	
15-1 Stabilize all off-road traffic and parking areas.	Water exposed surfaces three times per day.
15-2 Stabilize all haul routes.	
15-3 Direct construction traffic over established haul routes.	
Guidance: Apply gravel/paving to all haul routes as soon as possible to all future roadway areas; barriers can be used to ensure vehicles are only used on established parking areas/haul routes.	
1 SCAQMD Rule 403 2 Applied in CalEEMod output in **Appendix A**	

3.2.1.3. Construction Off-site Trips

CalEEMod default values for worker trip generation, trip length, and vehicle fleet were used in this analysis. Vendor trips were also calculated using CalEEMod default values. The CalEEMod default vehicle type (Heavy Heavy-Duty Truck) was used for haul trips. The site earthwork is considered to be balanced and therefore no import or export of soil was used in this model.

A summary of the construction related trips is shown in **Table 8**, *Construction Off-site Trips***.** The total number of off-site construction trips would not necessarily occur on the same day since the various construction activities would vary each day.

Table 8. Construction Off-site Trips			
Construction Phase	**Worker Trip Number**	**Vendor Trip Number**	**Haul Trip Number**
Demolition	15	0	11
Site Preparation	18	0	0
Grading	15	0	0
Building Construction	107	16	0
Paving	15	0	0
Architectural Coating	21	0	0
Source: CalEEMod, **Appendix A**			

3.2.2. Localized Analysis Methodology

As noted in previous Section 1.1, the assessment of localized air quality impacts during construction employed the SCAQMD's daily emission LST tables based on the location of the project, the construction area where the emissions would be generated, and the distance to the nearest sensitive receptor.

3.3. Operation

Operational emissions are those emissions that occur during operation of the Project. The major sources are summarized below.

3.3.1. Regional Emission Assumptions

3.3.1.1. Motor Vehicles

Motor vehicle emissions refer to exhaust and road dust emissions from the motor vehicles that would travel to and from the Project site.

The vehicle trips are calculated from the CalEEMod values. The emissions are estimated using the CalEEMod model for estimating regional emissions. Daily and peak hour vehicle trips, trip generation rates, and fleet mix assumptions are included. The total average daily and annual trip generation rates for the Project were calculated from CalEEMod for vehicles are shown in **Table 9**, *Vehicle Trip Generation Rates***.**

Table 9. Vehicle Trip Generation Rates					
			Average Daily Trip Generation Rate (trips/day)		
Land Use	**Annual**		**Weekday**	**Saturday**	**Sunday**
Condo/Townhouse			865.69	844.83	721.16
		Totals	865.69	844.83	721.16
Unmitigated					
Condo/Townhouse	2,877,457				
Total	2,877,457				
Mitigated					

Table 9. Vehicle Trip Generation Rates					
Condo/Townhouse	2,877,457				
Total	2,877,457				
Source: CalEEMod, **Appendix A**					

The vehicle fleet mix is defined as the mix of motor vehicle classes (i.e., passenger cars, light duty trucks, medium- and heavy-duty trucks) active during the operation of the Project. Emission factors are assigned to the expected vehicle mix as a function of vehicle class, speed, and fuel use. The project associated vehicle fleet mix is shown in **Table 10**.

Table 10. Project Associated Vehicle Fleet Mix	
Type of Vehicle	**Fleet Mix (%)**
Condo/Townhouse	
Light duty automobile (LDA)	55.16
Light duty truck (LDT1)	4.20
Light duty truck (LDT2)	20.49
Medium duty vehicle (MDV)	11.35
Light-heavy duty truck (LHDT1)	1.38
Medium-heavy duty truck (MHDT)	2.20
Heavy-heavy duty truck (HHDT)	3.62
All other categories	<1.0
Source: CalEEMod, **Appendix A**	

The project associated trip summary is shown in **Table 11**.

Table 11. Project Associated Trip Summary					
			Trip Purpose %		
Category	**Trip Miles**	**Trip %**	**Primary**	**Diverted**	**Pass-by**
Condo/Townhouse			86	11	3
H-W or C-W	14.70	40.20			
H-S or C-C	5.90	19.20			
H-O or C-NW	8.70	40.60			
Source: CalEEMod, **Appendix A** H-W home-work C-W commercial-work H-S home-shop C-C commercial-customer H-O home-other C-NW commercial-nonwork					

Daily pollutant emissions from the various mobile sources were calculated using information derived from the limited information in the project description and mobile source emission factors from the CARB EMFAC2021 mobile source emissions factor model that is embedded in the CalEEMod land use emission model. Data from a project-specific traffic study will be necessary to better quantify the daily pollutant emissions. As such, default values were used in CalEEMod.

3.3.2. Other Emission Sources

3.3.2.1. Architectural Coatings (Painting)

Paints release VOC emissions. The buildings in the Project would be painted as part of the initial construction and repainted on occasion as needed. CalEEMod defaults were used for this purpose.

3.3.2.2. Consumer Products

Consumer products are various solvents used in non-industrial applications, which emit VOCs during their product use. "Consumer Product" means a chemically formulated product used by household and institutional consumers including, but not limited to, detergents; cleaning compounds; polishes; floor finishes; cosmetics; personal care products; home, lawn, and garden products; disinfectants; sanitizers; aerosol paints; and automotive specialty products; but does not include other paint products, furniture coatings, or architectural coatings. The default statewide factor emission factor developed for CalEEMod was used for the project.

3.3.2.3. Landscape Equipment

CalEEMod estimated the landscaping equipment using the default assumptions in the model.

3.3.2.4. Electricity

There would be emissions from the power plants that would generate electricity to be used by the project (for lighting, etc.). CalEEMod defaults (emission factors for Southern California Edison) were used to estimate these emissions from the project. Electricity consumption for the project is shown below in **Table 12** for both unmitigated and mitigated scenarios.

Table 12. Project Electricity Consumption

Land Use	Total (kWh/year)
Unmitigated	
Default CalEEMod factors – Condo/Townhouse	840,667
Mitigated	
Default CalEEMod factors – Condo/Townhouse	840,667
Notes: kWh = kilowatt hours	

CalEEMod has three categories for electricity consumption: electricity that is impacted by Title 24 regulations, non-title-24 electricity, and lighting. The Title 24 uses are defined as the major building envelope systems covered by California's Building Code, Title 24 Part 6, such as space heating, space cooling, water heating, and ventilation. Lighting is separate since it can be both part and not part of Title-24. Since lighting is not considered as part of the building envelope energy budget, CalEEMod does not consider lighting to have any further association with Title 24 references in the program. Non-Title 24 includes everything else such as appliances, break room equipment, computer servers, forklift chargers, and other electronics. Electricity consumption has not been subdivided into categories in the table above but can be estimated in an electricity consumption report when (if) provided by the applicant. As such, only the total electrical consumption is provided at this time.

3.3.2.5. Natural Gas

There would be emissions from the combustion of natural gas used for the Project (water heaters, heat, etc.). The project's estimated natural gas consumption, both unmitigated and mitigated scenarios, is shown in **Table 13** based on the default values contained in the CalEEMod model.

Table 13. Project Natural Gas Consumption	
Land Use	**Consumption (KBtu/year)**
Unmitigated	
Default CalEEMod factors – Condo/Townhouse	$3.37687x10^6$
Mitigated	
Default CalEEMod factors – Condo/Townhouse	$3.37687x10^6$
Notes: KBtu = one thousand British thermal units Source: CalEEMod model default estimates	

3.3.2.6. Water and Wastewater

There would be GHG emissions from the use of electricity to pump water to the Project and to treat wastewater. Water use for both unmitigated and mitigated are provided in **Table 14**.

Table 14. Project Water Consumption			
Land Use	**Water Use (million gallons/year)**		
	Total	**Indoor**	**Outdoor**
Unmitigated			
Default CalEEMod factors – Condo/Townhouse	15.82818	9.70795	6.12023
Mitigated			
Default CalEEMod factors – Condo/Townhouse	13.88659	7.76636	6.12023
Notes: The indicated water consumption rates based on CalEEMod default estimates			

3.3.2.7. Solid Waste

Greenhouse gas emissions would be generated from the decomposition of solid waste generated by the project. CalEEMod was used to estimate the GHG emissions from this source for both unmitigated and mitigated scenarios. The CalEEMod default for the mix of landfill types is as follows:

- Landfill no gas capture: 6 percent
- Landfill capture gas flare: 94 percent
- Landfill capture gas energy recovery: 0 percent

The CalEEMod default waste generation values were used for this analysis as shown in **Table 15**.

Table 15. Waste Generation	
Land Use	**Tons/Year**
Unmitigated	
Default CalEEMod factors – Condo/Townhouse	68.54
Mitigated	
Default CalEEMod factors – Condo/Townhouse	68.54
Notes: Source of Waste Generation: CalEEMod defaults	

3.3.2.8. Vegetation

The Project would construct condominiums, walkways, and parking lots, thereby changing the land use and reducing potential carbon sequestration. The Project would also install and integrate landscape into the project design, thereby increasing carbon sequestration. These sequestration benefits were quantified in CalEEMod.

3.3.2.9. Other Support Equipment

There is no other support equipment required and is not included in the analysis.

3.3.3. Localized Operational Emission Assumptions

The predominant sources of local operational emissions are the motor vehicles that would access the Project site. Such emissions result from the occasional delivery truck traffic that arrives, unloads, and departs the Project, and from the daily traffic leaving and returning the Project's parking lots and residences. In this assessment, four main emission sources may be considered as to their localized operational impacts on air quality:

- Automobile traffic from residents while traveling to, from, and within the Project from the entrance along Van Buren Boulevard and Myers Street.
- Occasional delivery truck exhaust emissions from truck traffic that would travel to and within the Project site from the entrance along Van Buren Boulevard and Myers Street.
- Automobile and truck traffic passing by the Project.

The estimation of the mobile source emissions requires the specification of several key pieces of information including the number of vehicle trips by vehicle type, trip travel lengths, vehicle idling time, and emission factors that define the amounts of emissions as a function of vehicle speed and distance traveled, or amount of idling time per vehicle.

SECTION 4. Summary of Findings

AIR QUALITY.

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project result in:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

The County of Riverside Climate Action Plan (CAP) includes goals to reduce 525,511 Metric Tons of Carbon Dioxide Equivalents (MT CO_2e) by 2030 and 2,982,947 MT CO_2E by 2050 in comparison to 2008 levels (County of Riverside 2019).

According to the CAP, mitigation of GHG emissions impacts during the development review process of projects provides a cost-effective way of implementing the GHG reduction strategies for reducing community-wide emissions associated with new development. A threshold level above 3,000 $MTCO_2e$ per year is used to identify projects that require the use of Screening Tables or a project-specific technical analysis to quantify and mitigate project emissions. The 3,000 $MTCO_2e$ per year value is used in defining small projects that, when combined with the modest efficiency measures shown in the bullet points below, are considered less than significant and do not need to use the Screening Tables or alternative GHG mitigation analysis. The efficiency measures required of small projects include:

- Energy efficiency of at least five percent greater than 2010 Title 24 requirements; and
- Water conservation measures that match the California Green Building Code in effect as of January 2011.

4.1. Construction Impacts

4.1.1. Equipment Exhausts and Related Construction Activities

The emission values provided in the tables below (**Table 16a** and **Table 16b**) are from the CalEEMod output tables, unmitigated and mitigated scenarios, for the years 2021 and 2022.

Table 16a. Estimated Construction Emissions						
	Total Daily Maximum Pollutant Emissions (lbs/day)					
Construction Phase	**NOx**	**SOx**	**CO**	**ROG (VOC)**	**PM_{10}**	**$PM_{2.5}$**
2024 Year (unmitigated)						
Demolition	20.91	0.04	20.16	2.30	1.13	0.94
Site Preparation	27.22	0.04	18.88	2.73	19.50	11.12
Grading	17.06	0.03	15.21	1.72	7.45	4.08
Building Construction	14.77	0.04	19.68	1.92	1.92	0.93
2024 Year (mitigated)						
Demolition	20.91	0.04	20.16	2.30	1.13	0.94
Site Preparation	27.22	0.04	18.88	2.73	8.48	5.06
Grading	17.06	0.03	15.21	1.72	3.45	2.03
Building Construction	14.77	0.04	19.68	1.92	1.92	0.93
Peak Daily	27.22	0.04	20.16	2.73	19.50	11.12
SCAQMD Thresholds	100	150	550	75	150	55
Significant Emissions?	**No**	**No**	**No**	**No**	**No**	**No**

Table 16b. Estimated Construction Emissions						
	Total Daily Maximum Pollutant Emissions (lbs/day)					
Construction Phase	**NOx**	**SOx**	**CO**	**ROG (VOC)**	**PM_{10}**	**$PM_{2.5}$**
2025 Year (unmitigated)						
Building Construction	13.76	0.04	19.36	1.79	1.84	0.85
Paving	8.61	0.02	15.0	0.97	0.59	0.43
Architectural Coating	1.19	$4.98x10^{-3}$	2.40	46.87	0.29	0.12
2025 Year (mitigated)						
Building Construction	13.76	0.04	19.36	1.79	1.84	0.85
Paving	8.61	0.02	15.0	0.97	0.59	0.43
Architectural Coating	1.19	$4.98x10^{-3}$	2.40	46.87	0.29	0.12
Peak Daily	13.76	0.04	19.36	46.87	1.84	0.85
SCAQMD Thresholds	100	150	550	75	150	55
Significant Emissions?	**No**	**No**	**No**	**No**	**No**	**No**

Because no exceedances of any threshold for criteria pollutants are expected, no significant impacts would occur for project construction. Details of the emission factors and other assumptions are included in **Appendix A,** *CalEEMod*.

4.1.2. Localized Impacts Analysis

The SCAQMD has issued guidance on applying CalEEMod results to localized impacts analyses. The sensitive receptors addresses and corresponding distance brackets from the Project site are identified in **Table 2**. Peak day construction emissions would result in concentrations of pollutants at the nearest residences (approximately 50 meters) below the SCAQMD thresholds of significance (**Table 17**).

Table 17. Construction Localized Impacts Analysis				
Emissions Sources	**NOx**	**CO**	**PM_{10}**	**$PM_{2.5}$**
On-Site Emissions (lbs/day)	27.22	20.16	8.48	5.06
LST Thresholds (lbs/day)	302	2,178	40	10
Significant Emissions?	**No**	**No**	**No**	**No**

4.2. Regional Air Quality Impacts

4.2.1. Project Operational Emissions

Operational air pollutant emission impacts are those associated with stationary sources and mobile sources involving any project-related changes. The area-source emissions from the Project may come from natural gas use, landscaping equipment, and/or solid waste disposal. Mobile source emissions may come from patron and employee vehicles and supply and delivery trucks. The project's trip generation rates, primary trips and pass-by trips percentages used are based on the CalEEMod defaults. The calculated emissions for the proposed operational activities compared with the appropriate SCAQMD thresholds are provided below in **Table 18**, *Estimated Operational Onsite Emissions.*

Table 18. Estimated Operational Onsite Emissions						
	Pollutant Emissions (lbs/day)					
	NOx	**SO_2**	**CO**	**ROG (VOC)**	**PM_{10}**	**$PM_{2.5}$**
Source (unmitigated)						
Area Sources	3.23	0.19	88.06	44.58	11.45	11.45
Energy Sources	0.59	$3.74x10^{-3}$	0.25	0.07	0.05	0.05
Mobile Sources	6.96	0.08	18.00	1.38	7.81	2.13
Total Project Emissions	10.78	0.28	106.31	46.03	19.31	13.62
Source (mitigated)						
Area Sources	0.14	$6.5x10^{-4}$	12.28	5.54	0.07	0.07
Energy Sources	0.59	$3.74x10^{-3}$	0.25	0.07	0.05	0.05
Mobile Sources	6.76	0.08	17.12	1.35	7.34	2.00
Total Project Emissions	7.49	0.08	29.65	6.96	7.46	2.12
SCAQMD Thresholds	55	150	550	55	150	55
Significant?	**No**	**No**	**No**	**No**	**No**	**No**

4.2.2. Localized Impact Analysis

The SCAQMD has issued guidance on applying CalEEMod results to localized impacts analyses. The sensitive receptors addresses and corresponding distance brackets from the Project site are identified in **Table 2**. The calculated emissions for the proposed operational activities compared with the appropriate LSTs are shown in **Table 19**. By design, the localized impacts analysis only includes on-site sources; CalEEMod outputs do not separate on-site and off-site emissions for mobile sources. Peak day operational emissions would result in concentrations of pollutants at the nearest residences (approximately 50 meters) below the SCAQMD thresholds of significance. The Project generated emissions are well below the LST Thresholds.

Table 19. Estimated Operational Localized Impacts Analysis				
Emissions Sources	**NOx**	**CO**	**PM_{10}**	**$PM_{2.5}$**
On-Site Emissions (lbs/day)	6.64	28.33	6.47	1.86
LST Thresholds (lbs/day)	302	2,178	10	3
Significant Emissions?	**No**	**No**	**No**	**No**

a) Conflict with or obstruct implementation of the applicable air quality plan?

The proposed Project would not conflict with or obstruct implementation of any applicable air quality plan. **No Impact**.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

The proposed Project would not violate or contribute substantially to an existing or projected air quality violation. The Project would generate emissions (gases and particulates) during construction and during its operational life. The calculated emissions from the CalEEMod for both construction and operations are all below the SCAQMD and LST standards. Therefore, **less than significant Impact**.

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

The proposed Project would not violate or contribute substantially to an existing or projected air quality violation. The Project would generate emissions (gases and particulates) during construction and during its operational life. The calculated emissions from the CalEEMod for both construction and operations are all below the SCAQMD and LST standards. Therefore, **less than significant Impact**.

d) Expose sensitive receptors to substantial pollutant concentrations?

The proposed Project would not expose sensitive receptors to substantial pollutant concentrations. The Project would generate emissions (gases and particulates) during construction and during its operational life. The area surrounding the Project is primarily comprised of residential with some limited commercial on the north side of SR-91, with more commercial/industrial development south of SR-91. Sensitive receptors would be exposed to emissions resulting from the Project. However, the calculated emissions from the CalEEMod for both construction and operations are all below the SCAQMD and LST standards for the sensitive receptors at a distance of less than 50 meters, and therefore, is **less than significant Impact**.

e) Create objectionable odors affecting a substantial number of people?

The proposed Project would potentially create transient objectionable odors that may result from exhaust fumes from heavy equipment and/or the applications architectural coatings used during construction. Similar conditions may also occur potentially during maintenance with the application of architectural coatings over the Project's operational life. However, would not be expected to affect a substantial number of people, and these odors would be mitigated by the use of tiered diesel equipment and low VOC paints and cleaning supplies. Therefore, impact is considered to be **less than significant Impact**.

4.3. Greenhouse Gas Emissions

Would the project result in:	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

4.3.1. Construction Greenhouse Gas Emissions

Construction activities produce combustion emissions from various sources (e.g., demolition, site grading, utility engines, on-site heavy-duty construction vehicles, equipment hauling materials to and from the site, asphalt paving, and motor vehicles transporting the construction crew). Exhaust emissions from on-site construction activities would vary daily as construction activity levels change. The annual CO_2 emissions for each of the planned construction phases (see **Appendix A**) is provided in **Table 20**, *Estimated Construction Greenhouse Gas Emissions*.

Table 20. Estimated Construction Greenhouse Gas Emissions

Construction Phase	Peak Annual Emissions (MT/yr)				Total Emissions/Year ($MTCO_2e$)
	CO_2	CH_4	N_2O	Total CO_2e	
UNMITIGATED					
2024	305.8	0.060	0.00	307.3	
2025	213.1	0.037	0.00	214.1	
MITIGATED					
2024	305.8	0.060	0.00	307.3	
2025	213.1	0.037	0.00	214.1	
Total Construction Emissions					**521.4**
Total Construction Emissions Amortized Over 30 years					**17.38**

4.3.2. Operational Greenhouse Gas Emissions

Operation of the proposed Project would generate GHG emissions from area and mobile sources and indirect emissions from stationary sources associated with energy consumption. Mobile-source emissions of GHGs would include project-generated vehicle trips associated with residential activities associated with the Project. Area-source emissions would be associated with activities including landscaping and maintenance of proposed land uses, natural gas for heating, and other sources. Increases in stationary-source emissions would also occur at off-site utility providers as a result of demand for electricity, natural gas, and water by the proposed uses.

The GHG emission estimates associated with the proposed development are provided in **Table 21**. Area sources include architectural coatings and landscaping. Energy sources include natural gas consumption. Refer to **Appendix A** for CalEEMod outputs.

Table 21. Estimated Operational Greenhouse Gas Emissions						
Source	**Pollutant Emissions (MT/yr)**					
	Bio-CO_2	**NBio-CO_2**	**Total CO_2**	**CH_4**	**N_2O**	**Total CO_2e**
Construction emissions amortized over 30 years						17.38
Total Operational Emissions	0.00	1,595.29	1,595.29	1.14	0.00	1,627.37

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

The proposed Project would produce construction and operational greenhouse gas emissions. However, these are below the threshold level of 3,000 $MTCO_2e$ per year that is used to identify projects that require the use of Screening Tables or a project-specific technical analysis to quantify and mitigate project emissions. Therefore, these impacts are considered **less than significant**.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

The proposed Project would not conflict with any applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases. **No Impact**.

SECTION 5. References

CalEEMod

2017. California Emissions Estimator Model. Version 2016.3.2. California Air Pollution Control Officers Association (CAPCOA), Breeze Software, 2017. Website: http://www.caleemod.com/

California Air Resources Board (CARB)

2018. Nonroad Diesel Engine Certification Tiers, Portable Equipment Registration Program (PERP). Website: https://ww2.arb.ca.gov/resources/documents/non-road-diesel-engine-certification-tier-chart. Accessed March 2021.

2021. Emission Factor Web Database, EMFAC2021 (v1.0.0) Model. Website: http://www.arb.ca.gov/emfac/2021/. Accessed March 2021.

County of Riverside

2019. County of Riverside Climate Action Plan Update, Riverside County Planning Department. Revised November 2019.

South Coast Air Quality Management District

2003. White Paper on Potential Control Strategies to Address Cumulative Impacts from Air Pollution, South Coast Air Quality Management District. August 2003.

2009. Final Localized Significance Threshold Methodology, Appendix C-1, 2006-2008 Thresholds for Construction and Operation with Gradual Conversion of N0x to $N0_2$, South Coast Air Quality Management District. Revised October 21, 2009.

2019. South Coast Air Quality Management District Air Quality Significance Thresholds; Toxic Air Contaminants, Odor, and GHG Thresholds; and Ambient Air Quality Standards for Criteria Pollutants. Revised April 2019.

APPENDIX A

CalEEMod

Magnolia Crossing II Project

South Coast AQMD, Summary Report

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Condo/Townhouse	149.00	Dwelling Unit	9.31	149,000.00	426

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	10			**Operational Year**	2026
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments

Only CalEEMod defaults were used.

Project Characteristics -

Land Use -

Construction Off-road Equipment Mitigation -

Area Mitigation -

Water Mitigation -

2.0 Peak Daily Emissions

Magnolia Crossing II Project - South Coast AQMD Air District, Summary Report

Peak Daily Construction Emissions

Peak Daily Construction Emissions

		Unmitigated						Mitigated					
		ROG	NOX	CO	SO2	PM10	PM2.5	ROG	NOX	CO	SO2	PM10	PM2.5
Year	Phase	lb/day											
2024	Demolition	2.3020 W	20.9116 W	20.1581 S	0.0403 S	1.1290 S	0.9377 S	2.3020 W	20.9116 W	20.1581 S	0.0403 S	1.1290 S	0.9377 S
2024	Site Preparation	2.7308 W	27.2161 W	18.8765 S	0.0399 S	19.4982 S	11.1163 S	2.7308 W	27.2161 W	18.8765 S	0.0399 S	8.4778 S	5.0586 S
2024	Grading	1.7199 W	17.0644 W	15.2101 S	0.0312 S	7.4456 S	4.0795 S	1.7199 W	17.0644 W	15.2101 S	0.0312 S	3.4487 S	2.0253 S
2024	Building Construction	1.9191 W	14.7681 W	19.6817 S	0.0415 S	1.9212 W	0.9324 W	1.9191 W	14.7681 W	19.6817 S	0.0415 S	1.9212 W	0.9324 W
2025	Building Construction	1.7944 W	13.7640 W	19.3649 S	0.0411 S	1.8353 W	0.8515 W	1.7944 W	13.7640 W	19.3649 S	0.0411 S	1.8353 W	0.8515 W
2025	Paving	0.9706 W	8.6122 W	14.9969 S	0.0242 S	0.5873 S	0.4306 S	0.9706 W	8.6122 W	14.9969 S	0.0242 S	0.5873 S	0.4306 S
2025	Architectural Coating	46.8650 W	1.1883 W	2.3957 S	4.9800e-003 S	0.2878 S	0.1152 S	46.8650 W	1.1883 W	2.3957 S	4.9800e-003 S	0.2878 S	0.1152 S
	Peak Daily Total	46.8650 W	27.2161 W	20.1581 S	0.0415 S	19.4982 S	11.1163 S	46.8650 W	27.2161 W	20.1581 S	0.0415 S	8.4778 S	5.0586 S
	Air District Threshold												
	Exceed Significance?												

Peak Daily Operational Emissions

Peak Daily Operational Emissions

Magnolia Crossing II Project - South Coast AQMD Air District, Summary Report

		Unmitigated						Mitigated					
		ROG	NOX	CO	SO2	PM10	PM2.5	ROG	NOX	CO	SO2	PM10	PM2.5
	Operational Activity	lb/day											
On-Site	Area	42.6177 S	3.2330 S	88.0553 S	0.1940 S	11.4500 S	11.4500 S	3.5744 S	0.1415 S	12.2810 S	6.5000e-004 S	0.0681 S	0.0681 S
On-Site	Energy	0.0998 S	0.8526 S	0.3628 S	5.4400e-003 S	0.0689 S	0.0689 S	0.0998 S	0.8526 S	0.3628 S	5.4400e-003 S	0.0689 S	0.0689 S
Off-Site	Mobile	1.1849 S	5.6449 W	15.6909 S	0.0681 S	6.3353 W	1.7255 W	1.1849 S	5.6449 W	15.6909 S	0.0681 S	6.3353 W	1.7255 W
	Peak Daily Total	43.9024 S	9.7304 W	104.1090 S	0.2675 S	17.8542 W	13.2444 W	4.8590 S	6.6389 W	28.3348 S	0.0742 S	6.4724 W	1.8625 W
	Air District Threshold												
	Exceed Significance?												

3.0 Annual GHG Emissions

Annual GHG

Annual GHG

		Unmitigated				Mitigated			
		CO2	CH4	N2O	CO2e	CO2	CH4	N2O	CO2e
GHG Activity	Year	MT/yr							
Construction	2024	305.7954	0.0602	0.0000	307.3014	305.7951	0.0602	0.0000	307.3011
Construction	2025	213.1230	0.0373	0.0000	214.0561	213.1228	0.0373	0.0000	214.0559
Operational	2026	1,650.2009	1.2507	0.0147	1,685.8372	1,595.2897	1.1399	0.0120	1,627.3703
	Total								
	Significance Threshold								
	Exceed Significance?								

Magnolia Crossing II Project

South Coast AQMD Air District, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Condo/Townhouse	149.00	Dwelling Unit	6.44	240,065.00	417

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	10			**Operational Year**	2026
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Used project description values for lot acreage, square feet and population

Construction Off-road Equipment Mitigation -

Area Mitigation -

Water Mitigation -

Demolition - Estimated square footage for building demolition

Land Use Change -

Sequestration -

Table Name	Column Name	Default Value	New Value
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblLandUse	LandUseSquareFeet	149,000.00	240,065.00
tblLandUse	LotAcreage	9.31	6.44
tblLandUse	Population	426.00	417.00
tblSequestration	NumberOfNewTrees	0.00	140.00

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2024	0.1710	1.4412	1.6626	3.4800e-003	0.2411	0.0620	0.3031	0.1060	0.0579	0.1639	0.0000	306.1837	306.1837	0.0603	0.0000	307.6903
2025	0.8552	0.8218	1.1780	2.4200e-003	0.0709	0.0329	0.1038	0.0189	0.0309	0.0498	0.0000	213.1230	213.1230	0.0373	0.0000	214.0561
Maximum	**0.8552**	**1.4412**	**1.6626**	**3.4800e-003**	**0.2411**	**0.0620**	**0.3031**	**0.1060**	**0.0579**	**0.1639**	**0.0000**	**306.1837**	**306.1837**	**0.0603**	**0.0000**	**307.6903**

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					
2024	0.1710	1.4412	1.6626	3.4800e-003	0.1453	0.0620	0.2073	0.0550	0.0579	0.1129	0.0000	306.1834	306.1834	0.0603	0.0000	307.6901
2025	0.8552	0.8218	1.1780	2.4200e-003	0.0709	0.0329	0.1038	0.0189	0.0309	0.0498	0.0000	213.1228	213.1228	0.0373	0.0000	214.0559
Maximum	**0.8552**	**1.4412**	**1.6626**	**3.4800e-003**	**0.1453**	**0.0620**	**0.2073**	**0.0550**	**0.0579**	**0.1129**	**0.0000**	**306.1834**	**306.1834**	**0.0603**	**0.0000**	**307.6901**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**30.71**	**0.00**	**23.55**	**40.78**	**0.00**	**23.84**	**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	5-1-2024	7-31-2024	0.7010	0.7010
2	8-1-2024	10-31-2024	0.5471	0.5471
3	11-1-2024	1-31-2025	0.5358	0.5358
4	2-1-2025	4-30-2025	0.4940	0.4940
5	5-1-2025	7-31-2025	1.0106	1.0106
		Highest	1.0106	1.0106

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	1.4767	0.0563	2.4823	2.5000e-003		0.1508	0.1508		0.1508	0.1508	15.8266	32.9234	48.7500	0.0496	1.0700e-003	50.3102
Energy	0.0182	0.1556	0.0662	9.9000e-004		0.0126	0.0126		0.0126	0.0126	0.0000	448.0569	448.0569	0.0145	5.5900e-003	450.0860
Mobile	0.1945	1.0156	2.6308	0.0116	1.0931	8.2200e-003	1.1013	0.2929	7.6400e-003	0.3005	0.0000	1,074.4601	1,074.4601	0.0454	0.0000	1,075.5955
Waste						0.0000	0.0000		0.0000	0.0000	13.9130	0.0000	13.9130	0.8222	0.0000	34.4689
Water						0.0000	0.0000		0.0000	0.0000	3.0799	61.9410	65.0208	0.3189	8.0000e-003	75.3766
Total	**1.6894**	**1.2276**	**5.1793**	**0.0151**	**1.0931**	**0.1716**	**1.2647**	**0.2929**	**0.1710**	**0.4639**	**32.8195**	**1,617.3814**	**1,650.2009**	**1.2507**	**0.0147**	**1,685.8372**

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	0.9887	0.0177	1.5351	8.0000e-005		8.5200e-003	8.5200e-003		8.5200e-003	8.5200e-003	0.0000	2.5100	2.5100	2.4000e-003	0.0000	2.5701
Energy	0.0182	0.1556	0.0662	9.9000e-004		0.0126	0.0126		0.0126	0.0126	0.0000	448.0569	448.0569	0.0145	5.5900e-003	450.0860
Mobile	0.1945	1.0156	2.6308	0.0116	1.0931	8.2200e-003	1.1013	0.2929	7.6400e-003	0.3005	0.0000	1,074.4601	1,074.4601	0.0454	0.0000	1,075.5955
Waste						0.0000	0.0000		0.0000	0.0000	13.9130	0.0000	13.9130	0.8222	0.0000	34.4689
Water						0.0000	0.0000		0.0000	0.0000	2.4639	53.8857	56.3497	0.2553	6.4400e-003	64.6498
Total	**1.2014**	**1.1889**	**4.2322**	**0.0127**	**1.0931**	**0.0293**	**1.1224**	**0.2929**	**0.0287**	**0.3216**	**16.3769**	**1,578.9128**	**1,595.2897**	**1.1399**	**0.0120**	**1,627.3703**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**28.89**	**3.15**	**18.29**	**16.05**	**0.00**	**82.91**	**11.25**	**0.00**	**83.19**	**30.67**	**50.10**	**2.38**	**3.33**	**8.86**	**17.94**	**3.47**

2.3 Vegetation

Vegetation

	CO2e
Category	MT
New Trees	99.1200
Vegetation Land Change	-26.6789
Total	**72.4411**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	5/1/2024	5/28/2024	5	20	
2	Site Preparation	Site Preparation	5/29/2024	6/11/2024	5	10	
3	Grading	Grading	6/12/2024	7/9/2024	5	20	
4	Building Construction	Building Construction	7/10/2024	5/27/2025	5	230	
5	Paving	Paving	5/28/2025	6/24/2025	5	20	
6	Architectural Coating	Architectural Coating	6/25/2025	7/22/2025	5	20	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 10

Acres of Paving: 0

Residential Indoor: 486,132; Residential Outdoor: 162,044; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Demolition	Excavators	3	8.00	158	0.38
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Excavators	1	8.00	158	0.38
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
Paving	Pavers	2	8.00	130	0.42
Paving	Rollers	2	8.00	80	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Paving	Paving Equipment	2	8.00	132	0.36
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Building Construction	Welders	1	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	11.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	107.00	16.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	21.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Replace Ground Cover

Water Exposed Area

3.2 Demolition - 2024

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					1.2300e-003	0.0000	1.2300e-003	1.9000e-004	0.0000	1.9000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0224	0.2088	0.1971	3.9000e-004		9.6000e-003	9.6000e-003		8.9200e-003	8.9200e-003	0.0000	33.9961	33.9961	9.5100e-003	0.0000	34.2338
Total	**0.0224**	**0.2088**	**0.1971**	**3.9000e-004**	**1.2300e-003**	**9.6000e-003**	**0.0108**	**1.9000e-004**	**8.9200e-003**	**9.1100e-003**	**0.0000**	**33.9961**	**33.9961**	**9.5100e-003**	**0.0000**	**34.2338**

3.2 Demolition - 2024

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	3.0000e-005	8.5000e-004	2.8000e-004	0.0000	9.0000e-005	0.0000	1.0000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.3883	0.3883	3.0000e-005	0.0000	0.3890
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.2000e-004	3.4000e-004	4.1500e-003	1.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.2868	1.2868	3.0000e-005	0.0000	1.2875
Total	**5.5000e-004**	**1.1900e-003**	**4.4300e-003**	**1.0000e-005**	**1.7400e-003**	**1.0000e-005**	**1.7600e-003**	**4.7000e-004**	**1.0000e-005**	**4.8000e-004**	**0.0000**	**1.6751**	**1.6751**	**6.0000e-005**	**0.0000**	**1.6765**

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					4.8000e-004	0.0000	4.8000e-004	7.0000e-005	0.0000	7.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0224	0.2088	0.1971	3.9000e-004		9.6000e-003	9.6000e-003		8.9200e-003	8.9200e-003	0.0000	33.9960	33.9960	9.5100e-003	0.0000	34.2338
Total	**0.0224**	**0.2088**	**0.1971**	**3.9000e-004**	**4.8000e-004**	**9.6000e-003**	**0.0101**	**7.0000e-005**	**8.9200e-003**	**8.9900e-003**	**0.0000**	**33.9960**	**33.9960**	**9.5100e-003**	**0.0000**	**34.2338**

3.2 Demolition - 2024

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	3.0000e-005	8.5000e-004	2.8000e-004	0.0000	9.0000e-005	0.0000	1.0000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.3883	0.3883	3.0000e-005	0.0000	0.3890
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.2000e-004	3.4000e-004	4.1500e-003	1.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.2868	1.2868	3.0000e-005	0.0000	1.2875
Total	**5.5000e-004**	**1.1900e-003**	**4.4300e-003**	**1.0000e-005**	**1.7400e-003**	**1.0000e-005**	**1.7600e-003**	**4.7000e-004**	**1.0000e-005**	**4.8000e-004**	**0.0000**	**1.6751**	**1.6751**	**6.0000e-005**	**0.0000**	**1.6765**

3.3 Site Preparation - 2024

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					0.0903	0.0000	0.0903	0.0497	0.0000	0.0497	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0133	0.1359	0.0917	1.9000e-004		6.1500e-003	6.1500e-003		5.6600e-003	5.6600e-003	0.0000	16.7285	16.7285	5.4100e-003	0.0000	16.8638
Total	**0.0133**	**0.1359**	**0.0917**	**1.9000e-004**	**0.0903**	**6.1500e-003**	**0.0965**	**0.0497**	**5.6600e-003**	**0.0553**	**0.0000**	**16.7285**	**16.7285**	**5.4100e-003**	**0.0000**	**16.8638**

3.3 Site Preparation - 2024

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	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.1000e-004	2.1000e-004	2.4900e-003	1.0000e-005	9.9000e-004	1.0000e-005	9.9000e-004	2.6000e-004	1.0000e-005	2.7000e-004	0.0000	0.7721	0.7721	2.0000e-005	0.0000	0.7725
Total	**3.1000e-004**	**2.1000e-004**	**2.4900e-003**	**1.0000e-005**	**9.9000e-004**	**1.0000e-005**	**9.9000e-004**	**2.6000e-004**	**1.0000e-005**	**2.7000e-004**	**0.0000**	**0.7721**	**0.7721**	**2.0000e-005**	**0.0000**	**0.7725**

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					0.0352	0.0000	0.0352	0.0194	0.0000	0.0194	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0133	0.1359	0.0917	1.9000e-004		6.1500e-003	6.1500e-003		5.6500e-003	5.6500e-003	0.0000	16.7285	16.7285	5.4100e-003	0.0000	16.8638
Total	**0.0133**	**0.1359**	**0.0917**	**1.9000e-004**	**0.0352**	**6.1500e-003**	**0.0414**	**0.0194**	**5.6500e-003**	**0.0250**	**0.0000**	**16.7285**	**16.7285**	**5.4100e-003**	**0.0000**	**16.8638**

3.3 Site Preparation - 2024

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	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.1000e-004	2.1000e-004	2.4900e-003	1.0000e-005	9.9000e-004	1.0000e-005	9.9000e-004	2.6000e-004	1.0000e-005	2.7000e-004	0.0000	0.7721	0.7721	2.0000e-005	0.0000	0.7725
Total	**3.1000e-004**	**2.1000e-004**	**2.4900e-003**	**1.0000e-005**	**9.9000e-004**	**1.0000e-005**	**9.9000e-004**	**2.6000e-004**	**1.0000e-005**	**2.7000e-004**	**0.0000**	**0.7721**	**0.7721**	**2.0000e-005**	**0.0000**	**0.7725**

3.4 Grading - 2024

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					0.0655	0.0000	0.0655	0.0337	0.0000	0.0337	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0166	0.1703	0.1476	3.0000e-004		7.2400e-003	7.2400e-003		6.6600e-003	6.6600e-003	0.0000	26.0639	26.0639	8.4300e-003	0.0000	26.2747
Total	**0.0166**	**0.1703**	**0.1476**	**3.0000e-004**	**0.0655**	**7.2400e-003**	**0.0728**	**0.0337**	**6.6600e-003**	**0.0403**	**0.0000**	**26.0639**	**26.0639**	**8.4300e-003**	**0.0000**	**26.2747**

3.4 Grading - 2024

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	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.2000e-004	3.4000e-004	4.1500e-003	1.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.2868	1.2868	3.0000e-005	0.0000	1.2875
Total	**5.2000e-004**	**3.4000e-004**	**4.1500e-003**	**1.0000e-005**	**1.6500e-003**	**1.0000e-005**	**1.6600e-003**	**4.4000e-004**	**1.0000e-005**	**4.5000e-004**	**0.0000**	**1.2868**	**1.2868**	**3.0000e-005**	**0.0000**	**1.2875**

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					0.0256	0.0000	0.0256	0.0131	0.0000	0.0131	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0166	0.1703	0.1476	3.0000e-004		7.2400e-003	7.2400e-003		6.6600e-003	6.6600e-003	0.0000	26.0639	26.0639	8.4300e-003	0.0000	26.2746
Total	**0.0166**	**0.1703**	**0.1476**	**3.0000e-004**	**0.0256**	**7.2400e-003**	**0.0328**	**0.0131**	**6.6600e-003**	**0.0198**	**0.0000**	**26.0639**	**26.0639**	**8.4300e-003**	**0.0000**	**26.2746**

3.4 Grading - 2024

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	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.2000e-004	3.4000e-004	4.1500e-003	1.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.2868	1.2868	3.0000e-005	0.0000	1.2875
Total	**5.2000e-004**	**3.4000e-004**	**4.1500e-003**	**1.0000e-005**	**1.6500e-003**	**1.0000e-005**	**1.6600e-003**	**4.4000e-004**	**1.0000e-005**	**4.5000e-004**	**0.0000**	**1.2868**	**1.2868**	**3.0000e-005**	**0.0000**	**1.2875**

3.5 Building Construction - 2024

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	0.0920	0.8402	1.0104	1.6800e-003		0.0383	0.0383		0.0361	0.0361	0.0000	144.9057	144.9057	0.0343	0.0000	145.7623
Total	**0.0920**	**0.8402**	**1.0104**	**1.6800e-003**		**0.0383**	**0.0383**		**0.0361**	**0.0361**	**0.0000**	**144.9057**	**144.9057**	**0.0343**	**0.0000**	**145.7623**

3.5 Building Construction - 2024

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	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.9500e-003	0.0689	0.0197	2.4000e-004	6.3000e-003	8.0000e-005	6.3800e-003	1.8200e-003	7.0000e-005	1.8900e-003	0.0000	23.3873	23.3873	1.2700e-003	0.0000	23.4191
Worker	0.0234	0.0153	0.1851	6.3000e-004	0.0734	5.1000e-004	0.0739	0.0195	4.7000e-004	0.0200	0.0000	57.3683	57.3683	1.2800e-003	0.0000	57.4002
Total	**0.0253**	**0.0842**	**0.2047**	**8.7000e-004**	**0.0797**	**5.9000e-004**	**0.0803**	**0.0213**	**5.4000e-004**	**0.0219**	**0.0000**	**80.7556**	**80.7556**	**2.5500e-003**	**0.0000**	**80.8193**

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	0.0920	0.8402	1.0104	1.6800e-003		0.0383	0.0383		0.0361	0.0361	0.0000	144.9055	144.9055	0.0343	0.0000	145.7622
Total	**0.0920**	**0.8402**	**1.0104**	**1.6800e-003**		**0.0383**	**0.0383**		**0.0361**	**0.0361**	**0.0000**	**144.9055**	**144.9055**	**0.0343**	**0.0000**	**145.7622**

3.5 Building Construction - 2024

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	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.9500e-003	0.0689	0.0197	2.4000e-004	6.3000e-003	8.0000e-005	6.3800e-003	1.8200e-003	7.0000e-005	1.8900e-003	0.0000	23.3873	23.3873	1.2700e-003	0.0000	23.4191
Worker	0.0234	0.0153	0.1851	6.3000e-004	0.0734	5.1000e-004	0.0739	0.0195	4.7000e-004	0.0200	0.0000	57.3683	57.3683	1.2800e-003	0.0000	57.4002
Total	**0.0253**	**0.0842**	**0.2047**	**8.7000e-004**	**0.0797**	**5.9000e-004**	**0.0803**	**0.0213**	**5.4000e-004**	**0.0219**	**0.0000**	**80.7556**	**80.7556**	**2.5500e-003**	**0.0000**	**80.8193**

3.5 Building Construction - 2025

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	0.0718	0.6547	0.8444	1.4200e-003		0.0277	0.0277		0.0261	0.0261	0.0000	121.7577	121.7577	0.0286	0.0000	122.4733
Total	**0.0718**	**0.6547**	**0.8444**	**1.4200e-003**		**0.0277**	**0.0277**		**0.0261**	**0.0261**	**0.0000**	**121.7577**	**121.7577**	**0.0286**	**0.0000**	**122.4733**

3.5 Building Construction - 2025

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	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.6000e-003	0.0573	0.0161	2.0000e-004	5.2900e-003	6.0000e-005	5.3600e-003	1.5300e-003	6.0000e-005	1.5900e-003	0.0000	19.5351	19.5351	1.0500e-003	0.0000	19.5613
Worker	0.0187	0.0118	0.1444	5.1000e-004	0.0616	4.2000e-004	0.0621	0.0164	3.9000e-004	0.0168	0.0000	46.2911	46.2911	9.8000e-004	0.0000	46.3155
Total	**0.0203**	**0.0691**	**0.1605**	**7.1000e-004**	**0.0669**	**4.8000e-004**	**0.0674**	**0.0179**	**4.5000e-004**	**0.0184**	**0.0000**	**65.8262**	**65.8262**	**2.0300e-003**	**0.0000**	**65.8768**

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	0.0718	0.6547	0.8444	1.4200e-003		0.0277	0.0277		0.0261	0.0261	0.0000	121.7576	121.7576	0.0286	0.0000	122.4731
Total	**0.0718**	**0.6547**	**0.8444**	**1.4200e-003**		**0.0277**	**0.0277**		**0.0261**	**0.0261**	**0.0000**	**121.7576**	**121.7576**	**0.0286**	**0.0000**	**122.4731**

3.5 Building Construction - 2025

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	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.6000e-003	0.0573	0.0161	2.0000e-004	5.2900e-003	6.0000e-005	5.3600e-003	1.5300e-003	6.0000e-005	1.5900e-003	0.0000	19.5351	19.5351	1.0500e-003	0.0000	19.5613
Worker	0.0187	0.0118	0.1444	5.1000e-004	0.0616	4.2000e-004	0.0621	0.0164	3.9000e-004	0.0168	0.0000	46.2911	46.2911	9.8000e-004	0.0000	46.3155
Total	**0.0203**	**0.0691**	**0.1605**	**7.1000e-004**	**0.0669**	**4.8000e-004**	**0.0674**	**0.0179**	**4.5000e-004**	**0.0184**	**0.0000**	**65.8262**	**65.8262**	**2.0300e-003**	**0.0000**	**65.8768**

3.6 Paving - 2025

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	9.1500e-003	0.0858	0.1458	2.3000e-004		4.1900e-003	4.1900e-003		3.8500e-003	3.8500e-003	0.0000	20.0193	20.0193	6.4700e-003	0.0000	20.1811
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**9.1500e-003**	**0.0858**	**0.1458**	**2.3000e-004**		**4.1900e-003**	**4.1900e-003**		**3.8500e-003**	**3.8500e-003**	**0.0000**	**20.0193**	**20.0193**	**6.4700e-003**	**0.0000**	**20.1811**

3.6 Paving - 2025

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	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.0000e-004	3.1000e-004	3.8500e-003	1.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.2361	1.2361	3.0000e-005	0.0000	1.2367
Total	**5.0000e-004**	**3.1000e-004**	**3.8500e-003**	**1.0000e-005**	**1.6500e-003**	**1.0000e-005**	**1.6600e-003**	**4.4000e-004**	**1.0000e-005**	**4.5000e-004**	**0.0000**	**1.2361**	**1.2361**	**3.0000e-005**	**0.0000**	**1.2367**

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	9.1500e-003	0.0858	0.1458	2.3000e-004		4.1900e-003	4.1900e-003		3.8500e-003	3.8500e-003	0.0000	20.0192	20.0192	6.4700e-003	0.0000	20.1811
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**9.1500e-003**	**0.0858**	**0.1458**	**2.3000e-004**		**4.1900e-003**	**4.1900e-003**		**3.8500e-003**	**3.8500e-003**	**0.0000**	**20.0192**	**20.0192**	**6.4700e-003**	**0.0000**	**20.1811**

3.6 Paving - 2025

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	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.0000e-004	3.1000e-004	3.8500e-003	1.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.2361	1.2361	3.0000e-005	0.0000	1.2367
Total	**5.0000e-004**	**3.1000e-004**	**3.8500e-003**	**1.0000e-005**	**1.6500e-003**	**1.0000e-005**	**1.6600e-003**	**4.4000e-004**	**1.0000e-005**	**4.5000e-004**	**0.0000**	**1.2361**	**1.2361**	**3.0000e-005**	**0.0000**	**1.2367**

3.7 Architectural Coating - 2025

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	0.7511					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.7100e-003	0.0115	0.0181	3.0000e-005		5.2000e-004	5.2000e-004		5.2000e-004	5.2000e-004	0.0000	2.5533	2.5533	1.4000e-004	0.0000	2.5567
Total	**0.7528**	**0.0115**	**0.0181**	**3.0000e-005**		**5.2000e-004**	**5.2000e-004**		**5.2000e-004**	**5.2000e-004**	**0.0000**	**2.5533**	**2.5533**	**1.4000e-004**	**0.0000**	**2.5567**

3.7 Architectural Coating - 2025

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	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.0000e-004	4.4000e-004	5.4000e-003	2.0000e-005	2.3000e-003	2.0000e-005	2.3200e-003	6.1000e-004	1.0000e-005	6.3000e-004	0.0000	1.7305	1.7305	4.0000e-005	0.0000	1.7314
Total	**7.0000e-004**	**4.4000e-004**	**5.4000e-003**	**2.0000e-005**	**2.3000e-003**	**2.0000e-005**	**2.3200e-003**	**6.1000e-004**	**1.0000e-005**	**6.3000e-004**	**0.0000**	**1.7305**	**1.7305**	**4.0000e-005**	**0.0000**	**1.7314**

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	0.7511					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.7100e-003	0.0115	0.0181	3.0000e-005		5.2000e-004	5.2000e-004		5.2000e-004	5.2000e-004	0.0000	2.5533	2.5533	1.4000e-004	0.0000	2.5567
Total	**0.7528**	**0.0115**	**0.0181**	**3.0000e-005**		**5.2000e-004**	**5.2000e-004**		**5.2000e-004**	**5.2000e-004**	**0.0000**	**2.5533**	**2.5533**	**1.4000e-004**	**0.0000**	**2.5567**

3.7 Architectural Coating - 2025

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	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.0000e-004	4.4000e-004	5.4000e-003	2.0000e-005	2.3000e-003	2.0000e-005	2.3200e-003	6.1000e-004	1.0000e-005	6.3000e-004	0.0000	1.7305	1.7305	4.0000e-005	0.0000	1.7314
Total	**7.0000e-004**	**4.4000e-004**	**5.4000e-003**	**2.0000e-005**	**2.3000e-003**	**2.0000e-005**	**2.3200e-003**	**6.1000e-004**	**1.0000e-005**	**6.3000e-004**	**0.0000**	**1.7305**	**1.7305**	**4.0000e-005**	**0.0000**	**1.7314**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.1945	1.0156	2.6308	0.0116	1.0931	8.2200e-003	1.1013	0.2929	7.6400e-003	0.3005	0.0000	1,074.4601	1,074.4601	0.0454	0.0000	1,075.5955
Unmitigated	0.1945	1.0156	2.6308	0.0116	1.0931	8.2200e-003	1.1013	0.2929	7.6400e-003	0.3005	0.0000	1,074.4601	1,074.4601	0.0454	0.0000	1,075.5955

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Condo/Townhouse	865.69	844.83	721.16	2,877,457	2,877,457
Total	865.69	844.83	721.16	2,877,457	2,877,457

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Condo/Townhouse	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Condo/Townhouse	0.551582	0.041972	0.204917	0.113538	0.013798	0.005777	0.022002	0.036198	0.002156	0.001623	0.004914	0.000716	0.000809

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	267.8545	267.8545	0.0111	2.2900e-003	268.8128
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	267.8545	267.8545	0.0111	2.2900e-003	268.8128
NaturalGas Mitigated	0.0182	0.1556	0.0662	9.9000e-004		0.0126	0.0126		0.0126	0.0126	0.0000	180.2024	180.2024	3.4500e-003	3.3000e-003	181.2733
NaturalGas Unmitigated	0.0182	0.1556	0.0662	9.9000e-004		0.0126	0.0126		0.0126	0.0126	0.0000	180.2024	180.2024	3.4500e-003	3.3000e-003	181.2733

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Condo/Townhouse	3.37687e+006	0.0182	0.1556	0.0662	9.9000e-004		0.0126	0.0126		0.0126	0.0126	0.0000	180.2024	180.2024	3.4500e-003	3.3000e-003	181.2733
Total		**0.0182**	**0.1556**	**0.0662**	**9.9000e-004**		**0.0126**	**0.0126**		**0.0126**	**0.0126**	**0.0000**	**180.2024**	**180.2024**	**3.4500e-003**	**3.3000e-003**	**181.2733**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Condo/Townhouse	3.37687e+006	0.0182	0.1556	0.0662	9.9000e-004		0.0126	0.0126		0.0126	0.0126	0.0000	180.2024	180.2024	3.4500e-003	3.3000e-003	181.2733
Total		**0.0182**	**0.1556**	**0.0662**	**9.9000e-004**		**0.0126**	**0.0126**		**0.0126**	**0.0126**	**0.0000**	**180.2024**	**180.2024**	**3.4500e-003**	**3.3000e-003**	**181.2733**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Condo/Townhouse	840667	267.8545	0.0111	2.2900e-003	268.8128
Total		**267.8545**	**0.0111**	**2.2900e-003**	**268.8128**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Condo/Townhouse	840667	267.8545	0.0111	2.2900e-003	268.8128
Total		**267.8545**	**0.0111**	**2.2900e-003**	**268.8128**

6.0 Area Detail

6.1 Mitigation Measures Area

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

No Hearths Installed

Use Low VOC Cleaning Supplies

	ROG	NOx	CO	SO2	Fugitive 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	0.9887	0.0177	1.5351	8.0000e-005		8.5200e-003	8.5200e-003		8.5200e-003	8.5200e-003	0.0000	2.5100	2.5100	2.4000e-003	0.0000	2.5701
Unmitigated	1.4767	0.0563	2.4823	2.5000e-003		0.1508	0.1508		0.1508	0.1508	15.8266	32.9234	48.7500	0.0496	1.0700e-003	50.3102

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	0.0751					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.8675					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.4880	0.0386	0.9472	2.4200e-003		0.1423	0.1423		0.1423	0.1423	15.8266	30.4134	46.2400	0.0472	1.0700e-003	47.7401
Landscaping	0.0461	0.0177	1.5351	8.0000e-005		8.5200e-003	8.5200e-003		8.5200e-003	8.5200e-003	0.0000	2.5100	2.5100	2.4000e-003	0.0000	2.5701
Total	**1.4767**	**0.0563**	**2.4823**	**2.5000e-003**		**0.1508**	**0.1508**		**0.1508**	**0.1508**	**15.8266**	**32.9234**	**48.7500**	**0.0496**	**1.0700e-003**	**50.3102**

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	0.0751					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.8675					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0461	0.0177	1.5351	8.0000e-005		8.5200e-003	8.5200e-003		8.5200e-003	8.5200e-003	0.0000	2.5100	2.5100	2.4000e-003	0.0000	2.5701
Total	**0.9887**	**0.0177**	**1.5351**	**8.0000e-005**		**8.5200e-003**	**8.5200e-003**		**8.5200e-003**	**8.5200e-003**	**0.0000**	**2.5100**	**2.5100**	**2.4000e-003**	**0.0000**	**2.5701**

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

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	56.3497	0.2553	6.4400e-003	64.6498
Unmitigated	65.0208	0.3189	8.0000e-003	75.3766

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Condo/Townhouse	9.70795 / 6.12023	65.0208	0.3189	8.0000e-003	75.3766
Total		**65.0208**	**0.3189**	**8.0000e-003**	**75.3766**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Condo/Townhouse	7.76636 / 6.12023	56.3497	0.2553	6.4400e-003	64.6498
Total		**56.3497**	**0.2553**	**6.4400e-003**	**64.6498**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	13.9130	0.8222	0.0000	34.4689
Unmitigated	13.9130	0.8222	0.0000	34.4689

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Condo/Townhouse	68.54	13.9130	0.8222	0.0000	34.4689
Total		**13.9130**	**0.8222**	**0.0000**	**34.4689**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Condo/Townhouse	68.54	13.9130	0.8222	0.0000	34.4689
Total		**13.9130**	**0.8222**	**0.0000**	**34.4689**

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

	Total CO2	CH4	N2O	CO2e
Category	MT			
Unmitigated	72.4411	0.0000	0.0000	72.4411

11.1 Vegetation Land Change

Vegetation Type

	Initial/Final	Total CO2	CH4	N2O	CO2e
	Acres	MT			
Grassland	6.44 / 0.25	-26.6789	0.0000	0.0000	-26.6789
Total		**-26.6789**	**0.0000**	**0.0000**	**-26.6789**

11.2 Net New Trees

Species Class

	Number of Trees	Total CO2	CH4	N2O	CO2e
		MT			
Miscellaneous	140	99.1200	0.0000	0.0000	99.1200
Total		**99.1200**	**0.0000**	**0.0000**	**99.1200**

Magnolia Crossing II Project

South Coast AQMD Air District, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Condo/Townhouse	149.00	Dwelling Unit	6.44	240,065.00	417

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	10			**Operational Year**	2026
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Used project description values for lot acreage, square feet and population

Construction Off-road Equipment Mitigation -

Area Mitigation -

Water Mitigation -

Demolition - Estimated square footage for building demolition

Land Use Change -

Sequestration -

Table Name	Column Name	Default Value	New Value
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblLandUse	LandUseSquareFeet	149,000.00	240,065.00
tblLandUse	LotAcreage	9.31	6.44
tblLandUse	Population	426.00	417.00
tblSequestration	NumberOfNewTrees	0.00	140.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2024	2.7243	27.2127	20.1851	0.0415	18.2675	1.2307	19.4982	9.9840	1.1323	11.1163	0.0000	4,036.9717	4,036.9717	1.1968	0.0000	4,053.2205
2025	75.3485	13.7521	19.3649	0.0411	1.2984	0.5368	1.8352	0.3467	0.5048	0.8515	0.0000	3,993.4959	3,993.4959	0.7168	0.0000	4,009.5983
Maximum	**75.3485**	**27.2127**	**20.1851**	**0.0415**	**18.2675**	**1.2307**	**19.4982**	**9.9840**	**1.1323**	**11.1163**	**0.0000**	**4,036.9717**	**4,036.9717**	**1.1968**	**0.0000**	**4,053.2205**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2024	2.7243	27.2127	20.1851	0.0415	7.2470	1.2307	8.4778	3.9263	1.1323	5.0586	0.0000	4,036.9717	4,036.9717	1.1968	0.0000	4,053.2205
2025	75.3485	13.7521	19.3649	0.0411	1.2984	0.5368	1.8352	0.3467	0.5048	0.8515	0.0000	3,993.4959	3,993.4959	0.7168	0.0000	4,009.5983
Maximum	**75.3485**	**27.2127**	**20.1851**	**0.0415**	**7.2470**	**1.2307**	**8.4778**	**3.9263**	**1.1323**	**5.0586**	**0.0000**	**4,036.9717**	**4,036.9717**	**1.1968**	**0.0000**	**4,053.2205**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**56.32**	**0.00**	**51.66**	**58.64**	**0.00**	**50.62**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	44.5769	3.2330	88.0553	0.1940		11.4500	11.4500		11.4500	11.4500	1,395.6708	2,704.1343	4,099.8051	4.1834	0.0947	4,232.6181
Energy	0.0998	0.8526	0.3628	5.4400e-003		0.0689	0.0689		0.0689	0.0689		1,088.4338	1,088.4338	0.0209	0.0200	1,094.9019
Mobile	1.1849	5.5579	15.6909	0.0681	6.2887	0.0464	6.3351	1.6822	0.0431	1.7253		6,953.7183	6,953.7183	0.2845		6,960.8297
Total	**45.8616**	**9.6434**	**104.1090**	**0.2675**	**6.2887**	**11.5654**	**17.8540**	**1.6822**	**11.5620**	**13.2442**	**1,395.6708**	**10,746.2864**	**12,141.9572**	**4.4887**	**0.1147**	**12,288.3496**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	5.5336	0.1415	12.2810	6.5000e-004		0.0681	0.0681		0.0681	0.0681	0.0000	22.1343	22.1343	0.0212	0.0000	22.6642
Energy	0.0998	0.8526	0.3628	5.4400e-003		0.0689	0.0689		0.0689	0.0689		1,088.4338	1,088.4338	0.0209	0.0200	1,094.9019
Mobile	1.1849	5.5579	15.6909	0.0681	6.2887	0.0464	6.3351	1.6822	0.0431	1.7253		6,953.7183	6,953.7183	0.2845		6,960.8297
Total	**6.8182**	**6.5519**	**28.3348**	**0.0742**	**6.2887**	**0.1835**	**6.4722**	**1.6822**	**0.1802**	**1.8624**	**0.0000**	**8,064.2864**	**8,064.2864**	**0.3265**	**0.0200**	**8,078.3958**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**85.13**	**32.06**	**72.78**	**72.27**	**0.00**	**98.41**	**63.75**	**0.00**	**98.44**	**85.94**	**100.00**	**24.96**	**33.58**	**92.73**	**82.60**	**34.26**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	5/1/2024	5/28/2024	5	20	
2	Site Preparation	Site Preparation	5/29/2024	6/11/2024	5	10	
3	Grading	Grading	6/12/2024	7/9/2024	5	20	
4	Building Construction	Building Construction	7/10/2024	5/27/2025	5	230	
5	Paving	Paving	5/28/2025	6/24/2025	5	20	
6	Architectural Coating	Architectural Coating	6/25/2025	7/22/2025	5	20	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 10

Acres of Paving: 0

Residential Indoor: 486,132; Residential Outdoor: 162,044; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Magnolia Crossing II Project - South Coast AQMD Air District, Summer

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Demolition	Excavators	3	8.00	158	0.38
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Excavators	1	8.00	158	0.38
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
Paving	Pavers	2	8.00	130	0.42
Paving	Rollers	2	8.00	80	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Paving	Paving Equipment	2	8.00	132	0.36
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Building Construction	Welders	1	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	11.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	107.00	16.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	21.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Replace Ground Cover

Water Exposed Area

3.2 Demolition - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.1230	0.0000	0.1230	0.0186	0.0000	0.0186			0.0000			0.0000
Off-Road	2.2437	20.8781	19.7073	0.0388		0.9602	0.9602		0.8922	0.8922		3,747.4228	3,747.4228	1.0485		3,773.6345
Total	**2.2437**	**20.8781**	**19.7073**	**0.0388**	**0.1230**	**0.9602**	**1.0832**	**0.0186**	**0.8922**	**0.9108**		**3,747.4228**	**3,747.4228**	**1.0485**		**3,773.6345**

3.2 Demolition - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	2.5300e-003	0.0827	0.0270	4.0000e-004	9.6100e-003	1.5000e-004	9.7600e-003	2.6300e-003	1.5000e-004	2.7800e-003		43.1393	43.1393	2.7500e-003		43.2080
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0529	0.0306	0.4508	1.5000e-003	0.1677	1.1500e-003	0.1688	0.0445	1.0600e-003	0.0455		149.1313	149.1313	3.3400e-003		149.2148
Total	**0.0554**	**0.1133**	**0.4777**	**1.9000e-003**	**0.1773**	**1.3000e-003**	**0.1786**	**0.0471**	**1.2100e-003**	**0.0483**		**192.2707**	**192.2707**	**6.0900e-003**		**192.4228**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0480	0.0000	0.0480	7.2700e-003	0.0000	7.2700e-003			0.0000			0.0000
Off-Road	2.2437	20.8781	19.7073	0.0388		0.9602	0.9602		0.8922	0.8922	0.0000	3,747.4228	3,747.4228	1.0485		3,773.6345
Total	**2.2437**	**20.8781**	**19.7073**	**0.0388**	**0.0480**	**0.9602**	**1.0082**	**7.2700e-003**	**0.8922**	**0.8995**	**0.0000**	**3,747.4228**	**3,747.4228**	**1.0485**		**3,773.6345**

3.2 Demolition - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	2.5300e-003	0.0827	0.0270	4.0000e-004	9.6100e-003	1.5000e-004	9.7600e-003	2.6300e-003	1.5000e-004	2.7800e-003		43.1393	43.1393	2.7500e-003		43.2080
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0529	0.0306	0.4508	1.5000e-003	0.1677	1.1500e-003	0.1688	0.0445	1.0600e-003	0.0455		149.1313	149.1313	3.3400e-003		149.2148
Total	**0.0554**	**0.1133**	**0.4777**	**1.9000e-003**	**0.1773**	**1.3000e-003**	**0.1786**	**0.0471**	**1.2100e-003**	**0.0483**		**192.2707**	**192.2707**	**6.0900e-003**		**192.4228**

3.3 Site Preparation - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	2.6609	27.1760	18.3356	0.0381		1.2294	1.2294		1.1310	1.1310		3,688.0100	3,688.0100	1.1928		3,717.8294
Total	**2.6609**	**27.1760**	**18.3356**	**0.0381**	**18.0663**	**1.2294**	**19.2956**	**9.9307**	**1.1310**	**11.0617**		**3,688.0100**	**3,688.0100**	**1.1928**		**3,717.8294**

3.3 Site Preparation - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0634	0.0367	0.5409	1.7900e-003	0.2012	1.3800e-003	0.2026	0.0534	1.2700e-003	0.0546		178.9576	178.9576	4.0100e-003		179.0577
Total	**0.0634**	**0.0367**	**0.5409**	**1.7900e-003**	**0.2012**	**1.3800e-003**	**0.2026**	**0.0534**	**1.2700e-003**	**0.0546**		**178.9576**	**178.9576**	**4.0100e-003**		**179.0577**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0458	0.0000	7.0458	3.8730	0.0000	3.8730			0.0000			0.0000
Off-Road	2.6609	27.1760	18.3356	0.0381		1.2294	1.2294		1.1310	1.1310	0.0000	3,688.0100	3,688.0100	1.1928		3,717.8294
Total	**2.6609**	**27.1760**	**18.3356**	**0.0381**	**7.0458**	**1.2294**	**8.2752**	**3.8730**	**1.1310**	**5.0040**	**0.0000**	**3,688.0100**	**3,688.0100**	**1.1928**		**3,717.8294**

3.3 Site Preparation - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0634	0.0367	0.5409	1.7900e-003	0.2012	1.3800e-003	0.2026	0.0534	1.2700e-003	0.0546		178.9576	178.9576	4.0100e-003		179.0577
Total	**0.0634**	**0.0367**	**0.5409**	**1.7900e-003**	**0.2012**	**1.3800e-003**	**0.2026**	**0.0534**	**1.2700e-003**	**0.0546**		**178.9576**	**178.9576**	**4.0100e-003**		**179.0577**

3.4 Grading - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.5523	0.0000	6.5523	3.3675	0.0000	3.3675			0.0000			0.0000
Off-Road	1.6617	17.0310	14.7594	0.0297		0.7244	0.7244		0.6665	0.6665		2,873.0541	2,873.0541	0.9292		2,896.2842
Total	**1.6617**	**17.0310**	**14.7594**	**0.0297**	**6.5523**	**0.7244**	**7.2768**	**3.3675**	**0.6665**	**4.0340**		**2,873.0541**	**2,873.0541**	**0.9292**		**2,896.2842**

3.4 Grading - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0529	0.0306	0.4508	1.5000e-003	0.1677	1.1500e-003	0.1688	0.0445	1.0600e-003	0.0455		149.1313	149.1313	3.3400e-003		149.2148
Total	**0.0529**	**0.0306**	**0.4508**	**1.5000e-003**	**0.1677**	**1.1500e-003**	**0.1688**	**0.0445**	**1.0600e-003**	**0.0455**		**149.1313**	**149.1313**	**3.3400e-003**		**149.2148**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.5554	0.0000	2.5554	1.3133	0.0000	1.3133			0.0000			0.0000
Off-Road	1.6617	17.0310	14.7594	0.0297		0.7244	0.7244		0.6665	0.6665	0.0000	2,873.0541	2,873.0541	0.9292		2,896.2842
Total	**1.6617**	**17.0310**	**14.7594**	**0.0297**	**2.5554**	**0.7244**	**3.2798**	**1.3133**	**0.6665**	**1.9798**	**0.0000**	**2,873.0541**	**2,873.0541**	**0.9292**		**2,896.2842**

3.4 Grading - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0529	0.0306	0.4508	1.5000e-003	0.1677	1.1500e-003	0.1688	0.0445	1.0600e-003	0.0455		149.1313	149.1313	3.3400e-003		149.2148
Total	**0.0529**	**0.0306**	**0.4508**	**1.5000e-003**	**0.1677**	**1.1500e-003**	**0.1688**	**0.0445**	**1.0600e-003**	**0.0455**		**149.1313**	**149.1313**	**3.3400e-003**		**149.2148**

3.5 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769		2,555.6989	2,555.6989	0.6044		2,570.8077
Total	**1.4716**	**13.4438**	**16.1668**	**0.0270**		**0.6133**	**0.6133**		**0.5769**	**0.5769**		**2,555.6989**	**2,555.6989**	**0.6044**		**2,570.8077**

3.5 Building Construction - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0305	1.0924	0.2995	3.9000e-003	0.1024	1.2200e-003	0.1036	0.0295	1.1600e-003	0.0307		417.4693	417.4693	0.0218		418.0140
Worker	0.3770	0.2182	3.2154	0.0107	1.1960	8.2200e-003	1.2042	0.3172	7.5700e-003	0.3248		1,063.8036	1,063.8036	0.0238		1,064.3988
Total	**0.4075**	**1.3106**	**3.5149**	**0.0146**	**1.2984**	**9.4400e-003**	**1.3079**	**0.3467**	**8.7300e-003**	**0.3554**		**1,481.2728**	**1,481.2728**	**0.0456**		**1,482.4128**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769	0.0000	2,555.6989	2,555.6989	0.6044		2,570.8077
Total	**1.4716**	**13.4438**	**16.1668**	**0.0270**		**0.6133**	**0.6133**		**0.5769**	**0.5769**	**0.0000**	**2,555.6989**	**2,555.6989**	**0.6044**		**2,570.8077**

3.5 Building Construction - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0305	1.0924	0.2995	3.9000e-003	0.1024	1.2200e-003	0.1036	0.0295	1.1600e-003	0.0307		417.4693	417.4693	0.0218		418.0140
Worker	0.3770	0.2182	3.2154	0.0107	1.1960	8.2200e-003	1.2042	0.3172	7.5700e-003	0.3248		1,063.8036	1,063.8036	0.0238		1,064.3988
Total	**0.4075**	**1.3106**	**3.5149**	**0.0146**	**1.2984**	**9.4400e-003**	**1.3079**	**0.3467**	**8.7300e-003**	**0.3554**		**1,481.2728**	**1,481.2728**	**0.0456**		**1,482.4128**

3.5 Building Construction - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.4744	2,556.4744	0.6010		2,571.4981
Total	**1.3674**	**12.4697**	**16.0847**	**0.0270**		**0.5276**	**0.5276**		**0.4963**	**0.4963**		**2,556.4744**	**2,556.4744**	**0.6010**		**2,571.4981**

3.5 Building Construction - 2025

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0297	1.0829	0.2916	3.8800e-003	0.1024	1.2000e-003	0.1036	0.0295	1.1500e-003	0.0306		415.0962	415.0962	0.0214		415.6323
Worker	0.3581	0.1995	2.9887	0.0103	1.1960	8.0600e-003	1.2041	0.3172	7.4200e-003	0.3246		1,021.9253	1,021.9253	0.0217		1,022.4679
Total	**0.3878**	**1.2824**	**3.2802**	**0.0141**	**1.2984**	**9.2600e-003**	**1.3077**	**0.3467**	**8.5700e-003**	**0.3552**		**1,437.0215**	**1,437.0215**	**0.0431**		**1,438.1002**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963	0.0000	2,556.4744	2,556.4744	0.6010		2,571.4981
Total	**1.3674**	**12.4697**	**16.0847**	**0.0270**		**0.5276**	**0.5276**		**0.4963**	**0.4963**	**0.0000**	**2,556.4744**	**2,556.4744**	**0.6010**		**2,571.4981**

3.5 Building Construction - 2025

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0297	1.0829	0.2916	3.8800e-003	0.1024	1.2000e-003	0.1036	0.0295	1.1500e-003	0.0306		415.0962	415.0962	0.0214		415.6323
Worker	0.3581	0.1995	2.9887	0.0103	1.1960	8.0600e-003	1.2041	0.3172	7.4200e-003	0.3246		1,021.9253	1,021.9253	0.0217		1,022.4679
Total	**0.3878**	**1.2824**	**3.2802**	**0.0141**	**1.2984**	**9.2600e-003**	**1.3077**	**0.3467**	**8.5700e-003**	**0.3552**		**1,437.0215**	**1,437.0215**	**0.0431**		**1,438.1002**

3.6 Paving - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9152	8.5816	14.5780	0.0228		0.4185	0.4185		0.3850	0.3850		2,206.7452	2,206.7452	0.7137		2,224.5878
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9152**	**8.5816**	**14.5780**	**0.0228**		**0.4185**	**0.4185**		**0.3850**	**0.3850**		**2,206.7452**	**2,206.7452**	**0.7137**		**2,224.5878**

3.6 Paving - 2025

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0502	0.0280	0.4190	1.4400e-003	0.1677	1.1300e-003	0.1688	0.0445	1.0400e-003	0.0455		143.2606	143.2606	3.0400e-003		143.3366
Total	**0.0502**	**0.0280**	**0.4190**	**1.4400e-003**	**0.1677**	**1.1300e-003**	**0.1688**	**0.0445**	**1.0400e-003**	**0.0455**		**143.2606**	**143.2606**	**3.0400e-003**		**143.3366**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9152	8.5816	14.5780	0.0228		0.4185	0.4185		0.3850	0.3850	0.0000	2,206.7452	2,206.7452	0.7137		2,224.5878
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9152**	**8.5816**	**14.5780**	**0.0228**		**0.4185**	**0.4185**		**0.3850**	**0.3850**	**0.0000**	**2,206.7452**	**2,206.7452**	**0.7137**		**2,224.5878**

3.6 Paving - 2025

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0502	0.0280	0.4190	1.4400e-003	0.1677	1.1300e-003	0.1688	0.0445	1.0400e-003	0.0455		143.2606	143.2606	3.0400e-003		143.3366
Total	**0.0502**	**0.0280**	**0.4190**	**1.4400e-003**	**0.1677**	**1.1300e-003**	**0.1688**	**0.0445**	**1.0400e-003**	**0.0455**		**143.2606**	**143.2606**	**3.0400e-003**		**143.3366**

3.7 Architectural Coating - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	75.1074					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319
Total	**75.2783**	**1.1455**	**1.8091**	**2.9700e-003**		**0.0515**	**0.0515**		**0.0515**	**0.0515**		**281.4481**	**281.4481**	**0.0154**		**281.8319**

3.7 Architectural Coating - 2025

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0703	0.0392	0.5866	2.0100e-003	0.2347	1.5800e-003	0.2363	0.0623	1.4600e-003	0.0637		200.5648	200.5648	4.2600e-003		200.6713
Total	**0.0703**	**0.0392**	**0.5866**	**2.0100e-003**	**0.2347**	**1.5800e-003**	**0.2363**	**0.0623**	**1.4600e-003**	**0.0637**		**200.5648**	**200.5648**	**4.2600e-003**		**200.6713**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	75.1074					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515	0.0000	281.4481	281.4481	0.0154		281.8319
Total	**75.2783**	**1.1455**	**1.8091**	**2.9700e-003**		**0.0515**	**0.0515**		**0.0515**	**0.0515**	**0.0000**	**281.4481**	**281.4481**	**0.0154**		**281.8319**

3.7 Architectural Coating - 2025

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0703	0.0392	0.5866	2.0100e-003	0.2347	1.5800e-003	0.2363	0.0623	1.4600e-003	0.0637		200.5648	200.5648	4.2600e-003		200.6713
Total	**0.0703**	**0.0392**	**0.5866**	**2.0100e-003**	**0.2347**	**1.5800e-003**	**0.2363**	**0.0623**	**1.4600e-003**	**0.0637**		**200.5648**	**200.5648**	**4.2600e-003**		**200.6713**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.1849	5.5579	15.6909	0.0681	6.2887	0.0464	6.3351	1.6822	0.0431	1.7253		6,953.7183	6,953.7183	0.2845		6,960.8297
Unmitigated	1.1849	5.5579	15.6909	0.0681	6.2887	0.0464	6.3351	1.6822	0.0431	1.7253		6,953.7183	6,953.7183	0.2845		6,960.8297

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Condo/Townhouse	865.69	844.83	721.16	2,877,457	2,877,457
Total	865.69	844.83	721.16	2,877,457	2,877,457

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Condo/Townhouse	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Condo/Townhouse	0.551582	0.041972	0.204917	0.113538	0.013798	0.005777	0.022002	0.036198	0.002156	0.001623	0.004914	0.000716	0.000809

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0998	0.8526	0.3628	5.4400e-003		0.0689	0.0689		0.0689	0.0689		1,088.4338	1,088.4338	0.0209	0.0200	1,094.9019
NaturalGas Unmitigated	0.0998	0.8526	0.3628	5.4400e-003		0.0689	0.0689		0.0689	0.0689		1,088.4338	1,088.4338	0.0209	0.0200	1,094.9019

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Condo/Townhouse	9251.69	0.0998	0.8526	0.3628	5.4400e-003		0.0689	0.0689		0.0689	0.0689		1,088.4338	1,088.4338	0.0209	0.0200	1,094.9019
Total		**0.0998**	**0.8526**	**0.3628**	**5.4400e-003**		**0.0689**	**0.0689**		**0.0689**	**0.0689**		**1,088.4338**	**1,088.4338**	**0.0209**	**0.0200**	**1,094.9019**

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	lb/day										lb/day					
Condo/Townhouse	9.25169	0.0998	0.8526	0.3628	5.4400e-003		0.0689	0.0689		0.0689	0.0689		1,088.4338	1,088.4338	0.0209	0.0200	1,094.9019
Total		**0.0998**	**0.8526**	**0.3628**	**5.4400e-003**		**0.0689**	**0.0689**		**0.0689**	**0.0689**		**1,088.4338**	**1,088.4338**	**0.0209**	**0.0200**	**1,094.9019**

6.0 Area Detail

6.1 Mitigation Measures Area

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

No Hearths Installed

Use Low VOC Cleaning Supplies

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	5.5336	0.1415	12.2810	6.5000e-004		0.0681	0.0681		0.0681	0.0681	0.0000	22.1343	22.1343	0.0212	0.0000	22.6642
Unmitigated	44.5769	3.2330	88.0553	0.1940		11.4500	11.4500		11.4500	11.4500	1,395.6708	2,704.1343	4,099.8051	4.1834	0.0947	4,232.6181

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.4116					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	4.7533					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	39.0434	3.0915	75.7742	0.1933		11.3819	11.3819		11.3819	11.3819	1,395.6708	2,682.0000	4,077.6708	4.1622	0.0947	4,209.9539
Landscaping	0.3687	0.1415	12.2810	6.5000e-004		0.0681	0.0681		0.0681	0.0681		22.1343	22.1343	0.0212		22.6642
Total	**44.5769**	**3.2330**	**88.0553**	**0.1940**		**11.4500**	**11.4500**		**11.4500**	**11.4500**	**1,395.6708**	**2,704.1343**	**4,099.8051**	**4.1834**	**0.0947**	**4,232.6181**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.4116					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	4.7533					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.3687	0.1415	12.2810	6.5000e-004		0.0681	0.0681		0.0681	0.0681		22.1343	22.1343	0.0212		22.6642
Total	**5.5336**	**0.1415**	**12.2810**	**6.5000e-004**		**0.0681**	**0.0681**		**0.0681**	**0.0681**	**0.0000**	**22.1343**	**22.1343**	**0.0212**	**0.0000**	**22.6642**

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

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

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

Magnolia Crossing II Project

South Coast AQMD Air District, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Condo/Townhouse	149.00	Dwelling Unit	6.44	240,065.00	417

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	10			**Operational Year**	2026
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Used project description values for lot acreage, square feet and population

Construction Off-road Equipment Mitigation -

Area Mitigation -

Water Mitigation -

Demolition - Estimated square footage for building demolition

Land Use Change -

Sequestration -

Magnolia Crossing II Project - South Coast AQMD Air District, Winter

Table Name	Column Name	Default Value	New Value
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblLandUse	LandUseSquareFeet	149,000.00	240,065.00
tblLandUse	LotAcreage	9.31	6.44
tblLandUse	Population	426.00	417.00
tblSequestration	NumberOfNewTrees	0.00	140.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2024	2.7308	27.2161	20.1384	0.0407	18.2675	1.2307	19.4982	9.9840	1.1323	11.1163	0.0000	3,955.9895	3,955.9895	1.1965	0.0000	3,972.2313
2025	75.3559	13.7640	19.0727	0.0403	1.2984	0.5369	1.8353	0.3467	0.5049	0.8515	0.0000	3,915.3456	3,915.3456	0.7165	0.0000	3,931.4433
Maximum	**75.3559**	**27.2161**	**20.1384**	**0.0407**	**18.2675**	**1.2307**	**19.4982**	**9.9840**	**1.1323**	**11.1163**	**0.0000**	**3,955.9895**	**3,955.9895**	**1.1965**	**0.0000**	**3,972.2313**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2024	2.7308	27.2161	20.1384	0.0407	7.2470	1.2307	8.4778	3.9263	1.1323	5.0586	0.0000	3,955.9895	3,955.9895	1.1965	0.0000	3,972.2313
2025	75.3559	13.7640	19.0727	0.0403	1.2984	0.5369	1.8353	0.3467	0.5049	0.8515	0.0000	3,915.3456	3,915.3456	0.7165	0.0000	3,931.4433
Maximum	**75.3559**	**27.2161**	**20.1384**	**0.0407**	**7.2470**	**1.2307**	**8.4778**	**3.9263**	**1.1323**	**5.0586**	**0.0000**	**3,955.9895**	**3,955.9895**	**1.1965**	**0.0000**	**3,972.2313**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**56.32**	**0.00**	**51.66**	**58.64**	**0.00**	**50.62**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	44.5769	3.2330	88.0553	0.1940		11.4500	11.4500		11.4500	11.4500	1,395.6708	2,704.1343	4,099.8051	4.1834	0.0947	4,232.6181
Energy	0.0998	0.8526	0.3628	5.4400e-003		0.0689	0.0689		0.0689	0.0689		1,088.4338	1,088.4338	0.0209	0.0200	1,094.9019
Mobile	1.1214	5.6449	14.6098	0.0645	6.2887	0.0466	6.3353	1.6822	0.0433	1.7255		6,594.6893	6,594.6893	0.2847		6,601.8066
Total	**45.7981**	**9.7304**	**103.0279**	**0.2639**	**6.2887**	**11.5655**	**17.8542**	**1.6822**	**11.5622**	**13.2444**	**1,395.6708**	**10,387.2574**	**11,782.9282**	**4.4889**	**0.1147**	**11,929.3265**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	5.5336	0.1415	12.2810	6.5000e-004		0.0681	0.0681		0.0681	0.0681	0.0000	22.1343	22.1343	0.0212	0.0000	22.6642
Energy	0.0998	0.8526	0.3628	5.4400e-003		0.0689	0.0689		0.0689	0.0689		1,088.4338	1,088.4338	0.0209	0.0200	1,094.9019
Mobile	1.1214	5.6449	14.6098	0.0645	6.2887	0.0466	6.3353	1.6822	0.0433	1.7255		6,594.6893	6,594.6893	0.2847		6,601.8066
Total	**6.7548**	**6.6389**	**27.2536**	**0.0706**	**6.2887**	**0.1837**	**6.4724**	**1.6822**	**0.1803**	**1.8625**	**0.0000**	**7,705.2574**	**7,705.2574**	**0.3268**	**0.0200**	**7,719.3727**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**85.25**	**31.77**	**73.55**	**73.25**	**0.00**	**98.41**	**63.75**	**0.00**	**98.44**	**85.94**	**100.00**	**25.82**	**34.61**	**92.72**	**82.60**	**35.29**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	5/1/2024	5/28/2024	5	20	
2	Site Preparation	Site Preparation	5/29/2024	6/11/2024	5	10	
3	Grading	Grading	6/12/2024	7/9/2024	5	20	
4	Building Construction	Building Construction	7/10/2024	5/27/2025	5	230	
5	Paving	Paving	5/28/2025	6/24/2025	5	20	
6	Architectural Coating	Architectural Coating	6/25/2025	7/22/2025	5	20	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 10

Acres of Paving: 0

Residential Indoor: 486,132; Residential Outdoor: 162,044; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Magnolia Crossing II Project - South Coast AQMD Air District, Winter

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Demolition	Excavators	3	8.00	158	0.38
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Excavators	1	8.00	158	0.38
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
Paving	Pavers	2	8.00	130	0.42
Paving	Rollers	2	8.00	80	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Paving	Paving Equipment	2	8.00	132	0.36
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Building Construction	Welders	1	8.00	46	0.45

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	11.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	107.00	16.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	21.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Replace Ground Cover

Water Exposed Area

3.2 Demolition - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.1230	0.0000	0.1230	0.0186	0.0000	0.0186			0.0000			0.0000
Off-Road	2.2437	20.8781	19.7073	0.0388		0.9602	0.9602		0.8922	0.8922		3,747.4228	3,747.4228	1.0485		3,773.6345
Total	**2.2437**	**20.8781**	**19.7073**	**0.0388**	**0.1230**	**0.9602**	**1.0832**	**0.0186**	**0.8922**	**0.9108**		**3,747.4228**	**3,747.4228**	**1.0485**		**3,773.6345**

3.2 Demolition - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	2.6000e-003	0.0831	0.0283	3.9000e-004	9.6100e-003	1.6000e-004	9.7700e-003	2.6300e-003	1.5000e-004	2.7800e-003		42.3469	42.3469	2.8400e-003		42.4179
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0582	0.0335	0.4028	1.4000e-003	0.1677	1.1500e-003	0.1688	0.0445	1.0600e-003	0.0455		139.4434	139.4434	3.1000e-003		139.5209
Total	**0.0608**	**0.1166**	**0.4311**	**1.7900e-003**	**0.1773**	**1.3100e-003**	**0.1786**	**0.0471**	**1.2100e-003**	**0.0483**		**181.7903**	**181.7903**	**5.9400e-003**		**181.9388**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0480	0.0000	0.0480	7.2700e-003	0.0000	7.2700e-003			0.0000			0.0000
Off-Road	2.2437	20.8781	19.7073	0.0388		0.9602	0.9602		0.8922	0.8922	0.0000	3,747.4228	3,747.4228	1.0485		3,773.6345
Total	**2.2437**	**20.8781**	**19.7073**	**0.0388**	**0.0480**	**0.9602**	**1.0082**	**7.2700e-003**	**0.8922**	**0.8995**	**0.0000**	**3,747.4228**	**3,747.4228**	**1.0485**		**3,773.6345**

3.2 Demolition - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	2.6000e-003	0.0831	0.0283	3.9000e-004	9.6100e-003	1.6000e-004	9.7700e-003	2.6300e-003	1.5000e-004	2.7800e-003		42.3469	42.3469	2.8400e-003		42.4179
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0582	0.0335	0.4028	1.4000e-003	0.1677	1.1500e-003	0.1688	0.0445	1.0600e-003	0.0455		139.4434	139.4434	3.1000e-003		139.5209
Total	**0.0608**	**0.1166**	**0.4311**	**1.7900e-003**	**0.1773**	**1.3100e-003**	**0.1786**	**0.0471**	**1.2100e-003**	**0.0483**		**181.7903**	**181.7903**	**5.9400e-003**		**181.9388**

3.3 Site Preparation - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	2.6609	27.1760	18.3356	0.0381		1.2294	1.2294		1.1310	1.1310		3,688.0100	3,688.0100	1.1928		3,717.8294
Total	**2.6609**	**27.1760**	**18.3356**	**0.0381**	**18.0663**	**1.2294**	**19.2956**	**9.9307**	**1.1310**	**11.0617**		**3,688.0100**	**3,688.0100**	**1.1928**		**3,717.8294**

3.3 Site Preparation - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0699	0.0401	0.4833	1.6800e-003	0.2012	1.3800e-003	0.2026	0.0534	1.2700e-003	0.0546		167.3321	167.3321	3.7200e-003		167.4251
Total	**0.0699**	**0.0401**	**0.4833**	**1.6800e-003**	**0.2012**	**1.3800e-003**	**0.2026**	**0.0534**	**1.2700e-003**	**0.0546**		**167.3321**	**167.3321**	**3.7200e-003**		**167.4251**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0458	0.0000	7.0458	3.8730	0.0000	3.8730			0.0000			0.0000
Off-Road	2.6609	27.1760	18.3356	0.0381		1.2294	1.2294		1.1310	1.1310	0.0000	3,688.0100	3,688.0100	1.1928		3,717.8294
Total	**2.6609**	**27.1760**	**18.3356**	**0.0381**	**7.0458**	**1.2294**	**8.2752**	**3.8730**	**1.1310**	**5.0040**	**0.0000**	**3,688.0100**	**3,688.0100**	**1.1928**		**3,717.8294**

3.3 Site Preparation - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0699	0.0401	0.4833	1.6800e-003	0.2012	1.3800e-003	0.2026	0.0534	1.2700e-003	0.0546		167.3321	167.3321	3.7200e-003		167.4251
Total	**0.0699**	**0.0401**	**0.4833**	**1.6800e-003**	**0.2012**	**1.3800e-003**	**0.2026**	**0.0534**	**1.2700e-003**	**0.0546**		**167.3321**	**167.3321**	**3.7200e-003**		**167.4251**

3.4 Grading - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.5523	0.0000	6.5523	3.3675	0.0000	3.3675			0.0000			0.0000
Off-Road	1.6617	17.0310	14.7594	0.0297		0.7244	0.7244		0.6665	0.6665		2,873.0541	2,873.0541	0.9292		2,896.2842
Total	**1.6617**	**17.0310**	**14.7594**	**0.0297**	**6.5523**	**0.7244**	**7.2768**	**3.3675**	**0.6665**	**4.0340**		**2,873.0541**	**2,873.0541**	**0.9292**		**2,896.2842**

3.4 Grading - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0582	0.0335	0.4028	1.4000e-003	0.1677	1.1500e-003	0.1688	0.0445	1.0600e-003	0.0455		139.4434	139.4434	3.1000e-003		139.5209
Total	**0.0582**	**0.0335**	**0.4028**	**1.4000e-003**	**0.1677**	**1.1500e-003**	**0.1688**	**0.0445**	**1.0600e-003**	**0.0455**		**139.4434**	**139.4434**	**3.1000e-003**		**139.5209**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.5554	0.0000	2.5554	1.3133	0.0000	1.3133			0.0000			0.0000
Off-Road	1.6617	17.0310	14.7594	0.0297		0.7244	0.7244		0.6665	0.6665	0.0000	2,873.0541	2,873.0541	0.9292		2,896.2842
Total	**1.6617**	**17.0310**	**14.7594**	**0.0297**	**2.5554**	**0.7244**	**3.2798**	**1.3133**	**0.6665**	**1.9798**	**0.0000**	**2,873.0541**	**2,873.0541**	**0.9292**		**2,896.2842**

3.4 Grading - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0582	0.0335	0.4028	1.4000e-003	0.1677	1.1500e-003	0.1688	0.0445	1.0600e-003	0.0455		139.4434	139.4434	3.1000e-003		139.5209
Total	**0.0582**	**0.0335**	**0.4028**	**1.4000e-003**	**0.1677**	**1.1500e-003**	**0.1688**	**0.0445**	**1.0600e-003**	**0.0455**		**139.4434**	**139.4434**	**3.1000e-003**		**139.5209**

3.5 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769		2,555.6989	2,555.6989	0.6044		2,570.8077
Total	**1.4716**	**13.4438**	**16.1668**	**0.0270**		**0.6133**	**0.6133**		**0.5769**	**0.5769**		**2,555.6989**	**2,555.6989**	**0.6044**		**2,570.8077**

3.5 Building Construction - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0321	1.0857	0.3291	3.7900e-003	0.1024	1.2700e-003	0.1037	0.0295	1.2200e-003	0.0307		405.5945	405.5945	0.0232		406.1744
Worker	0.4155	0.2386	2.8731	9.9700e-003	1.1960	8.2200e-003	1.2042	0.3172	7.5700e-003	0.3248		994.6961	994.6961	0.0221		995.2492
Total	**0.4476**	**1.3243**	**3.2022**	**0.0138**	**1.2984**	**9.4900e-003**	**1.3079**	**0.3467**	**8.7900e-003**	**0.3555**		**1,400.2906**	**1,400.2906**	**0.0453**		**1,401.4236**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769	0.0000	2,555.6989	2,555.6989	0.6044		2,570.8077
Total	**1.4716**	**13.4438**	**16.1668**	**0.0270**		**0.6133**	**0.6133**		**0.5769**	**0.5769**	**0.0000**	**2,555.6989**	**2,555.6989**	**0.6044**		**2,570.8077**

3.5 Building Construction - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0321	1.0857	0.3291	3.7900e-003	0.1024	1.2700e-003	0.1037	0.0295	1.2200e-003	0.0307		405.5945	405.5945	0.0232		406.1744
Worker	0.4155	0.2386	2.8731	9.9700e-003	1.1960	8.2200e-003	1.2042	0.3172	7.5700e-003	0.3248		994.6961	994.6961	0.0221		995.2492
Total	**0.4476**	**1.3243**	**3.2022**	**0.0138**	**1.2984**	**9.4900e-003**	**1.3079**	**0.3467**	**8.7900e-003**	**0.3555**		**1,400.2906**	**1,400.2906**	**0.0453**		**1,401.4236**

3.5 Building Construction - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.4744	2,556.4744	0.6010		2,571.4981
Total	**1.3674**	**12.4697**	**16.0847**	**0.0270**		**0.5276**	**0.5276**		**0.4963**	**0.4963**		**2,556.4744**	**2,556.4744**	**0.6010**		**2,571.4981**

3.5 Building Construction - 2025

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0313	1.0762	0.3205	3.7700e-003	0.1024	1.2500e-003	0.1037	0.0295	1.1900e-003	0.0307		403.3575	403.3575	0.0228		403.9277
Worker	0.3958	0.2181	2.6676	9.5800e-003	1.1960	8.0600e-003	1.2041	0.3172	7.4200e-003	0.3246		955.5137	955.5137	0.0202		956.0175
Total	**0.4270**	**1.2943**	**2.9881**	**0.0134**	**1.2984**	**9.3100e-003**	**1.3077**	**0.3467**	**8.6100e-003**	**0.3553**		**1,358.8713**	**1,358.8713**	**0.0430**		**1,359.9452**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963	0.0000	2,556.4744	2,556.4744	0.6010		2,571.4981
Total	**1.3674**	**12.4697**	**16.0847**	**0.0270**		**0.5276**	**0.5276**		**0.4963**	**0.4963**	**0.0000**	**2,556.4744**	**2,556.4744**	**0.6010**		**2,571.4981**

3.5 Building Construction - 2025

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0313	1.0762	0.3205	3.7700e-003	0.1024	1.2500e-003	0.1037	0.0295	1.1900e-003	0.0307		403.3575	403.3575	0.0228		403.9277
Worker	0.3958	0.2181	2.6676	9.5800e-003	1.1960	8.0600e-003	1.2041	0.3172	7.4200e-003	0.3246		955.5137	955.5137	0.0202		956.0175
Total	**0.4270**	**1.2943**	**2.9881**	**0.0134**	**1.2984**	**9.3100e-003**	**1.3077**	**0.3467**	**8.6100e-003**	**0.3553**		**1,358.8713**	**1,358.8713**	**0.0430**		**1,359.9452**

3.6 Paving - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9152	8.5816	14.5780	0.0228		0.4185	0.4185		0.3850	0.3850		2,206.7452	2,206.7452	0.7137		2,224.5878
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9152**	**8.5816**	**14.5780**	**0.0228**		**0.4185**	**0.4185**		**0.3850**	**0.3850**		**2,206.7452**	**2,206.7452**	**0.7137**		**2,224.5878**

3.6 Paving - 2025

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0555	0.0306	0.3740	1.3400e-003	0.1677	1.1300e-003	0.1688	0.0445	1.0400e-003	0.0455		133.9505	133.9505	2.8300e-003		134.0212
Total	**0.0555**	**0.0306**	**0.3740**	**1.3400e-003**	**0.1677**	**1.1300e-003**	**0.1688**	**0.0445**	**1.0400e-003**	**0.0455**		**133.9505**	**133.9505**	**2.8300e-003**		**134.0212**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9152	8.5816	14.5780	0.0228		0.4185	0.4185		0.3850	0.3850	0.0000	2,206.7452	2,206.7452	0.7137		2,224.5878
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.9152**	**8.5816**	**14.5780**	**0.0228**		**0.4185**	**0.4185**		**0.3850**	**0.3850**	**0.0000**	**2,206.7452**	**2,206.7452**	**0.7137**		**2,224.5878**

3.6 Paving - 2025

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0555	0.0306	0.3740	1.3400e-003	0.1677	1.1300e-003	0.1688	0.0445	1.0400e-003	0.0455		133.9505	133.9505	2.8300e-003		134.0212
Total	**0.0555**	**0.0306**	**0.3740**	**1.3400e-003**	**0.1677**	**1.1300e-003**	**0.1688**	**0.0445**	**1.0400e-003**	**0.0455**		**133.9505**	**133.9505**	**2.8300e-003**		**134.0212**

3.7 Architectural Coating - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	75.1074					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319
Total	**75.2783**	**1.1455**	**1.8091**	**2.9700e-003**		**0.0515**	**0.0515**		**0.0515**	**0.0515**		**281.4481**	**281.4481**	**0.0154**		**281.8319**

3.7 Architectural Coating - 2025

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0777	0.0428	0.5235	1.8800e-003	0.2347	1.5800e-003	0.2363	0.0623	1.4600e-003	0.0637		187.5307	187.5307	3.9600e-003		187.6296
Total	**0.0777**	**0.0428**	**0.5235**	**1.8800e-003**	**0.2347**	**1.5800e-003**	**0.2363**	**0.0623**	**1.4600e-003**	**0.0637**		**187.5307**	**187.5307**	**3.9600e-003**		**187.6296**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	75.1074					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515	0.0000	281.4481	281.4481	0.0154		281.8319
Total	**75.2783**	**1.1455**	**1.8091**	**2.9700e-003**		**0.0515**	**0.0515**		**0.0515**	**0.0515**	**0.0000**	**281.4481**	**281.4481**	**0.0154**		**281.8319**

3.7 Architectural Coating - 2025

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0777	0.0428	0.5235	1.8800e-003	0.2347	1.5800e-003	0.2363	0.0623	1.4600e-003	0.0637		187.5307	187.5307	3.9600e-003		187.6296
Total	**0.0777**	**0.0428**	**0.5235**	**1.8800e-003**	**0.2347**	**1.5800e-003**	**0.2363**	**0.0623**	**1.4600e-003**	**0.0637**		**187.5307**	**187.5307**	**3.9600e-003**		**187.6296**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.1214	5.6449	14.6098	0.0645	6.2887	0.0466	6.3353	1.6822	0.0433	1.7255		6,594.6893	6,594.6893	0.2847		6,601.8066
Unmitigated	1.1214	5.6449	14.6098	0.0645	6.2887	0.0466	6.3353	1.6822	0.0433	1.7255		6,594.6893	6,594.6893	0.2847		6,601.8066

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Condo/Townhouse	865.69	844.83	721.16	2,877,457	2,877,457
Total	865.69	844.83	721.16	2,877,457	2,877,457

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Condo/Townhouse	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Condo/Townhouse	0.551582	0.041972	0.204917	0.113538	0.013798	0.005777	0.022002	0.036198	0.002156	0.001623	0.004914	0.000716	0.000809

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0998	0.8526	0.3628	5.4400e-003		0.0689	0.0689		0.0689	0.0689		1,088.4338	1,088.4338	0.0209	0.0200	1,094.9019
NaturalGas Unmitigated	0.0998	0.8526	0.3628	5.4400e-003		0.0689	0.0689		0.0689	0.0689		1,088.4338	1,088.4338	0.0209	0.0200	1,094.9019

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Condo/Townhouse	9251.69	0.0998	0.8526	0.3628	5.4400e-003		0.0689	0.0689		0.0689	0.0689		1,088.4338	1,088.4338	0.0209	0.0200	1,094.9019
Total		**0.0998**	**0.8526**	**0.3628**	**5.4400e-003**		**0.0689**	**0.0689**		**0.0689**	**0.0689**		**1,088.4338**	**1,088.4338**	**0.0209**	**0.0200**	**1,094.9019**

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	lb/day										lb/day					
Condo/Townhouse	9.25169	0.0998	0.8526	0.3628	5.4400e-003		0.0689	0.0689		0.0689	0.0689		1,088.4338	1,088.4338	0.0209	0.0200	1,094.9019
Total		**0.0998**	**0.8526**	**0.3628**	**5.4400e-003**		**0.0689**	**0.0689**		**0.0689**	**0.0689**		**1,088.4338**	**1,088.4338**	**0.0209**	**0.0200**	**1,094.9019**

6.0 Area Detail

6.1 Mitigation Measures Area

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

No Hearths Installed

Use Low VOC Cleaning Supplies

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	5.5336	0.1415	12.2810	6.5000e-004		0.0681	0.0681		0.0681	0.0681	0.0000	22.1343	22.1343	0.0212	0.0000	22.6642
Unmitigated	44.5769	3.2330	88.0553	0.1940		11.4500	11.4500		11.4500	11.4500	1,395.6708	2,704.1343	4,099.8051	4.1834	0.0947	4,232.6181

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.4116					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	4.7533					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	39.0434	3.0915	75.7742	0.1933		11.3819	11.3819		11.3819	11.3819	1,395.6708	2,682.0000	4,077.6708	4.1622	0.0947	4,209.9539
Landscaping	0.3687	0.1415	12.2810	6.5000e-004		0.0681	0.0681		0.0681	0.0681		22.1343	22.1343	0.0212		22.6642
Total	**44.5769**	**3.2330**	**88.0553**	**0.1940**		**11.4500**	**11.4500**		**11.4500**	**11.4500**	**1,395.6708**	**2,704.1343**	**4,099.8051**	**4.1834**	**0.0947**	**4,232.6181**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.4116					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	4.7533					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.3687	0.1415	12.2810	6.5000e-004		0.0681	0.0681		0.0681	0.0681		22.1343	22.1343	0.0212		22.6642
Total	**5.5336**	**0.1415**	**12.2810**	**6.5000e-004**		**0.0681**	**0.0681**		**0.0681**	**0.0681**	**0.0000**	**22.1343**	**22.1343**	**0.0212**	**0.0000**	**22.6642**

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

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

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

Magnolia Crossing II Project

South Coast AQMD Air District, Mitigation Report

Construction Mitigation Summary

Phase	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction												
Architectural Coating	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Construction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Demolition	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Grading	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Paving	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Site Preparation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

OFFROAD Equipment Mitigation

Equipment Type	Fuel Type	Tier	Number Mitigated	Total Number of Equipment	DPF	Oxidation Catalyst
Air Compressors	Diesel	No Change	0	1	No Change	0.00
Excavators	Diesel	No Change	0	4	No Change	0.00
Concrete/Industrial Saws	Diesel	No Change	0	1	No Change	0.00
Cranes	Diesel	No Change	0	1	No Change	0.00
Forklifts	Diesel	No Change	0	3	No Change	0.00
Graders	Diesel	No Change	0	1	No Change	0.00
Pavers	Diesel	No Change	0	2	No Change	0.00
Rollers	Diesel	No Change	0	2	No Change	0.00
Rubber Tired Dozers	Diesel	No Change	0	6	No Change	0.00
Tractors/Loaders/Backhoes	Diesel	No Change	0	10	No Change	0.00
Generator Sets	Diesel	No Change	0	1	No Change	0.00
Paving Equipment	Diesel	No Change	0	2	No Change	0.00
Welders	Diesel	No Change	0	1	No Change	0.00

Equipment Type	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	Unmitigated tons/yr						Unmitigated mt/yr					
Air Compressors	1.71000E-003	1.14600E-002	1.80900E-002	3.00000E-005	5.20000E-004	5.20000E-004	0.00000E+000	2.55325E+000	2.55325E+000	1.40000E-004	0.00000E+000	2.55674E+000
Concrete/Industrial Saws	3.13000E-003	2.41400E-002	3.65000E-002	6.00000E-005	1.11000E-003	1.11000E-003	0.00000E+000	5.37656E+000	5.37656E+000	2.60000E-004	0.00000E+000	5.38295E+000
Cranes	3.25100E-002	3.37170E-001	1.76820E-001	5.80000E-004	1.41600E-002	1.30300E-002	0.00000E+000	5.10118E+001	5.10118E+001	1.65000E-002	0.00000E+000	5.14242E+001
Excavators	7.21000E-003	5.61100E-002	1.30600E-001	2.10000E-004	2.76000E-003	2.54000E-003	0.00000E+000	1.81533E+001	1.81533E+001	5.87000E-003	0.00000E+000	1.83001E+001
Forklifts	3.13500E-002	2.94580E-001	3.92190E-001	5.30000E-004	1.64700E-002	1.51500E-002	0.00000E+000	4.63305E+001	4.63305E+001	1.49800E-002	0.00000E+000	4.67051E+001
Generator Sets	3.18000E-002	2.84800E-001	4.21120E-001	7.60000E-004	1.19300E-002	1.19300E-002	0.00000E+000	6.49989E+001	6.49989E+001	2.53000E-003	0.00000E+000	6.50620E+001
Graders	3.55000E-003	4.15600E-002	1.65600E-002	7.00000E-005	1.35000E-003	1.24000E-003	0.00000E+000	5.81059E+000	5.81059E+000	1.88000E-003	0.00000E+000	5.85757E+000
Pavers	3.48000E-003	3.16600E-002	5.79200E-002	9.00000E-005	1.48000E-003	1.36000E-003	0.00000E+000	8.25526E+000	8.25526E+000	2.67000E-003	0.00000E+000	8.32201E+000
Paving Equipment	2.94000E-003	2.52900E-002	5.09300E-002	8.00000E-005	1.25000E-003	1.15000E-003	0.00000E+000	7.15437E+000	7.15437E+000	2.31000E-003	0.00000E+000	7.21222E+000
Rollers	2.74000E-003	2.88600E-002	3.69300E-002	5.00000E-005	1.45000E-003	1.34000E-003	0.00000E+000	4.60962E+000	4.60962E+000	1.49000E-003	0.00000E+000	4.64689E+000
Rubber Tired Dozers	3.12800E-002	3.20740E-001	1.40900E-001	3.80000E-004	1.44500E-002	1.33000E-002	0.00000E+000	3.37601E+001	3.37601E+001	1.09200E-002	0.00000E+000	3.40331E+001
Tractors/Loaders/Backhoes	4.90200E-002	4.94010E-001	7.85830E-001	1.10000E-003	2.16800E-002	1.99500E-002	0.00000E+000	9.63648E+001	9.63648E+001	3.11700E-002	0.00000E+000	9.71440E+001
Welders	2.62800E-002	1.56750E-001	1.90690E-001	2.90000E-004	5.11000E-003	5.11000E-003	0.00000E+000	2.16454E+001	2.16454E+001	2.14000E-003	0.00000E+000	2.16989E+001

Equipment Type	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	Mitigated tons/yr						Mitigated mt/yr					
Air Compressors	1.71000E-003	1.14600E-002	1.80900E-002	3.00000E-005	5.20000E-004	5.20000E-004	0.00000E+000	2.55325E+000	2.55325E+000	1.40000E-004	0.00000E+000	2.55673E+000
Concrete/Industrial Saws	3.13000E-003	2.41400E-002	3.65000E-002	6.00000E-005	1.11000E-003	1.11000E-003	0.00000E+000	5.37656E+000	5.37656E+000	2.60000E-004	0.00000E+000	5.38294E+000
Cranes	3.25100E-002	3.37170E-001	1.76820E-001	5.80000E-004	1.41600E-002	1.30300E-002	0.00000E+000	5.10117E+001	5.10117E+001	1.65000E-002	0.00000E+000	5.14242E+001
Excavators	7.21000E-003	5.61100E-002	1.30600E-001	2.10000E-004	2.76000E-003	2.54000E-003	0.00000E+000	1.81533E+001	1.81533E+001	5.87000E-003	0.00000E+000	1.83001E+001
Forklifts	3.13500E-002	2.94580E-001	3.92180E-001	5.30000E-004	1.64700E-002	1.51500E-002	0.00000E+000	4.63305E+001	4.63305E+001	1.49800E-002	0.00000E+000	4.67051E+001
Generator Sets	3.18000E-002	2.84790E-001	4.21120E-001	7.60000E-004	1.19300E-002	1.19300E-002	0.00000E+000	6.49988E+001	6.49988E+001	2.53000E-003	0.00000E+000	6.50619E+001
Graders	3.55000E-003	4.15600E-002	1.65600E-002	7.00000E-005	1.35000E-003	1.24000E-003	0.00000E+000	5.81058E+000	5.81058E+000	1.88000E-003	0.00000E+000	5.85756E+000
Pavers	3.48000E-003	3.16600E-002	5.79200E-002	9.00000E-005	1.48000E-003	1.36000E-003	0.00000E+000	8.25525E+000	8.25525E+000	2.67000E-003	0.00000E+000	8.32200E+000
Paving Equipment	2.94000E-003	2.52900E-002	5.09300E-002	8.00000E-005	1.25000E-003	1.15000E-003	0.00000E+000	7.15437E+000	7.15437E+000	2.31000E-003	0.00000E+000	7.21221E+000
Rollers	2.74000E-003	2.88600E-002	3.69300E-002	5.00000E-005	1.45000E-003	1.34000E-003	0.00000E+000	4.60962E+000	4.60962E+000	1.49000E-003	0.00000E+000	4.64689E+000
Rubber Tired Dozers	3.12800E-002	3.20740E-001	1.40900E-001	3.80000E-004	1.44500E-002	1.33000E-002	0.00000E+000	3.37601E+001	3.37601E+001	1.09200E-002	0.00000E+000	3.40330E+001
Tractors/Loaders/Backhoes	4.90200E-002	4.94010E-001	7.85830E-001	1.10000E-003	2.16800E-002	1.99500E-002	0.00000E+000	9.63647E+001	9.63647E+001	3.11700E-002	0.00000E+000	9.71439E+001
Welders	2.62800E-002	1.56750E-001	1.90690E-001	2.90000E-004	5.11000E-003	5.11000E-003	0.00000E+000	2.16454E+001	2.16454E+001	2.14000E-003	0.00000E+000	2.16988E+001

Equipment Type	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction												
Air Compressors	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	3.91123E-006
Concrete/Industrial Saws	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	1.85772E-006
Cranes	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	1.37223E-006	1.37223E-006	0.00000E+000	0.00000E+000	1.16677E-006
Excavators	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	1.10173E-006	1.10173E-006	0.00000E+000	0.00000E+000	1.09289E-006
Forklifts	0.00000E+000	0.00000E+000	2.54978E-005	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	1.07920E-006	1.07920E-006	0.00000E+000	0.00000E+000	1.28466E-006
Generator Sets	0.00000E+000	3.51124E-005	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	1.23079E-006	1.23079E-006	0.00000E+000	0.00000E+000	1.22960E-006
Graders	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	1.72100E-006	1.72100E-006	0.00000E+000	0.00000E+000	1.70719E-006
Pavers	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	1.21135E-006	1.21135E-006	0.00000E+000	0.00000E+000	1.20163E-006
Paving Equipment	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	1.38654E-006
Rollers	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000
Rubber Tired Dozers	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	1.18483E-006	1.18483E-006	0.00000E+000	0.00000E+000	1.17533E-006
Tractors/Loaders/Backhoes	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	1.24527E-006	1.24527E-006	0.00000E+000	0.00000E+000	1.13234E-006
Welders	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	9.23985E-007	9.23985E-007	0.00000E+000	0.00000E+000	9.21707E-007

Fugitive Dust Mitigation

Yes/No	Mitigation Measure	Mitigation Input		Mitigation Input		Mitigation Input	
No	Soil Stabilizer for unpaved Roads	PM10 Reduction	0.00	PM2.5 Reduction	0.00		
Yes	Replace Ground Cover of Area Disturbed	PM10 Reduction	0.00	PM2.5 Reduction	0.00		
Yes	Water Exposed Area	PM10 Reduction	61.00	PM2.5 Reduction	61.00	Frequency (per day)	3.00

No	Unpaved Road Mitigation	Moisture Content %		Vehicle Speed (mph)			
No	Clean Paved Road	% PM Reduction	0.00				

		Unmitigated		Mitigated		Percent Reduction	
Phase	Source	PM10	PM2.5	PM10	PM2.5	PM10	PM2.5
Architectural Coating	Fugitive Dust	0.00	0.00	0.00	0.00	0.00	0.00
Architectural Coating	Roads	0.00	0.00	0.00	0.00	0.00	0.00
Building Construction	Fugitive Dust	0.00	0.00	0.00	0.00	0.00	0.00
Building Construction	Roads	0.15	0.04	0.15	0.04	0.00	0.00
Demolition	Fugitive Dust	0.00	0.00	0.00	0.00	0.61	0.63
Demolition	Roads	0.00	0.00	0.00	0.00	0.00	0.00
Grading	Fugitive Dust	0.07	0.03	0.03	0.01	0.61	0.61
Grading	Roads	0.00	0.00	0.00	0.00	0.00	0.00
Paving	Fugitive Dust	0.00	0.00	0.00	0.00	0.00	0.00
Paving	Roads	0.00	0.00	0.00	0.00	0.00	0.00
Site Preparation	Fugitive Dust	0.09	0.05	0.04	0.02	0.61	0.61
Site Preparation	Roads	0.00	0.00	0.00	0.00	0.00	0.00

Operational Percent Reduction Summary

Category	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction												
Architectural Coating	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Electricity	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hearth	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
Landscaping	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mobile	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Natural Gas	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Water Indoor	0.00	0.00	0.00	0.00	0.00	0.00	20.00	13.00	13.34	19.94	19.50	14.23
Water Outdoor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Operational Mobile Mitigation

Project Setting:

Mitigation	Category	Measure	% Reduction	Input Value 1	Input Value 2	Input Value
No	Land Use	Increase Density	0.00			
No	Land Use	Increase Diversity	-0.01	0.13		
No	Land Use	Improve Walkability Design	0.00			
No	Land Use	Improve Destination Accessibility	0.00			
No	Land Use	Increase Transit Accessibility	0.25			
No	Land Use	Integrate Below Market Rate Housing	0.00			
	Land Use	Land Use SubTotal	0.00			

No	Neighborhood Enhancements	Improve Pedestrian Network				
No	Neighborhood Enhancements	Provide Traffic Calming Measures				
No	Neighborhood Enhancements	Implement NEV Network	0.00			
	Neighborhood Enhancements	Neighborhood Enhancements Subtotal	0.00			
No	Parking Policy Pricing	Limit Parking Supply	0.00			
No	Parking Policy Pricing	Unbundle Parking Costs	0.00			
No	Parking Policy Pricing	On-street Market Pricing	0.00			
	Parking Policy Pricing	Parking Policy Pricing Subtotal	0.00			
No	Transit Improvements	Provide BRT System	0.00			
No	Transit Improvements	Expand Transit Network	0.00			
No	Transit Improvements	Increase Transit Frequency	0.00			
	Transit Improvements	Transit Improvements Subtotal	0.00			
		Land Use and Site Enhancement Subtotal	0.00			
No	Commute	Implement Trip Reduction Program				
No	Commute	Transit Subsidy				
No	Commute	Implement Employee Parking "Cash Out"				
No	Commute	Workplace Parking Charge				
No	Commute	Encourage Telecommuting and Alternative Work Schedules	0.00			
No	Commute	Market Commute Trip Reduction Option	0.00			
No	Commute	Employee Vanpool/Shuttle	0.00		2.00	
No	Commute	Provide Ride Sharing Program				
	Commute	Commute Subtotal	0.00			

No	School Trip	Implement School Bus Program	0.00			
		Total VMT Reduction	0.00			

Area Mitigation

Measure Implemented	Mitigation Measure	Input Value
No	Only Natural Gas Hearth	
Yes	No Hearth	
Yes	Use Low VOC Cleaning Supplies	
Yes	Use Low VOC Paint (Residential Interior)	50.00
Yes	Use Low VOC Paint (Residential Exterior)	50.00
No	Use Low VOC Paint (Non-residential Interior)	100.00
No	Use Low VOC Paint (Non-residential Exterior)	100.00
Yes	Use Low VOC Paint (Parking)	100.00
No	% Electric Lawnmower	0.00
No	% Electric Leafblower	0.00
No	% Electric Chainsaw	0.00

Energy Mitigation Measures

Measure Implemented	Mitigation Measure	Input Value 1	Input Value 2
No	Exceed Title 24		
No	Install High Efficiency Lighting		
No	On-site Renewable		

Appliance Type	Land Use Subtype	% Improvement
ClothWasher		30.00
DishWasher		15.00
Fan		50.00
Refrigerator		15.00

Water Mitigation Measures

Measure Implemented	Mitigation Measure	Input Value 1	Input Value 2
No	Apply Water Conservation on Strategy	0.00	0.00
No	Use Reclaimed Water	0.00	0.00
No	Use Grey Water	0.00	
Yes	Install low-flow bathroom faucet	32.00	
Yes	Install low-flow Kitchen faucet	18.00	
Yes	Install low-flow Toilet	20.00	
Yes	Install low-flow Shower	20.00	
No	Turf Reduction	0.00	
No	Use Water Efficient Irrigation Systems	6.10	
No	Water Efficient Landscape	0.00	0.00

Solid Waste Mitigation

Mitigation Measures	Input Value

Institute Recycling and Composting Services Percent Reduction in Waste Disposed	