

Appendix 6A

CalEEMod Results for Section 8



**9908 Santa Monica Boulevard
South Coast Air Basin, Winter**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	74.00	Space	0.00	29,600.00	0
Condo/Townhouse High Rise	20.00	Dwelling Unit	0.83	67,004.00	57
Regional Shopping Center	5.00	1000sqft	0.00	5,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	11			Operational Year	2020
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	630.89	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Lot acreage from PD. Lot acreage of commercial incorporated into residential project area

Construction Phase - Assumed 21 month project duration

Off-road Equipment - Revised per applicant provided construction equipment.

Off-road Equipment - Revised per applicant provided equipment

Off-road Equipment - Revised per applicant provided equipment details.

Trips and VMT - Average of applicant provided worker range

Grading - From project description

Architectural Coating - Assumed compliance with SCAQMD Rule 1113

Vehicle Trips - Per ITE Trip Generation Rates

Woodstoves - Assumed compliance with SCAQMD Rule 445

Area Coating - Assumed compliance with SCAQMD Rule 1113

Construction Off-road Equipment Mitigation - Assumed compliance with SCAQMD Rule 403

Mobile Land Use Mitigation - 27 units per 0.83 acres; adjacent to commercial, retail, and more; Santa Monica/Wilshire Transit stop.

Area Mitigation - Assumed compliance with SCAQMD Rule 1113.

Energy Mitigation - Project would comply with 2014 Title 24

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	250.00	150.00
tblArchitecturalCoating	EF_Nonresidential_Interior	250.00	150.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	250	150
tblAreaMitigation	UseLowVOCPaintNonresidentialInteriorValue	250	150
tblConstructionPhase	NumDays	5.00	131.00
tblConstructionPhase	NumDays	100.00	347.00
tblConstructionPhase	NumDays	2.00	67.00
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00

tblFireplaces	NumberGas	17.00	0.00
tblFireplaces	NumberNoFireplace	2.00	0.00
tblFireplaces	NumberWood	1.00	0.00
tblGrading	MaterialExported	0.00	20,500.00
tblLandUse	LandUseSquareFeet	20,000.00	67,004.00
tblLandUse	LotAcreage	0.67	0.00
tblLandUse	LotAcreage	0.31	0.83
tblLandUse	LotAcreage	0.11	0.00
tblOffRoadEquipment	HorsePower	89.00	199.00
tblOffRoadEquipment	LoadFactor	0.20	0.36
tblProjectCharacteristics	OperationalYear	2014	2020
tblTripsAndVMT	WorkerTripNumber	20.00	11.00
tblTripsAndVMT	WorkerTripNumber	28.00	25.00
tblTripsAndVMT	WorkerTripNumber	6.00	23.00
tblVehicleTrips	WD_TR	6.59	6.65
tblVehicleTrips	WD_TR	42.94	42.70
tblWoodstoves	NumberCatalytic	1.00	0.00
tblWoodstoves	NumberNoncatalytic	1.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

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					
2017	2.9738	33.7094	23.8662	0.0572	1.5768	1.4213	2.9981	0.6341	1.3321	1.9662	0.0000	5,682.556 2	5,682.556 2	0.7462	0.0000	5,698.226 7
2018	8.2285	11.9459	10.0477	0.0169	0.3295	0.7281	1.0576	0.0884	0.6708	0.7591	0.0000	1,603.764 7	1,603.764 7	0.3732	0.0000	1,611.602 1
2019	8.1763	3.2815	3.9969	7.6900e-003	0.2571	0.2245	0.4816	0.0682	0.2177	0.2859	0.0000	661.3230	661.3230	0.0749	0.0000	662.8950
Total	19.3786	48.9368	37.9108	0.0818	2.1634	2.3740	4.5373	0.7907	2.2206	3.0113	0.0000	7,947.643 9	7,947.643 9	1.1943	0.0000	7,972.723 9

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					
2017	2.9738	33.7094	23.8662	0.0572	1.1438	1.4213	2.5651	0.4037	1.3321	1.7358	0.0000	5,682.556 2	5,682.556 2	0.7462	0.0000	5,698.226 7
2018	8.2285	11.9459	10.0477	0.0169	0.3295	0.7281	1.0576	0.0884	0.6708	0.7591	0.0000	1,603.764 7	1,603.764 7	0.3732	0.0000	1,611.602 1
2019	8.1763	3.2815	3.9969	7.6900e-003	0.2571	0.2245	0.4816	0.0682	0.2177	0.2859	0.0000	661.3230	661.3230	0.0749	0.0000	662.8950
Total	19.3786	48.9368	37.9108	0.0818	1.7303	2.3740	4.1043	0.5602	2.2206	2.7808	0.0000	7,947.643 9	7,947.643 9	1.1943	0.0000	7,972.723 8

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	20.02	0.00	9.54	29.15	0.00	7.65	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	2.4042	0.0192	1.6636	9.0000e-005		9.1300e-003	9.1300e-003		9.1300e-003	9.1300e-003	0.0000	2.9883	2.9883	2.9400e-003	0.0000	3.0502
Energy	0.0104	0.0892	0.0389	5.7000e-004		7.2000e-003	7.2000e-003		7.2000e-003	7.2000e-003		113.7480	113.7480	2.1800e-003	2.0900e-003	114.4403
Mobile	1.0978	2.6960	10.9618	0.0313	2.1842	0.0431	2.2273	0.5836	0.0398	0.6234		2,419.4920	2,419.4920	0.0888		2,421.3567
Total	3.5125	2.8044	12.6644	0.0319	2.1842	0.0595	2.2436	0.5836	0.0561	0.6397	0.0000	2,536.2283	2,536.2283	0.0939	2.0900e-003	2,538.8471

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	2.3383	0.0192	1.6636	9.0000e-005		9.1300e-003	9.1300e-003		9.1300e-003	9.1300e-003	0.0000	2.9883	2.9883	2.9400e-003	0.0000	3.0502
Energy	8.2900e-003	0.0709	0.0310	4.5000e-004		5.7300e-003	5.7300e-003		5.7300e-003	5.7300e-003		90.4183	90.4183	1.7300e-003	1.6600e-003	90.9685
Mobile	1.0116	2.0337	8.8217	0.0222	1.5289	0.0312	1.5601	0.4085	0.0288	0.4373		1,717.0254	1,717.0254	0.0647		1,718.3840
Total	3.3582	2.1239	10.5163	0.0227	1.5289	0.0461	1.5750	0.4085	0.0436	0.4522	0.0000	1,810.4320	1,810.4320	0.0694	1.6600e-003	1,812.4027

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	4.39	24.27	16.96	28.80	30.00	22.54	29.80	30.00	22.22	29.32	0.00	28.62	28.62	26.15	20.57	28.61

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Grading	Grading	1/1/2017	4/4/2017	5	67	
2	Building Construction	Building Construction	4/5/2017	8/2/2018	5	347	
3	Architectural Coating	Architectural Coating	8/3/2018	2/1/2019	5	131	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 135,683; Residential Outdoor: 45,228; Non-Residential Indoor: 51,900; Non-Residential Outdoor: 17,300 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Grading	Bore/Drill Rigs	1	6.00	205	0.50
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Cranes	1	6.00	226	0.29
Grading	Excavators	1	6.00	162	0.38
Grading	Forklifts	1	1.00	199	0.36
Grading	Rubber Tired Dozers	1	1.00	255	0.40
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Building Construction	Cement and Mortar Mixers	1	6.00	9	0.56
Building Construction	Cranes	1	4.00	226	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48
Architectural Coating	Cement and Mortar Mixers	1	6.00	9	0.56
Architectural Coating	Forklifts	1	6.00	89	0.20

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
Grading	8	11.00	0.00	2,563.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	6	25.00	8.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	3	23.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

Clean Paved Roads

3.2 Grading - 2017

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					0.7874	0.0000	0.7874	0.4190	0.0000	0.4190			0.0000			0.0000
Off-Road	2.2760	23.5856	15.0402	0.0276		1.2701	1.2701		1.1930	1.1930		2,771.5714	2,771.5714	0.7198		2,786.6863
Total	2.2760	23.5856	15.0402	0.0276	0.7874	1.2701	2.0574	0.4190	1.1930	1.6120		2,771.5714	2,771.5714	0.7198		2,786.6863

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	0.6558	10.0670	8.2328	0.0282	0.6665	0.1502	0.8167	0.1825	0.1382	0.3207		2,792.9717	2,792.9717	0.0203		2,793.3974
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	0.0420	0.0568	0.5931	1.4600e-003	0.1230	9.9000e-004	0.1239	0.0326	9.1000e-004	0.0335		118.0131	118.0131	6.1900e-003		118.1431
Total	0.6978	10.1238	8.8259	0.0296	0.7895	0.1512	0.9407	0.2151	0.1391	0.3542		2,910.9848	2,910.9848	0.0265		2,911.5404

3.2 Grading - 2017**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					0.3543	0.0000	0.3543	0.1886	0.0000	0.1886			0.0000			0.0000
Off-Road	2.2760	23.5856	15.0402	0.0276		1.2701	1.2701		1.1930	1.1930	0.0000	2,771.571 4	2,771.571 4	0.7198		2,786.686 3
Total	2.2760	23.5856	15.0402	0.0276	0.3543	1.2701	1.6244	0.1886	1.1930	1.3816	0.0000	2,771.571 4	2,771.571 4	0.7198		2,786.686 3

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	0.6558	10.0670	8.2328	0.0282	0.6665	0.1502	0.8167	0.1825	0.1382	0.3207		2,792.971 7	2,792.971 7	0.0203		2,793.397 4
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	0.0420	0.0568	0.5931	1.4600e-003	0.1230	9.9000e-004	0.1239	0.0326	9.1000e-004	0.0335		118.0131	118.0131	6.1900e-003		118.1431
Total	0.6978	10.1238	8.8259	0.0296	0.7895	0.1512	0.9407	0.2151	0.1391	0.3542		2,910.984 8	2,910.984 8	0.0265		2,911.540 4

3.3 Building Construction - 2017

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	1.3181	12.9502	8.2708	0.0119		0.8663	0.8663		0.7979	0.7979		1,197.4183	1,197.4183	0.3592		1,204.9617
Total	1.3181	12.9502	8.2708	0.0119		0.8663	0.8663		0.7979	0.7979		1,197.4183	1,197.4183	0.3592		1,204.9617

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	0.0669	0.6482	0.9093	1.7300e-003	0.0500	0.0102	0.0602	0.0142	9.3500e-003	0.0236		170.2911	170.2911	1.2500e-003		170.3173
Worker	0.0954	0.1291	1.3481	3.3200e-003	0.2794	2.2500e-003	0.2817	0.0741	2.0700e-003	0.0762		268.2115	268.2115	0.0141		268.5069
Total	0.1624	0.7773	2.2573	5.0500e-003	0.3295	0.0124	0.3419	0.0884	0.0114	0.0998		438.5026	438.5026	0.0153		438.8243

3.3 Building Construction - 2017

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	1.3181	12.9502	8.2708	0.0119		0.8663	0.8663		0.7979	0.7979	0.0000	1,197.4183	1,197.4183	0.3592		1,204.9617
Total	1.3181	12.9502	8.2708	0.0119		0.8663	0.8663		0.7979	0.7979	0.0000	1,197.4183	1,197.4183	0.3592		1,204.9617

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	0.0669	0.6482	0.9093	1.7300e-003	0.0500	0.0102	0.0602	0.0142	9.3500e-003	0.0236		170.2911	170.2911	1.2500e-003		170.3173
Worker	0.0954	0.1291	1.3481	3.3200e-003	0.2794	2.2500e-003	0.2817	0.0741	2.0700e-003	0.0762		268.2115	268.2115	0.0141		268.5069
Total	0.1624	0.7773	2.2573	5.0500e-003	0.3295	0.0124	0.3419	0.0884	0.0114	0.0998		438.5026	438.5026	0.0153		438.8243

3.3 Building Construction - 2018

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	1.1227	11.2339	7.9552	0.0119		0.7164	0.7164		0.6599	0.6599		1,178.1360	1,178.1360	0.3589		1,185.6730
Total	1.1227	11.2339	7.9552	0.0119		0.7164	0.7164		0.6599	0.6599		1,178.1360	1,178.1360	0.3589		1,185.6730

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	0.0626	0.5950	0.8725	1.7200e-003	0.0500	9.5800e-003	0.0596	0.0142	8.8100e-003	0.0231		167.4325	167.4325	1.2400e-003		167.4586
Worker	0.0858	0.1171	1.2200	3.3100e-003	0.2794	2.1900e-003	0.2816	0.0741	2.0200e-003	0.0761		258.1963	258.1963	0.0131		258.4705
Total	0.1484	0.7120	2.0925	5.0300e-003	0.3295	0.0118	0.3412	0.0884	0.0108	0.0992		425.6288	425.6288	0.0143		425.9291

3.3 Building Construction - 2018

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	1.1227	11.2339	7.9552	0.0119		0.7164	0.7164		0.6599	0.6599	0.0000	1,178.1360	1,178.1360	0.3589		1,185.6730
Total	1.1227	11.2339	7.9552	0.0119		0.7164	0.7164		0.6599	0.6599	0.0000	1,178.1360	1,178.1360	0.3589		1,185.6730

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	0.0626	0.5950	0.8725	1.7200e-003	0.0500	9.5800e-003	0.0596	0.0142	8.8100e-003	0.0231		167.4325	167.4325	1.2400e-003		167.4586
Worker	0.0858	0.1171	1.2200	3.3100e-003	0.2794	2.1900e-003	0.2816	0.0741	2.0200e-003	0.0761		258.1963	258.1963	0.0131		258.4705
Total	0.1484	0.7120	2.0925	5.0300e-003	0.3295	0.0118	0.3412	0.0884	0.0108	0.0992		425.6288	425.6288	0.0143		425.9291

3.4 Architectural Coating - 2018

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	7.6732					0.0000	0.0000		0.0000	0.0000			0.0000				0.0000
Off-Road	0.4763	3.4628	2.9939	4.6500e-003		0.2557	0.2557		0.2481	0.2481		434.6765	434.6765	0.0666			436.0747
Total	8.1495	3.4628	2.9939	4.6500e-003		0.2557	0.2557		0.2481	0.2481		434.6765	434.6765	0.0666			436.0747

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	0.0790	0.1077	1.1224	3.0500e-003	0.2571	2.0100e-003	0.2591	0.0682	1.8600e-003	0.0700		237.5406	237.5406	0.0120			237.7929
Total	0.0790	0.1077	1.1224	3.0500e-003	0.2571	2.0100e-003	0.2591	0.0682	1.8600e-003	0.0700		237.5406	237.5406	0.0120			237.7929

3.4 Architectural Coating - 2018

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	7.6732					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.4763	3.4628	2.9939	4.6500e-003		0.2557	0.2557		0.2481	0.2481	0.0000	434.6765	434.6765	0.0666		436.0747
Total	8.1495	3.4628	2.9939	4.6500e-003		0.2557	0.2557		0.2481	0.2481	0.0000	434.6765	434.6765	0.0666		436.0747

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	0.0790	0.1077	1.1224	3.0500e-003	0.2571	2.0100e-003	0.2591	0.0682	1.8600e-003	0.0700		237.5406	237.5406	0.0120		237.7929
Total	0.0790	0.1077	1.1224	3.0500e-003	0.2571	2.0100e-003	0.2591	0.0682	1.8600e-003	0.0700		237.5406	237.5406	0.0120		237.7929

3.4 Architectural Coating - 2019**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	7.6732					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.4305	3.1828	2.9682	4.6500e-003		0.2226	0.2226		0.2159	0.2159		432.8256	432.8256	0.0636		434.1615
Total	8.1037	3.1828	2.9682	4.6500e-003		0.2226	0.2226		0.2159	0.2159		432.8256	432.8256	0.0636		434.1615

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	0.0726	0.0988	1.0287	3.0400e-003	0.2571	1.9800e-003	0.2591	0.0682	1.8300e-003	0.0700		228.4974	228.4974	0.0113		228.7336
Total	0.0726	0.0988	1.0287	3.0400e-003	0.2571	1.9800e-003	0.2591	0.0682	1.8300e-003	0.0700		228.4974	228.4974	0.0113		228.7336

3.4 Architectural Coating - 2019

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	7.6732					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.4305	3.1828	2.9682	4.6500e-003		0.2226	0.2226		0.2159	0.2159	0.0000	432.8256	432.8256	0.0636		434.1615
Total	8.1037	3.1828	2.9682	4.6500e-003		0.2226	0.2226		0.2159	0.2159	0.0000	432.8256	432.8256	0.0636		434.1615

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	0.0726	0.0988	1.0287	3.0400e-003	0.2571	1.9800e-003	0.2591	0.0682	1.8300e-003	0.0700		228.4974	228.4974	0.0113		228.7336
Total	0.0726	0.0988	1.0287	3.0400e-003	0.2571	1.9800e-003	0.2591	0.0682	1.8300e-003	0.0700		228.4974	228.4974	0.0113		228.7336

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Density

Increase Diversity

Increase Transit Accessibility

	ROG	NOx	CO	SO2	Fugitive 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	1.0116	2.0337	8.8217	0.0222	1.5289	0.0312	1.5601	0.4085	0.0288	0.4373		1,717.0254	1,717.0254	0.0647		1,718.3840
Unmitigated	1.0978	2.6960	10.9618	0.0313	2.1842	0.0431	2.2273	0.5836	0.0398	0.6234		2,419.4920	2,419.4920	0.0888		2,421.3567

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Condo/Townhouse High Rise	133.00	143.20	121.40	453,798	317,658
Enclosed Parking with Elevator	0.00	0.00	0.00		
Regional Shopping Center	213.50	249.85	126.20	446,025	312,217
Total	346.50	393.05	247.60	899,823	629,876

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Condo/Townhouse High Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.510092	0.059583	0.181091	0.139410	0.042694	0.006692	0.016202	0.032692	0.001943	0.002491	0.004392	0.000576	0.002140

5.0 Energy Detail

2.4 Fleet Mix

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	8.2900e-003	0.0709	0.0310	4.5000e-004		5.7300e-003	5.7300e-003		5.7300e-003	5.7300e-003		90.4183	90.4183	1.7300e-003	1.6600e-003	90.9685
NaturalGas Unmitigated	0.0104	0.0892	0.0389	5.7000e-004		7.2000e-003	7.2000e-003		7.2000e-003	7.2000e-003		113.7480	113.7480	2.1800e-003	2.0900e-003	114.4403

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					
Enclosed Parking with Elevator	0	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
Regional Shopping Center	23.2877	2.5000e-004	2.2800e-003	1.9200e-003	1.0000e-005		1.7000e-004	1.7000e-004		1.7000e-004	1.7000e-004		2.7397	2.7397	5.0000e-005	5.0000e-005	2.7564
Condo/Townhouse High Rise	943.57	0.0102	0.0870	0.0370	5.6000e-004		7.0300e-003	7.0300e-003		7.0300e-003	7.0300e-003		111.0083	111.0083	2.1300e-003	2.0400e-003	111.6839
Total		0.0104	0.0892	0.0389	5.7000e-004		7.2000e-003	7.2000e-003		7.2000e-003	7.2000e-003		113.7480	113.7480	2.1800e-003	2.0900e-003	114.4403

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					
Enclosed Parking with Elevator	0	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
Regional Shopping Center	0.0191438	2.1000e-004	1.8800e-003	1.5800e-003	1.0000e-005		1.4000e-004	1.4000e-004		1.4000e-004	1.4000e-004		2.2522	2.2522	4.0000e-005	4.0000e-005	2.2659
Condo/Townhouse High Rise	0.749411	8.0800e-003	0.0691	0.0294	4.4000e-004		5.5800e-003	5.5800e-003		5.5800e-003	5.5800e-003		88.1660	88.1660	1.6900e-003	1.6200e-003	88.7026
Total		8.2900e-003	0.0709	0.0310	4.5000e-004		5.7200e-003	5.7200e-003		5.7200e-003	5.7200e-003		90.4183	90.4183	1.7300e-003	1.6600e-003	90.9685

6.0 Area Detail

6.1 Mitigation Measures Area

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

No Hearths Installed

	ROG	NOx	CO	SO2	Fugitive 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	2.3383	0.0192	1.6636	9.0000e-005		9.1300e-003	9.1300e-003		9.1300e-003	9.1300e-003	0.0000	2.9883	2.9883	2.9400e-003	0.0000	3.0502
Unmitigated	2.4042	0.0192	1.6636	9.0000e-005		9.1300e-003	9.1300e-003		9.1300e-003	9.1300e-003	0.0000	2.9883	2.9883	2.9400e-003	0.0000	3.0502

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	0.3413					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.0118					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	0.0512	0.0192	1.6636	9.0000e-005		9.1300e-003	9.1300e-003		9.1300e-003	9.1300e-003		2.9883	2.9883	2.9400e-003		3.0502
Total	2.4042	0.0192	1.6636	9.0000e-005		9.1300e-003	9.1300e-003		9.1300e-003	9.1300e-003	0.0000	2.9883	2.9883	2.9400e-003	0.0000	3.0502

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	0.2754					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.0118					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	0.0512	0.0192	1.6636	9.0000e-005		9.1300e-003	9.1300e-003		9.1300e-003	9.1300e-003		2.9883	2.9883	2.9400e-003		3.0502
Total	2.3383	0.0192	1.6636	9.0000e-005		9.1300e-003	9.1300e-003		9.1300e-003	9.1300e-003	0.0000	2.9883	2.9883	2.9400e-003	0.0000	3.0502

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

9908 Santa Monica Boulevard
South Coast Air Basin, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	74.00	Space	0.00	29,600.00	0
Condo/Townhouse High Rise	20.00	Dwelling Unit	0.83	67,004.00	57
Regional Shopping Center	5.00	1000sqft	0.00	5,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	11			Operational Year	2020
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	630.89	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Lot acreage from PD. Lot acreage of commercial incorporated into residential project area

Construction Phase - Assumed 21 month project duration

Off-road Equipment - Revised per applicant provided construction equipment.

Off-road Equipment - Revised per applicant provided equipment

Off-road Equipment - Revised per applicant provided equipment details.

Trips and VMT - Average of applicant provided worker range

Grading - From project description

Architectural Coating - Assumed compliance with SCAQMD Rule 1113

Vehicle Trips - Per ITE Trip Generation Rates

Woodstoves - Assumed compliance with SCAQMD Rule 445

Area Coating - Assumed compliance with SCAQMD Rule 1113

Construction Off-road Equipment Mitigation - Assumed compliance with SCAQMD Rule 403

Mobile Land Use Mitigation - 27 units per 0.83 acres; adjacent to commercial, retail, and more; Santa Monica/Wilshire Transit stop.

Area Mitigation - Assumed compliance with SCAQMD Rule 1113.

Energy Mitigation - Project would comply with 2014 Title 24

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	250.00	150.00
tblArchitecturalCoating	EF_Nonresidential_Interior	250.00	150.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	250	150
tblAreaMitigation	UseLowVOCPaintNonresidentialInteriorValue	250	150
tblConstructionPhase	NumDays	5.00	131.00
tblConstructionPhase	NumDays	100.00	347.00
tblConstructionPhase	NumDays	2.00	67.00
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00

tblFireplaces	NumberGas	17.00	0.00
tblFireplaces	NumberNoFireplace	2.00	0.00
tblFireplaces	NumberWood	1.00	0.00
tblGrading	MaterialExported	0.00	20,500.00
tblLandUse	LandUseSquareFeet	20,000.00	67,004.00
tblLandUse	LotAcreage	0.67	0.00
tblLandUse	LotAcreage	0.31	0.83
tblLandUse	LotAcreage	0.11	0.00
tblOffRoadEquipment	HorsePower	89.00	199.00
tblOffRoadEquipment	LoadFactor	0.20	0.36
tblProjectCharacteristics	OperationalYear	2014	2020
tblTripsAndVMT	WorkerTripNumber	20.00	11.00
tblTripsAndVMT	WorkerTripNumber	28.00	25.00
tblTripsAndVMT	WorkerTripNumber	6.00	23.00
tblVehicleTrips	WD_TR	6.59	6.65
tblVehicleTrips	WD_TR	42.94	42.70
tblWoodstoves	NumberCatalytic	1.00	0.00
tblWoodstoves	NumberNoncatalytic	1.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

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					
2017	2.9406	33.3532	22.8258	0.0573	1.5768	1.4210	2.9978	0.6341	1.3318	1.9659	0.0000	5,697.0436	5,697.0436	0.7459	0.0000	5,712.7084
2018	8.2271	11.9215	10.0037	0.0171	0.3295	0.7280	1.0575	0.0884	0.6707	0.7590	0.0000	1,622.3618	1,622.3618	0.3732	0.0000	1,630.1984
2019	8.1751	3.2727	4.0957	7.9000e-003	0.2571	0.2245	0.4816	0.0682	0.2177	0.2859	0.0000	676.5626	676.5626	0.0749	0.0000	678.1347
Total	19.3429	48.5474	36.9251	0.0824	2.1634	2.3735	4.5369	0.7907	2.2202	3.0109	0.0000	7,995.9680	7,995.9680	1.1940	0.0000	8,021.0414

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					
2017	2.9406	33.3532	22.8258	0.0573	1.1438	1.4210	2.5647	0.4037	1.3318	1.7355	0.0000	5,697.0436	5,697.0436	0.7459	0.0000	5,712.7084
2018	8.2271	11.9215	10.0037	0.0171	0.3295	0.7280	1.0575	0.0884	0.6707	0.7590	0.0000	1,622.3618	1,622.3618	0.3732	0.0000	1,630.1984
2019	8.1751	3.2727	4.0957	7.9000e-003	0.2571	0.2245	0.4816	0.0682	0.2177	0.2859	0.0000	676.5626	676.5626	0.0749	0.0000	678.1347
Total	19.3429	48.5474	36.9251	0.0824	1.7303	2.3735	4.1038	0.5602	2.2202	2.7804	0.0000	7,995.9680	7,995.9680	1.1940	0.0000	8,021.0414

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	20.02	0.00	9.55	29.15	0.00	7.65	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	2.4042	0.0192	1.6636	9.0000e-005		9.1300e-003	9.1300e-003		9.1300e-003	9.1300e-003	0.0000	2.9883	2.9883	2.9400e-003	0.0000	3.0502
Energy	0.0104	0.0892	0.0389	5.7000e-004		7.2000e-003	7.2000e-003		7.2000e-003	7.2000e-003		113.7480	113.7480	2.1800e-003	2.0900e-003	114.4403
Mobile	1.0622	2.5702	10.9245	0.0329	2.1842	0.0430	2.2271	0.5836	0.0396	0.6232		2,540.4490	2,540.4490	0.0887		2,542.3112
Total	3.4769	2.6787	12.6270	0.0336	2.1842	0.0593	2.2435	0.5836	0.0560	0.6396	0.0000	2,657.1854	2,657.1854	0.0938	2.0900e-003	2,659.8016

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	2.3383	0.0192	1.6636	9.0000e-005		9.1300e-003	9.1300e-003		9.1300e-003	9.1300e-003	0.0000	2.9883	2.9883	2.9400e-003	0.0000	3.0502
Energy	8.2900e-003	0.0709	0.0310	4.5000e-004		5.7300e-003	5.7300e-003		5.7300e-003	5.7300e-003		90.4183	90.4183	1.7300e-003	1.6600e-003	90.9685
Mobile	0.9728	1.9446	8.5308	0.0234	1.5289	0.0310	1.5599	0.4085	0.0286	0.4372		1,802.7210	1,802.7210	0.0646		1,804.0770
Total	3.3194	2.0348	10.2254	0.0239	1.5289	0.0459	1.5748	0.4085	0.0435	0.4520	0.0000	1,896.1276	1,896.1276	0.0692	1.6600e-003	1,898.0957

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	4.53	24.04	19.02	28.81	30.00	22.60	29.80	30.00	22.29	29.33	0.00	28.64	28.64	26.18	20.57	28.64

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Grading	Grading	1/1/2017	4/4/2017	5	67	
2	Building Construction	Building Construction	4/5/2017	8/2/2018	5	347	
3	Architectural Coating	Architectural Coating	8/3/2018	2/1/2019	5	131	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 135,683; Residential Outdoor: 45,228; Non-Residential Indoor: 51,900; Non-Residential Outdoor: 17,300 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Grading	Bore/Drill Rigs	1	6.00	205	0.50
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Cranes	1	6.00	226	0.29
Grading	Excavators	1	6.00	162	0.38
Grading	Forklifts	1	1.00	199	0.36
Grading	Rubber Tired Dozers	1	1.00	255	0.40
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Building Construction	Cement and Mortar Mixers	1	6.00	9	0.56
Building Construction	Cranes	1	4.00	226	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48
Architectural Coating	Cement and Mortar Mixers	1	6.00	9	0.56
Architectural Coating	Forklifts	1	6.00	89	0.20

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
Grading	8	11.00	0.00	2,563.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	6	25.00	8.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	3	23.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

Clean Paved Roads

3.2 Grading - 2017

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					0.7874	0.0000	0.7874	0.4190	0.0000	0.4190			0.0000			0.0000
Off-Road	2.2760	23.5856	15.0402	0.0276		1.2701	1.2701		1.1930	1.1930		2,771.5714	2,771.5714	0.7198		2,786.6863
Total	2.2760	23.5856	15.0402	0.0276	0.7874	1.2701	2.0574	0.4190	1.1930	1.6120		2,771.5714	2,771.5714	0.7198		2,786.6863

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	0.6234	9.7159	7.1398	0.0282	0.6665	0.1499	0.8164	0.1825	0.1379	0.3204		2,799.6259	2,799.6259	0.0200		2,800.0457
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	0.0412	0.0517	0.6457	1.5600e-003	0.1230	9.9000e-004	0.1239	0.0326	9.1000e-004	0.0335		125.8463	125.8463	6.1900e-003		125.9763
Total	0.6646	9.7676	7.7855	0.0298	0.7895	0.1509	0.9403	0.2151	0.1388	0.3539		2,925.4722	2,925.4722	0.0262		2,926.0221

3.2 Grading - 2017**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					0.3543	0.0000	0.3543	0.1886	0.0000	0.1886			0.0000			0.0000
Off-Road	2.2760	23.5856	15.0402	0.0276		1.2701	1.2701		1.1930	1.1930	0.0000	2,771.571 4	2,771.571 4	0.7198		2,786.686 3
Total	2.2760	23.5856	15.0402	0.0276	0.3543	1.2701	1.6244	0.1886	1.1930	1.3816	0.0000	2,771.571 4	2,771.571 4	0.7198		2,786.686 3

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	0.6234	9.7159	7.1398	0.0282	0.6665	0.1499	0.8164	0.1825	0.1379	0.3204		2,799.625 9	2,799.625 9	0.0200		2,800.045 7
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	0.0412	0.0517	0.6457	1.5600e-003	0.1230	9.9000e-004	0.1239	0.0326	9.1000e-004	0.0335		125.8463	125.8463	6.1900e-003		125.9763
Total	0.6646	9.7676	7.7855	0.0298	0.7895	0.1509	0.9403	0.2151	0.1388	0.3539		2,925.472 2	2,925.472 2	0.0262		2,926.022 1

3.3 Building Construction - 2017**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	1.3181	12.9502	8.2708	0.0119		0.8663	0.8663		0.7979	0.7979		1,197.4183	1,197.4183	0.3592		1,204.9617
Total	1.3181	12.9502	8.2708	0.0119		0.8663	0.8663		0.7979	0.7979		1,197.4183	1,197.4183	0.3592		1,204.9617

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	0.0613	0.6326	0.7505	1.7400e-003	0.0500	0.0101	0.0601	0.0142	9.2600e-003	0.0235		171.7337	171.7337	1.2100e-003		171.7592
Worker	0.0936	0.1175	1.4676	3.5400e-003	0.2794	2.2500e-003	0.2817	0.0741	2.0700e-003	0.0762		286.0144	286.0144	0.0141		286.3099
Total	0.1548	0.7502	2.2181	5.2800e-003	0.3295	0.0123	0.3418	0.0884	0.0113	0.0997		457.7481	457.7481	0.0153		458.0690

3.3 Building Construction - 2017

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	1.3181	12.9502	8.2708	0.0119		0.8663	0.8663		0.7979	0.7979	0.0000	1,197.4183	1,197.4183	0.3592		1,204.9617
Total	1.3181	12.9502	8.2708	0.0119		0.8663	0.8663		0.7979	0.7979	0.0000	1,197.4183	1,197.4183	0.3592		1,204.9617

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	0.0613	0.6326	0.7505	1.7400e-003	0.0500	0.0101	0.0601	0.0142	9.2600e-003	0.0235		171.7337	171.7337	1.2100e-003		171.7592
Worker	0.0936	0.1175	1.4676	3.5400e-003	0.2794	2.2500e-003	0.2817	0.0741	2.0700e-003	0.0762		286.0144	286.0144	0.0141		286.3099
Total	0.1548	0.7502	2.2181	5.2800e-003	0.3295	0.0123	0.3418	0.0884	0.0113	0.0997		457.7481	457.7481	0.0153		458.0690

3.3 Building Construction - 2018

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	1.1227	11.2339	7.9552	0.0119		0.7164	0.7164		0.6599	0.6599		1,178.1360	1,178.1360	0.3589		1,185.6730
Total	1.1227	11.2339	7.9552	0.0119		0.7164	0.7164		0.6599	0.6599		1,178.1360	1,178.1360	0.3589		1,185.6730

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	0.0575	0.5809	0.7150	1.7400e-003	0.0500	9.4900e-003	0.0595	0.0142	8.7300e-003	0.0230		168.8539	168.8539	1.2000e-003		168.8792
Worker	0.0844	0.1066	1.3335	3.5400e-003	0.2794	2.1900e-003	0.2816	0.0741	2.0200e-003	0.0761		275.3719	275.3719	0.0131		275.6461
Total	0.1418	0.6876	2.0485	5.2800e-003	0.3295	0.0117	0.3411	0.0884	0.0108	0.0991		444.2258	444.2258	0.0143		444.5253

3.3 Building Construction - 2018

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	1.1227	11.2339	7.9552	0.0119		0.7164	0.7164		0.6599	0.6599	0.0000	1,178.1360	1,178.1360	0.3589		1,185.6730
Total	1.1227	11.2339	7.9552	0.0119		0.7164	0.7164		0.6599	0.6599	0.0000	1,178.1360	1,178.1360	0.3589		1,185.6730

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	0.0575	0.5809	0.7150	1.7400e-003	0.0500	9.4900e-003	0.0595	0.0142	8.7300e-003	0.0230		168.8539	168.8539	1.2000e-003		168.8792
Worker	0.0844	0.1066	1.3335	3.5400e-003	0.2794	2.1900e-003	0.2816	0.0741	2.0200e-003	0.0761		275.3719	275.3719	0.0131		275.6461
Total	0.1418	0.6876	2.0485	5.2800e-003	0.3295	0.0117	0.3411	0.0884	0.0108	0.0991		444.2258	444.2258	0.0143		444.5253

3.4 Architectural Coating - 2018

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	7.6732					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.4763	3.4628	2.9939	4.6500e-003		0.2557	0.2557		0.2481	0.2481		434.6765	434.6765	0.0666		436.0747
Total	8.1495	3.4628	2.9939	4.6500e-003		0.2557	0.2557		0.2481	0.2481		434.6765	434.6765	0.0666		436.0747

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	0.0776	0.0981	1.2268	3.2500e-003	0.2571	2.0100e-003	0.2591	0.0682	1.8600e-003	0.0700		253.3421	253.3421	0.0120		253.5944
Total	0.0776	0.0981	1.2268	3.2500e-003	0.2571	2.0100e-003	0.2591	0.0682	1.8600e-003	0.0700		253.3421	253.3421	0.0120		253.5944

3.4 Architectural Coating - 2018

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	7.6732					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.4763	3.4628	2.9939	4.6500e-003		0.2557	0.2557		0.2481	0.2481	0.0000	434.6765	434.6765	0.0666		436.0747
Total	8.1495	3.4628	2.9939	4.6500e-003		0.2557	0.2557		0.2481	0.2481	0.0000	434.6765	434.6765	0.0666		436.0747

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	0.0776	0.0981	1.2268	3.2500e-003	0.2571	2.0100e-003	0.2591	0.0682	1.8600e-003	0.0700		253.3421	253.3421	0.0120		253.5944
Total	0.0776	0.0981	1.2268	3.2500e-003	0.2571	2.0100e-003	0.2591	0.0682	1.8600e-003	0.0700		253.3421	253.3421	0.0120		253.5944

3.4 Architectural Coating - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	7.6732					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.4305	3.1828	2.9682	4.6500e-003		0.2226	0.2226		0.2159	0.2159		432.8256	432.8256	0.0636		434.1615
Total	8.1037	3.1828	2.9682	4.6500e-003		0.2226	0.2226		0.2159	0.2159		432.8256	432.8256	0.0636		434.1615

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	0.0714	0.0900	1.1275	3.2500e-003	0.2571	1.9800e-003	0.2591	0.0682	1.8300e-003	0.0700		243.7370	243.7370	0.0113		243.9732
Total	0.0714	0.0900	1.1275	3.2500e-003	0.2571	1.9800e-003	0.2591	0.0682	1.8300e-003	0.0700		243.7370	243.7370	0.0113		243.9732

3.4 Architectural Coating - 2019

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	7.6732					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.4305	3.1828	2.9682	4.6500e-003		0.2226	0.2226		0.2159	0.2159	0.0000	432.8256	432.8256	0.0636		434.1615
Total	8.1037	3.1828	2.9682	4.6500e-003		0.2226	0.2226		0.2159	0.2159	0.0000	432.8256	432.8256	0.0636		434.1615

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	0.0714	0.0900	1.1275	3.2500e-003	0.2571	1.9800e-003	0.2591	0.0682	1.8300e-003	0.0700		243.7370	243.7370	0.0113		243.9732
Total	0.0714	0.0900	1.1275	3.2500e-003	0.2571	1.9800e-003	0.2591	0.0682	1.8300e-003	0.0700		243.7370	243.7370	0.0113		243.9732

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Density

Increase Diversity

Increase Transit Accessibility

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.9728	1.9446	8.5308	0.0234	1.5289	0.0310	1.5599	0.4085	0.0286	0.4372		1,802.7210	1,802.7210	0.0646		1,804.0770
Unmitigated	1.0622	2.5702	10.9245	0.0329	2.1842	0.0430	2.2271	0.5836	0.0396	0.6232		2,540.4490	2,540.4490	0.0887		2,542.3112

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Condo/Townhouse High Rise	133.00	143.20	121.40	453,798	317,658
Enclosed Parking with Elevator	0.00	0.00	0.00		
Regional Shopping Center	213.50	249.85	126.20	446,025	312,217
Total	346.50	393.05	247.60	899,823	629,876

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Condo/Townhouse High Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.510092	0.059583	0.181091	0.139410	0.042694	0.006692	0.016202	0.032692	0.001943	0.002491	0.004392	0.000576	0.002140

5.0 Energy Detail

2.4 Fleet Mix

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	8.2900e-003	0.0709	0.0310	4.5000e-004		5.7300e-003	5.7300e-003		5.7300e-003	5.7300e-003		90.4183	90.4183	1.7300e-003	1.6600e-003	90.9685
NaturalGas Unmitigated	0.0104	0.0892	0.0389	5.7000e-004		7.2000e-003	7.2000e-003		7.2000e-003	7.2000e-003		113.7480	113.7480	2.1800e-003	2.0900e-003	114.4403

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					
Enclosed Parking with Elevator	0	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
Regional Shopping Center	23.2877	2.5000e-004	2.2800e-003	1.9200e-003	1.0000e-005		1.7000e-004	1.7000e-004		1.7000e-004	1.7000e-004		2.7397	2.7397	5.0000e-005	5.0000e-005	2.7564
Condo/Townhouse High Rise	943.57	0.0102	0.0870	0.0370	5.6000e-004		7.0300e-003	7.0300e-003		7.0300e-003	7.0300e-003		111.0083	111.0083	2.1300e-003	2.0400e-003	111.6839
Total		0.0104	0.0892	0.0389	5.7000e-004		7.2000e-003	7.2000e-003		7.2000e-003	7.2000e-003		113.7480	113.7480	2.1800e-003	2.0900e-003	114.4403

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					
Regional Shopping Center	0.0191438	2.1000e-004	1.8800e-003	1.5800e-003	1.0000e-005		1.4000e-004	1.4000e-004		1.4000e-004	1.4000e-004		2.2522	2.2522	4.0000e-005	4.0000e-005	2.2659
Condo/Townhouse High Rise	0.749411	8.0800e-003	0.0691	0.0294	4.4000e-004		5.5800e-003	5.5800e-003		5.5800e-003	5.5800e-003		88.1660	88.1660	1.6900e-003	1.6200e-003	88.7026
Enclosed Parking with Elevator	0	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
Total		8.2900e-003	0.0709	0.0310	4.5000e-004		5.7200e-003	5.7200e-003		5.7200e-003	5.7200e-003		90.4183	90.4183	1.7300e-003	1.6600e-003	90.9685

6.0 Area Detail

6.1 Mitigation Measures Area

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

No Hearths Installed

	ROG	NOx	CO	SO2	Fugitive 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	2.3383	0.0192	1.6636	9.0000e-005		9.1300e-003	9.1300e-003		9.1300e-003	9.1300e-003	0.0000	2.9883	2.9883	2.9400e-003	0.0000	3.0502
Unmitigated	2.4042	0.0192	1.6636	9.0000e-005		9.1300e-003	9.1300e-003		9.1300e-003	9.1300e-003	0.0000	2.9883	2.9883	2.9400e-003	0.0000	3.0502

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	0.3413					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.0118					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	0.0512	0.0192	1.6636	9.0000e-005		9.1300e-003	9.1300e-003		9.1300e-003	9.1300e-003		2.9883	2.9883	2.9400e-003		3.0502
Total	2.4042	0.0192	1.6636	9.0000e-005		9.1300e-003	9.1300e-003		9.1300e-003	9.1300e-003	0.0000	2.9883	2.9883	2.9400e-003	0.0000	3.0502

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	0.2754					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	2.0118					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	0.0512	0.0192	1.6636	9.0000e-005		9.1300e-003	9.1300e-003		9.1300e-003	9.1300e-003		2.9883	2.9883	2.9400e-003		3.0502
Total	2.3383	0.0192	1.6636	9.0000e-005		9.1300e-003	9.1300e-003		9.1300e-003	9.1300e-003	0.0000	2.9883	2.9883	2.9400e-003	0.0000	3.0502

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

**9908 Santa Monica Boulevard
South Coast Air Basin, Annual**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	74.00	Space	0.00	29,600.00	0
Condo/Townhouse High Rise	20.00	Dwelling Unit	0.83	67,004.00	57
Regional Shopping Center	5.00	1000sqft	0.00	5,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	11			Operational Year	2020
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	630.89	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Lot acreage from PD. Lot acreage of commercial incorporated into residential project area

Construction Phase - Assumed 21 month project duration

Off-road Equipment - Revised per applicant provided construction equipment.

Off-road Equipment - Revised per applicant provided equipment

Off-road Equipment - Revised per applicant provided equipment details.

Trips and VMT - Average of applicant provided worker range

Grading - From project description

Architectural Coating - Assumed compliance with SCAQMD Rule 1113

Vehicle Trips - Per ITE Trip Generation Rates

Woodstoves - Assumed compliance with SCAQMD Rule 445

Area Coating - Assumed compliance with SCAQMD Rule 1113

Construction Off-road Equipment Mitigation - Assumed compliance with SCAQMD Rule 403

Mobile Land Use Mitigation - 27 units per 0.83 acres; adjacent to commercial, retail, and more; Santa Monica/Wilshire Transit stop.

Area Mitigation - Assumed compliance with SCAQMD Rule 1113.

Energy Mitigation - Project would comply with 2014 Title 24

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	250.00	150.00
tblArchitecturalCoating	EF_Nonresidential_Interior	250.00	150.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	250	150
tblAreaMitigation	UseLowVOCPaintNonresidentialInteriorValue	250	150
tblConstructionPhase	NumDays	5.00	131.00
tblConstructionPhase	NumDays	100.00	347.00
tblConstructionPhase	NumDays	2.00	67.00
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00

tblFireplaces	NumberGas	17.00	0.00
tblFireplaces	NumberNoFireplace	2.00	0.00
tblFireplaces	NumberWood	1.00	0.00
tblGrading	MaterialExported	0.00	20,500.00
tblLandUse	LandUseSquareFeet	20,000.00	67,004.00
tblLandUse	LotAcreage	0.67	0.00
tblLandUse	LotAcreage	0.31	0.83
tblLandUse	LotAcreage	0.11	0.00
tblOffRoadEquipment	HorsePower	89.00	199.00
tblOffRoadEquipment	LoadFactor	0.20	0.36
tblProjectCharacteristics	OperationalYear	2014	2020
tblTripsAndVMT	WorkerTripNumber	20.00	11.00
tblTripsAndVMT	WorkerTripNumber	28.00	25.00
tblTripsAndVMT	WorkerTripNumber	6.00	23.00
tblVehicleTrips	WD_TR	6.59	6.65
tblVehicleTrips	WD_TR	42.94	42.70
tblWoodstoves	NumberCatalytic	1.00	0.00
tblWoodstoves	NumberNoncatalytic	1.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

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					
2017	0.2414	2.4614	1.8116	3.5500e-003	0.0836	0.1324	0.2160	0.0295	0.1227	0.1522	0.0000	316.5231	316.5231	0.0555	0.0000	317.6877
2018	0.5373	1.1122	0.9958	1.7200e-003	0.0384	0.0699	0.1083	0.0103	0.0650	0.0753	0.0000	145.1726	145.1726	0.0299	0.0000	145.8001
2019	0.0981	0.0394	0.0483	9.0000e-005	3.0300e-003	2.6900e-003	5.7200e-003	8.0000e-004	2.6100e-003	3.4200e-003	0.0000	7.2381	7.2381	8.1000e-004	0.0000	7.2553
Total	0.8768	3.6130	2.8557	5.3600e-003	0.1251	0.2049	0.3300	0.0406	0.1904	0.2310	0.0000	468.9338	468.9338	0.0862	0.0000	470.7431

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					
2017	0.2414	2.4614	1.8116	3.5500e-003	0.0691	0.1324	0.2015	0.0218	0.1227	0.1445	0.0000	316.5229	316.5229	0.0555	0.0000	317.6875
2018	0.5373	1.1122	0.9958	1.7200e-003	0.0384	0.0699	0.1083	0.0103	0.0650	0.0753	0.0000	145.1725	145.1725	0.0299	0.0000	145.8000
2019	0.0981	0.0394	0.0483	9.0000e-005	3.0300e-003	2.6900e-003	5.7200e-003	8.0000e-004	2.6100e-003	3.4200e-003	0.0000	7.2381	7.2381	8.1000e-004	0.0000	7.2553
Total	0.8768	3.6130	2.8557	5.3600e-003	0.1105	0.2049	0.3155	0.0329	0.1904	0.2232	0.0000	468.9335	468.9335	0.0862	0.0000	470.7428

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	11.60	0.00	4.40	19.01	0.00	3.34	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	tons/yr										MT/yr					
Area	0.4358	2.4000e-003	0.2080	1.0000e-005		1.1400e-003	1.1400e-003		1.1400e-003	1.1400e-003	0.0000	0.3389	0.3389	3.3000e-004	0.0000	0.3459
Energy	1.9000e-003	0.0163	7.1000e-003	1.0000e-004		1.3100e-003	1.3100e-003		1.3100e-003	1.3100e-003	0.0000	122.5670	122.5670	5.1300e-003	1.3300e-003	123.0875
Mobile	0.1638	0.4361	1.7464	5.0300e-003	0.3411	6.8300e-003	0.3479	0.0913	6.3000e-003	0.0976	0.0000	352.7491	352.7491	0.0128	0.0000	353.0173
Waste						0.0000	0.0000		0.0000	0.0000	2.9332	0.0000	2.9332	0.1734	0.0000	6.5735
Water						0.0000	0.0000		0.0000	0.0000	0.5309	9.5691	10.1000	0.0550	1.3800e-003	11.6817
Total	0.6016	0.4548	1.9615	5.1400e-003	0.3411	9.2800e-003	0.3503	0.0913	8.7500e-003	0.1000	3.4641	485.2240	488.6881	0.2466	2.7100e-003	494.7059

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	0.4238	2.4000e-003	0.2080	1.0000e-005		1.1400e-003	1.1400e-003		1.1400e-003	1.1400e-003	0.0000	0.3389	0.3389	3.3000e-004	0.0000	0.3459
Energy	1.5100e-003	0.0130	5.6500e-003	8.0000e-005		1.0500e-003	1.0500e-003		1.0500e-003	1.0500e-003	0.0000	108.3212	108.3212	4.5800e-003	1.1600e-003	108.7776
Mobile	0.1500	0.3285	1.3965	3.5700e-003	0.2387	4.9300e-003	0.2437	0.0639	4.5500e-003	0.0684	0.0000	250.3348	250.3348	9.3000e-003	0.0000	250.5300
Waste						0.0000	0.0000		0.0000	0.0000	2.9332	0.0000	2.9332	0.1734	0.0000	6.5735
Water						0.0000	0.0000		0.0000	0.0000	0.5309	9.5691	10.1000	0.0550	1.3800e-003	11.6808
Total	0.5753	0.3439	1.6101	3.6600e-003	0.2387	7.1200e-003	0.2459	0.0639	6.7400e-003	0.0706	3.4641	368.5639	372.0280	0.2425	2.5400e-003	377.9078

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	4.37	24.39	17.91	28.79	30.00	23.28	29.82	30.00	22.97	29.38	0.00	24.04	23.87	1.63	6.27	23.61

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Grading	Grading	1/1/2017	4/4/2017	5	67	
2	Building Construction	Building Construction	4/5/2017	8/2/2018	5	347	
3	Architectural Coating	Architectural Coating	8/3/2018	2/1/2019	5	131	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 135,683; Residential Outdoor: 45,228; Non-Residential Indoor: 51,900; Non-Residential Outdoor: 17,300 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Grading	Bore/Drill Rigs	1	6.00	205	0.50
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Cranes	1	6.00	226	0.29
Grading	Excavators	1	6.00	162	0.38
Grading	Forklifts	1	1.00	199	0.36
Grading	Rubber Tired Dozers	1	1.00	255	0.40
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Building Construction	Cement and Mortar Mixers	1	6.00	9	0.56
Building Construction	Cranes	1	4.00	226	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48
Architectural Coating	Cement and Mortar Mixers	1	6.00	9	0.56
Architectural Coating	Forklifts	1	6.00	89	0.20

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
Grading	8	11.00	0.00	2,563.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	6	25.00	8.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	3	23.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

Clean Paved Roads

3.2 Grading - 2017

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					0.0264	0.0000	0.0264	0.0140	0.0000	0.0140	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0763	0.7901	0.5039	9.2000e-004		0.0426	0.0426		0.0400	0.0400	0.0000	84.2300	84.2300	0.0219	0.0000	84.6893
Total	0.0763	0.7901	0.5039	9.2000e-004	0.0264	0.0426	0.0689	0.0140	0.0400	0.0540	0.0000	84.2300	84.2300	0.0219	0.0000	84.6893

3.2 Grading - 2017

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	0.0217	0.3430	0.2707	9.4000e-004	0.0220	5.0300e-003	0.0270	6.0300e-003	4.6200e-003	0.0107	0.0000	84.9976	84.9976	6.1000e-004	0.0000	85.0105
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	1.3200e-003	1.9600e-003	0.0204	5.0000e-005	4.0400e-003	3.0000e-005	4.0800e-003	1.0700e-003	3.0000e-005	1.1000e-003	0.0000	3.6424	3.6424	1.9000e-004	0.0000	3.6463
Total	0.0230	0.3450	0.2911	9.9000e-004	0.0260	5.0600e-003	0.0311	7.1000e-003	4.6500e-003	0.0118	0.0000	88.6400	88.6400	8.0000e-004	0.0000	88.6568

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					0.0119	0.0000	0.0119	6.3200e-003	0.0000	6.3200e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0763	0.7901	0.5039	9.2000e-004		0.0426	0.0426		0.0400	0.0400	0.0000	84.2299	84.2299	0.0219	0.0000	84.6892
Total	0.0763	0.7901	0.5039	9.2000e-004	0.0119	0.0426	0.0544	6.3200e-003	0.0400	0.0463	0.0000	84.2299	84.2299	0.0219	0.0000	84.6892

3.2 Grading - 2017**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	0.0217	0.3430	0.2707	9.4000e-004	0.0220	5.0300e-003	0.0270	6.0300e-003	4.6200e-003	0.0107	0.0000	84.9976	84.9976	6.1000e-004	0.0000	85.0105
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	1.3200e-003	1.9600e-003	0.0204	5.0000e-005	4.0400e-003	3.0000e-005	4.0800e-003	1.0700e-003	3.0000e-005	1.1000e-003	0.0000	3.6424	3.6424	1.9000e-004	0.0000	3.6463
Total	0.0230	0.3450	0.2911	9.9000e-004	0.0260	5.0600e-003	0.0311	7.1000e-003	4.6500e-003	0.0118	0.0000	88.6400	88.6400	8.0000e-004	0.0000	88.6568

3.3 Building Construction - 2017**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	0.1272	1.2497	0.7981	1.1400e-003		0.0836	0.0836		0.0770	0.0770	0.0000	104.8260	104.8260	0.0315	0.0000	105.4864
Total	0.1272	1.2497	0.7981	1.1400e-003		0.0836	0.0836		0.0770	0.0770	0.0000	104.8260	104.8260	0.0315	0.0000	105.4864

3.3 Building Construction - 2017

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	6.2800e-003	0.0638	0.0853	1.7000e-004	4.7500e-003	9.8000e-004	5.7300e-003	1.3600e-003	9.0000e-004	2.2500e-003	0.0000	14.9811	14.9811	1.1000e-004	0.0000	14.9834
Worker	8.6700e-003	0.0128	0.1333	3.3000e-004	0.0265	2.2000e-004	0.0267	7.0300e-003	2.0000e-004	7.2300e-003	0.0000	23.8460	23.8460	1.2300e-003	0.0000	23.8719
Total	0.0150	0.0766	0.2186	5.0000e-004	0.0312	1.2000e-003	0.0324	8.3900e-003	1.1000e-003	9.4800e-003	0.0000	38.8271	38.8271	1.3400e-003	0.0000	38.8553

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	0.1272	1.2497	0.7981	1.1400e-003		0.0836	0.0836		0.0770	0.0770	0.0000	104.8259	104.8259	0.0315	0.0000	105.4862
Total	0.1272	1.2497	0.7981	1.1400e-003		0.0836	0.0836		0.0770	0.0770	0.0000	104.8259	104.8259	0.0315	0.0000	105.4862

3.3 Building Construction - 2017**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	6.2800e-003	0.0638	0.0853	1.7000e-004	4.7500e-003	9.8000e-004	5.7300e-003	1.3600e-003	9.0000e-004	2.2500e-003	0.0000	14.9811	14.9811	1.1000e-004	0.0000	14.9834
Worker	8.6700e-003	0.0128	0.1333	3.3000e-004	0.0265	2.2000e-004	0.0267	7.0300e-003	2.0000e-004	7.2300e-003	0.0000	23.8460	23.8460	1.2300e-003	0.0000	23.8719
Total	0.0150	0.0766	0.2186	5.0000e-004	0.0312	1.2000e-003	0.0324	8.3900e-003	1.1000e-003	9.4800e-003	0.0000	38.8271	38.8271	1.3400e-003	0.0000	38.8553

3.3 Building Construction - 2018**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	0.0865	0.8650	0.6126	9.1000e-004		0.0552	0.0552		0.0508	0.0508	0.0000	82.2966	82.2966	0.0251	0.0000	82.8231
Total	0.0865	0.8650	0.6126	9.1000e-004		0.0552	0.0552		0.0508	0.0508	0.0000	82.2966	82.2966	0.0251	0.0000	82.8231

3.3 Building Construction - 2018

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	4.6900e-003	0.0467	0.0652	1.3000e-004	3.7900e-003	7.3000e-004	4.5200e-003	1.0800e-003	6.7000e-004	1.7600e-003	0.0000	11.7533	11.7533	9.0000e-005	0.0000	11.7551
Worker	6.2100e-003	9.2800e-003	0.0964	2.6000e-004	0.0211	1.7000e-004	0.0213	5.6100e-003	1.6000e-004	5.7600e-003	0.0000	18.3172	18.3172	9.1000e-004	0.0000	18.3364
Total	0.0109	0.0560	0.1615	3.9000e-004	0.0249	9.0000e-004	0.0258	6.6900e-003	8.3000e-004	7.5200e-003	0.0000	30.0705	30.0705	1.0000e-003	0.0000	30.0914

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	0.0865	0.8650	0.6126	9.1000e-004		0.0552	0.0552		0.0508	0.0508	0.0000	82.2965	82.2965	0.0251	0.0000	82.8230
Total	0.0865	0.8650	0.6126	9.1000e-004		0.0552	0.0552		0.0508	0.0508	0.0000	82.2965	82.2965	0.0251	0.0000	82.8230

3.3 Building Construction - 2018

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	4.6900e-003	0.0467	0.0652	1.3000e-004	3.7900e-003	7.3000e-004	4.5200e-003	1.0800e-003	6.7000e-004	1.7600e-003	0.0000	11.7533	11.7533	9.0000e-005	0.0000	11.7551
Worker	6.2100e-003	9.2800e-003	0.0964	2.6000e-004	0.0211	1.7000e-004	0.0213	5.6100e-003	1.6000e-004	5.7600e-003	0.0000	18.3172	18.3172	9.1000e-004	0.0000	18.3364
Total	0.0109	0.0560	0.1615	3.9000e-004	0.0249	9.0000e-004	0.0258	6.6900e-003	8.3000e-004	7.5200e-003	0.0000	30.0705	30.0705	1.0000e-003	0.0000	30.0914

3.4 Architectural Coating - 2018

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	0.4105					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0255	0.1853	0.1602	2.5000e-004		0.0137	0.0137		0.0133	0.0133	0.0000	21.0968	21.0968	3.2300e-003	0.0000	21.1646
Total	0.4360	0.1853	0.1602	2.5000e-004		0.0137	0.0137		0.0133	0.0133	0.0000	21.0968	21.0968	3.2300e-003	0.0000	21.1646

3.4 Architectural Coating - 2018

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	3.9700e-003	5.9300e-003	0.0616	1.7000e-004	0.0135	1.1000e-004	0.0136	3.5900e-003	1.0000e-004	3.6800e-003	0.0000	11.7087	11.7087	5.8000e-004	0.0000	11.7210
Total	3.9700e-003	5.9300e-003	0.0616	1.7000e-004	0.0135	1.1000e-004	0.0136	3.5900e-003	1.0000e-004	3.6800e-003	0.0000	11.7087	11.7087	5.8000e-004	0.0000	11.7210

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	0.4105					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0255	0.1853	0.1602	2.5000e-004		0.0137	0.0137		0.0133	0.0133	0.0000	21.0967	21.0967	3.2300e-003	0.0000	21.1646
Total	0.4360	0.1853	0.1602	2.5000e-004		0.0137	0.0137		0.0133	0.0133	0.0000	21.0967	21.0967	3.2300e-003	0.0000	21.1646

3.4 Architectural Coating - 2018

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	3.9700e-003	5.9300e-003	0.0616	1.7000e-004	0.0135	1.1000e-004	0.0136	3.5900e-003	1.0000e-004	3.6800e-003	0.0000	11.7087	11.7087	5.8000e-004	0.0000	11.7210
Total	3.9700e-003	5.9300e-003	0.0616	1.7000e-004	0.0135	1.1000e-004	0.0136	3.5900e-003	1.0000e-004	3.6800e-003	0.0000	11.7087	11.7087	5.8000e-004	0.0000	11.7210

3.4 Architectural Coating - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0921					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	5.1700e-003	0.0382	0.0356	6.0000e-005		2.6700e-003	2.6700e-003		2.5900e-003	2.5900e-003	0.0000	4.7118	4.7118	6.9000e-004	0.0000	4.7264
Total	0.0973	0.0382	0.0356	6.0000e-005		2.6700e-003	2.6700e-003		2.5900e-003	2.5900e-003	0.0000	4.7118	4.7118	6.9000e-004	0.0000	4.7264

3.4 Architectural Coating - 2019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	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	8.2000e-004	1.2200e-003	0.0127	4.0000e-005	3.0300e-003	2.0000e-005	3.0500e-003	8.0000e-004	2.0000e-005	8.3000e-004	0.0000	2.5263	2.5263	1.2000e-004	0.0000	2.5289
Total	8.2000e-004	1.2200e-003	0.0127	4.0000e-005	3.0300e-003	2.0000e-005	3.0500e-003	8.0000e-004	2.0000e-005	8.3000e-004	0.0000	2.5263	2.5263	1.2000e-004	0.0000	2.5289

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	0.0921					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	5.1700e-003	0.0382	0.0356	6.0000e-005		2.6700e-003	2.6700e-003		2.5900e-003	2.5900e-003	0.0000	4.7118	4.7118	6.9000e-004	0.0000	4.7264
Total	0.0973	0.0382	0.0356	6.0000e-005		2.6700e-003	2.6700e-003		2.5900e-003	2.5900e-003	0.0000	4.7118	4.7118	6.9000e-004	0.0000	4.7264

3.4 Architectural Coating - 2019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	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	8.2000e-004	1.2200e-003	0.0127	4.0000e-005	3.0300e-003	2.0000e-005	3.0500e-003	8.0000e-004	2.0000e-005	8.3000e-004	0.0000	2.5263	2.5263	1.2000e-004	0.0000	2.5289
Total	8.2000e-004	1.2200e-003	0.0127	4.0000e-005	3.0300e-003	2.0000e-005	3.0500e-003	8.0000e-004	2.0000e-005	8.3000e-004	0.0000	2.5263	2.5263	1.2000e-004	0.0000	2.5289

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Density

Increase Diversity

Increase Transit Accessibility

	ROG	NOx	CO	SO2	Fugitive 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	0.1500	0.3285	1.3965	3.5700e-003	0.2387	4.9300e-003	0.2437	0.0639	4.5500e-003	0.0684	0.0000	250.3348	250.3348	9.3000e-003	0.0000	250.5300
Unmitigated	0.1638	0.4361	1.7464	5.0300e-003	0.3411	6.8300e-003	0.3479	0.0913	6.3000e-003	0.0976	0.0000	352.7491	352.7491	0.0128	0.0000	353.0173

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Condo/Townhouse High Rise	133.00	143.20	121.40	453,798	317,658
Enclosed Parking with Elevator	0.00	0.00	0.00		
Regional Shopping Center	213.50	249.85	126.20	446,025	312,217
Total	346.50	393.05	247.60	899,823	629,876

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Condo/Townhouse High Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Regional Shopping Center	16.60	8.40	6.90	16.30	64.70	19.00	54	35	11

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.510092	0.059583	0.181091	0.139410	0.042694	0.006692	0.016202	0.032692	0.001943	0.002491	0.004392	0.000576	0.002140

5.0 Energy Detail

4.4 Fleet Mix

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated							0.0000	0.0000		0.0000	0.0000	93.3514	93.3514	4.2900e-003	8.9000e-004	93.7167
Electricity Unmitigated							0.0000	0.0000		0.0000	0.0000	103.7347	103.7347	4.7700e-003	9.9000e-004	104.1407
NaturalGas Mitigated	1.5100e-003	0.0130	5.6500e-003	8.0000e-005		1.0500e-003	1.0500e-003		1.0500e-003	1.0500e-003	0.0000	14.9698	14.9698	2.9000e-004	2.7000e-004	15.0609
NaturalGas Unmitigated	1.9000e-003	0.0163	7.1000e-003	1.0000e-004		1.3100e-003	1.3100e-003		1.3100e-003	1.3100e-003	0.0000	18.8323	18.8323	3.6000e-004	3.5000e-004	18.9469

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					
Enclosed Parking with Elevator	0	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
Regional Shopping Center	8500	5.0000e-005	4.2000e-004	3.5000e-004	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005	0.0000	0.4536	0.4536	1.0000e-005	1.0000e-005	0.4564
Condo/Townhouse High Rise	344403	1.8600e-003	0.0159	6.7500e-003	1.0000e-004		1.2800e-003	1.2800e-003		1.2800e-003	1.2800e-003	0.0000	18.3787	18.3787	3.5000e-004	3.4000e-004	18.4905
Total		1.9100e-003	0.0163	7.1000e-003	1.0000e-004		1.3100e-003	1.3100e-003		1.3100e-003	1.3100e-003	0.0000	18.8323	18.8323	3.6000e-004	3.5000e-004	18.9469

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					
Enclosed Parking with Elevator	0	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
Regional Shopping Center	6987.5	4.0000e-005	3.4000e-004	2.9000e-004	0.0000		3.0000e-005	3.0000e-005		3.0000e-005	3.0000e-005	0.0000	0.3729	0.3729	1.0000e-005	1.0000e-005	0.3752
Condo/Townhouse High Rise	273535	1.4700e-003	0.0126	5.3600e-003	8.0000e-005		1.0200e-003	1.0200e-003		1.0200e-003	1.0200e-003	0.0000	14.5969	14.5969	2.8000e-004	2.7000e-004	14.6857
Total		1.5100e-003	0.0129	5.6500e-003	8.0000e-005		1.0500e-003	1.0500e-003		1.0500e-003	1.0500e-003	0.0000	14.9698	14.9698	2.9000e-004	2.8000e-004	15.0609

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Condo/Townhouse High Rise	87143.2	24.9375	1.1500e-003	2.4000e-004	25.0351
Enclosed Parking with Elevator	199504	57.0914	2.6200e-003	5.4000e-004	57.3149
Regional Shopping Center	75850	21.7058	1.0000e-003	2.1000e-004	21.7907
Total		103.7347	4.7700e-003	9.9000e-004	104.1407

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Condo/Townhouse High Rise	85992.1	24.6081	1.1300e-003	2.3000e-004	24.7044
Enclosed Parking with Elevator	170496	48.7903	2.2400e-003	4.6000e-004	48.9813
Regional Shopping Center	69725	19.9530	9.2000e-004	1.9000e-004	20.0311
Total		93.3514	4.2900e-003	8.8000e-004	93.7167

6.0 Area Detail

6.1 Mitigation Measures Area

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

No Hearths Installed

	ROG	NOx	CO	SO2	Fugitive 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	0.4238	2.4000e-003	0.2080	1.0000e-005		1.1400e-003	1.1400e-003		1.1400e-003	1.1400e-003	0.0000	0.3389	0.3389	3.3000e-004	0.0000	0.3459
Unmitigated	0.4358	2.4000e-003	0.2080	1.0000e-005		1.1400e-003	1.1400e-003		1.1400e-003	1.1400e-003	0.0000	0.3389	0.3389	3.3000e-004	0.0000	0.3459

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	0.0623					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.3672					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	6.4000e-003	2.4000e-003	0.2080	1.0000e-005		1.1400e-003	1.1400e-003		1.1400e-003	1.1400e-003	0.0000	0.3389	0.3389	3.3000e-004	0.0000	0.3459
Total	0.4358	2.4000e-003	0.2080	1.0000e-005		1.1400e-003	1.1400e-003		1.1400e-003	1.1400e-003	0.0000	0.3389	0.3389	3.3000e-004	0.0000	0.3459

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	0.0503					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.3672					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	6.4000e-003	2.4000e-003	0.2080	1.0000e-005		1.1400e-003	1.1400e-003		1.1400e-003	1.1400e-003	0.0000	0.3389	0.3389	3.3000e-004	0.0000	0.3459
Total	0.4238	2.4000e-003	0.2080	1.0000e-005		1.1400e-003	1.1400e-003		1.1400e-003	1.1400e-003	0.0000	0.3389	0.3389	3.3000e-004	0.0000	0.3459

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	10.1000	0.0550	1.3800e-003	11.6808
Unmitigated	10.1000	0.0550	1.3800e-003	11.6817

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Condo/Townhouse High Rise	1.30308 / 0.821507	7.8808	0.0428	1.0700e-003	9.1125
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	0.370363 / 0.226996	2.2192	0.0122	3.0000e-004	2.5692
Total		10.1000	0.0550	1.3700e-003	11.6817

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Condo/Townhouse High Rise	1.30308 / 0.821507	7.8808	0.0428	1.0700e-003	9.1118
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	0.370363 / 0.226996	2.2192	0.0122	3.0000e-004	2.5690
Total		10.1000	0.0550	1.3700e-003	11.6808

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	2.9332	0.1734	0.0000	6.5735
Unmitigated	2.9332	0.1734	0.0000	6.5735

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Condo/Townhouse High Rise	9.2	1.8675	0.1104	0.0000	4.1852
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	5.25	1.0657	0.0630	0.0000	2.3883
Total		2.9332	0.1734	0.0000	6.5735

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Condo/Townhouse High Rise	9.2	1.8675	0.1104	0.0000	4.1852
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	5.25	1.0657	0.0630	0.0000	2.3883
Total		2.9332	0.1734	0.0000	6.5735

9.0 Operational Offroad

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

Greenhouse Gas Emission Worksheet
N2O Mobile Emissions

VG Prop Invstmnts New Med Ofc Bldg

From URBEMIS 2007 Vehicle Fleet Mix Output:

Annual VMT: 629,876

Vehicle Type	Percent Type	CH4 Emission Factor (g/mile)*	CH4 Emission (g/mile)**	N2O Emission Factor (g/mile)*	N2O Emission (g/mile)**
Light Auto	51.0%	0.04	0.0204	0.04	0.0204
Light Truck < 3750 lbs	6.0%	0.05	0.003	0.06	0.0036
Light Truck 3751-5750 lbs	18.0%	0.05	0.009	0.06	0.0108
Med Truck 5751-8500 lbs	13.9%	0.12	0.01668	0.2	0.0278
Lite-Heavy Truck 8501-10,000 lbs	4.0%	0.12	0.0048	0.2	0.008
Lite-Heavy Truck 10,001-14,000 lbs	1.0%	0.09	0.0009	0.125	0.00125
Med-Heavy Truck 14,001-33,000 lbs	2.0%	0.06	0.0012	0.05	0.001
Heavy-Heavy Truck 33,001-60,000 lbs	3.0%	0.06	0.0018	0.05	0.0015
Other Bus	0.2%	0.06	0.00012	0.05	0.0001
Urban Bus	0.2%	0.06	0.00012	0.05	0.0001
Motorcycle	0.4%	0.09	0.00036	0.01	0.00004
School Bus	0.1%	0.06	0.00006	0.05	0.00005
Motor Home	0.2%	0.09	0.00018	0.125	0.00025
Total	100.0%		0.05862		0.07489

Total Emissions (metric tons) =

Emission Factor by Vehicle Mix (g/mi) x Annual VMT(mi) x 0.000001 metric tons/g

Conversion to Carbon Dioxide Equivalency (CO2e) Units based on Global Warming Potential (GWP)

CH4 21 GWP
 N2O 310 GWP
 1 ton (short, US) = 0.90718474 metric ton

Annual Mobile Emissions:

	Total Emissions	Total CO2e units
N2O Emissions:	0.0472 metric tons N2O	14.62 metric tons CO2e
	Project Total: 14.62 metric tons CO2e	

References

- * from Table C.4: Methane and Nitrous Oxide Emission Factors for Mobile Sources by Vehicle and Fuel Type (g/mile). in California Climate Action Registry General Reporting Protocol, Reporting Entity-Wide Greenhouse Gas Emissions, Version 3.1, January 2009. Assume Model year 2000-present, gasoline fueled.
- ** Source: California Climate Action Registry General Reporting Protocol, Reporting Entity-Wide Greenhouse Gas Emissions, Version 3.1, January 2009.
- *** From URBEMIS 2007 results for mobile sources