

Oxnard Teal Club Phase 1 - Ventura County, Winter

**Oxnard Teal Club Phase 1
Ventura County, Winter**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	60.00	1000sqft	8.78	60,000.00	0
City Park	6.50	Acre	6.50	283,140.00	0
Apartments Low Rise	263.00	Dwelling Unit	15.14	263,000.00	1044
Apartments Mid Rise	240.00	Dwelling Unit	10.57	240,000.00	953
Single Family Housing	220.00	Dwelling Unit	27.53	396,000.00	873

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.6	Precipitation Freq (Days)	31
Climate Zone	8			Operational Year	2030
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	337.71	CH4 Intensity (lb/MWhr)	0.014	N2O Intensity (lb/MWhr)	0.003

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Based on 2030 projections for SCE 60% renewable with CPUC 2011 SCE factor for 2009. 337.71; 0.014; 0.003

Land Use - Per Project Description 8/2019. General office building is commercial/mixed use/village commercial

Construction Phase - AC extended to overlap with construction by half, 2021-2023

Off-road Equipment -

Off-road Equipment -

Off-road Equipment -

Oxnard Teal Club Phase 1 - Ventura County, Winter

Off-road Equipment -

Off-road Equipment -

Off-road Equipment -

Trips and VMT - Haul 4 miles east to Del Norte Regional Recycling and Transfer

Grading - 100,000 cy soil import to raise central portion of the property by 5 feet for sewer line cover

Architectural Coating - Per VCAPCD Rule 74.2 AC. 50 interior, 100 exterior

Vehicle Trips - Trip Rates from Stantec Traffic Study 3/26/2019.

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Woodstoves - No fireplaces or woodstoves

Area Coating - Per VCAPCD Rule 74.2

Energy Use - 7% decrease in electricity factor for residential and 30% decrease for commercial per 2019 CalGreen standards

Water And Wastewater -

Solid Waste - 25% waste reduction due to AB 341, Athens Services compliant

Construction Off-road Equipment Mitigation - Per Ventura County Air Quality Assessment Guidelines

Mobile Land Use Mitigation -

Area Mitigation - Per VCAPCD Rule 74.2 AC

Energy Mitigation - Per residential low-rise solar PV requirement (2019 California Energy Code Section 150.1(b)14)

Water Mitigation - 20% water reduction indoor and water efficient fixtures per CalGreen Building Standards Update 2016, Recycled water used for all landscaping

Waste Mitigation -

Fleet Mix -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	250.00	100.00
tblArchitecturalCoating	EF_Nonresidential_Interior	250.00	50.00
tblArchitecturalCoating	EF_Parking	250.00	100.00

Oxnard Teal Club Phase 1 - Ventura County, Winter

tblArchitecturalCoating	EF_Residential_Interior	75.00	50.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	250	100
tblAreaCoating	Area_EF_Nonresidential_Interior	250	50
tblAreaCoating	Area_EF_Parking	250	100
tblAreaCoating	Area_EF_Residential_Interior	75	50
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblConstructionPhase	NumDays	75.00	335.00
tblConstructionPhase	NumDays	1,110.00	630.00
tblConstructionPhase	NumDays	70.00	50.00
tblConstructionPhase	NumDays	110.00	20.00
tblConstructionPhase	NumDays	75.00	40.00
tblConstructionPhase	NumDays	40.00	20.00
tblEnergyUse	T24E	177.01	164.62
tblEnergyUse	T24E	179.76	167.18
tblEnergyUse	T24E	4.71	3.30
tblEnergyUse	T24E	253.73	235.97
tblFireplaces	NumberNoFireplace	263.00	0.00
tblFireplaces	NumberNoFireplace	240.00	0.00
tblFireplaces	NumberNoFireplace	220.00	0.00
tblGrading	AcresOfGrading	50.00	275.00
tblGrading	MaterialImported	0.00	100,000.00
tblLandUse	GreenSpaceAllowEdit	1.00	0.00
tblLandUse	LotAcreage	1.38	8.78
tblLandUse	LotAcreage	16.44	15.14
tblLandUse	LotAcreage	6.32	10.57
tblLandUse	LotAcreage	71.43	27.53
tblLandUse	Population	805.00	1,044.00

Oxnard Teal Club Phase 1 - Ventura County, Winter

tblLandUse	Population	734.00	953.00
tblLandUse	Population	673.00	873.00
tblProjectCharacteristics	CH4IntensityFactor	0.029	0.014
tblProjectCharacteristics	CO2IntensityFactor	702.44	337.71
tblProjectCharacteristics	N2OIntensityFactor	0.006	0.003
tblSolidWaste	SolidWasteGenerationRate	120.98	90.73
tblSolidWaste	SolidWasteGenerationRate	110.40	82.80
tblSolidWaste	SolidWasteGenerationRate	0.56	0.42
tblSolidWaste	SolidWasteGenerationRate	55.80	41.85
tblSolidWaste	SolidWasteGenerationRate	357.93	268.45
tblTripsAndVMT	HaulingTripLength	20.00	4.00
tblVehicleTrips	ST_TR	9.91	9.44
tblVehicleTrips	SU_TR	8.62	9.44
tblVehicleTrips	WD_TR	6.59	7.32
tblVehicleTrips	WD_TR	6.65	7.32
tblVehicleTrips	WD_TR	1.89	20.00
tblVehicleTrips	WD_TR	11.03	120.00
tblVehicleTrips	WD_TR	9.52	9.44

2.0 Emissions Summary

Oxnard Teal Club Phase 1 - Ventura County, Winter

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	8.6494	202.2115	70.0043	0.5223	32.3595	2.6201	34.9796	9.9699	2.4338	11.8517	0.0000	56,452.3929	56,452.3929	6.8737	0.0000	56,624.2346
2022	31.7514	30.6082	37.6939	0.1122	6.6152	0.9623	7.5775	1.7751	0.9100	2.6850	0.0000	11,309.2651	11,309.2651	1.0364	0.0000	11,335.1757
2023	31.3653	26.2364	35.9547	0.1096	6.6153	0.8208	7.4360	1.7751	0.7759	2.5510	0.0000	11,043.5525	11,043.5525	0.9870	0.0000	11,068.2264
Maximum	31.7514	202.2115	70.0043	0.5223	32.3595	2.6201	34.9796	9.9699	2.4338	11.8517	0.0000	56,452.3929	56,452.3929	6.8737	0.0000	56,624.2346

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					
2021	8.6494	202.2115	70.0043	0.5223	20.6409	2.6201	23.2610	5.2708	2.4338	7.7046	0.0000	56,452.3928	56,452.3928	6.8737	0.0000	56,624.2346
2022	31.7514	30.6082	37.6939	0.1122	6.6152	0.9623	7.5775	1.7751	0.9100	2.6850	0.0000	11,309.2651	11,309.2651	1.0364	0.0000	11,335.1757
2023	31.3653	26.2364	35.9547	0.1096	6.6153	0.8208	7.4360	1.7751	0.7759	2.5510	0.0000	11,043.5525	11,043.5525	0.9870	0.0000	11,068.2264
Maximum	31.7514	202.2115	70.0043	0.5223	20.6409	2.6201	23.2610	5.2708	2.4338	7.7046	0.0000	56,452.3928	56,452.3928	6.8737	0.0000	56,624.2346

Oxnard Teal Club Phase 1 - Ventura County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	25.70	0.00	23.44	34.76	0.00	24.27	0.00	0.00	0.00	0.00	0.00	0.00

Oxnard Teal Club Phase 1 - Ventura County, Winter

2.2 Overall Operational
Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	30.8330	0.6859	59.4975	3.1500e-003		0.3308	0.3308		0.3308	0.3308	0.0000	107.4179	107.4179	0.1024	0.0000	109.9770
Energy	0.3641	3.1204	1.3889	0.0199		0.2516	0.2516		0.2516	0.2516		3,972.2297	3,972.2297	0.0761	0.0728	3,995.8347
Mobile	10.6877	44.4008	133.3981	0.5776	70.7400	0.3841	71.1241	18.8863	0.3562	19.2425		58,891.2513	58,891.2513	2.1057		58,943.8935
Total	41.8848	48.2071	194.2845	0.6006	70.7400	0.9665	71.7065	18.8863	0.9386	19.8249	0.0000	62,970.8989	62,970.8989	2.2842	0.0728	63,049.7052

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	30.8330	0.6859	59.4975	3.1500e-003		0.3308	0.3308		0.3308	0.3308	0.0000	107.4179	107.4179	0.1024	0.0000	109.9770
Energy	0.3641	3.1204	1.3889	0.0199		0.2516	0.2516		0.2516	0.2516		3,972.2297	3,972.2297	0.0761	0.0728	3,995.8347
Mobile	9.9136	40.5094	111.8740	0.4610	55.6035	0.3142	55.9177	14.8452	0.2913	15.1365		47,018.7388	47,018.7388	1.7446		47,062.3530
Total	41.1107	44.3157	172.7604	0.4840	55.6035	0.8966	56.5001	14.8452	0.8737	15.7188	0.0000	51,098.3864	51,098.3864	1.9231	0.0728	51,168.1647

Oxnard Teal Club Phase 1 - Ventura County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	1.85	8.07	11.08	19.41	21.40	7.23	21.21	21.40	6.91	20.71	0.00	18.85	18.85	15.81	0.00	18.84

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	1/1/2021	3/11/2021	5	50	
2	Site Preparation	Site Preparation	3/12/2021	4/8/2021	5	20	
3	Grading	Grading	4/9/2021	5/6/2021	5	20	
4	Building Construction	Building Construction	5/7/2021	10/5/2023	5	630	
5	Architectural Coating	Architectural Coating	9/18/2022	12/29/2023	5	335	
6	Paving	Paving	10/6/2023	11/30/2023	5	40	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 275

Acres of Paving: 0

Residential Indoor: 1,820,475; Residential Outdoor: 606,825; Non-Residential Indoor: 514,710; Non-Residential Outdoor: 171,570; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Oxnard Teal Club Phase 1 - Ventura County, Winter

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Oxnard Teal Club Phase 1 - Ventura County, Winter

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	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	12,500.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	579.00	134.00	0.00	10.80	7.30	4.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	116.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Soil Stabilizer

Water Exposed Area

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.1651	31.4407	21.5650	0.0388		1.5513	1.5513		1.4411	1.4411		3,747.9449	3,747.9449	1.0549		3,774.3174
Total	3.1651	31.4407	21.5650	0.0388		1.5513	1.5513		1.4411	1.4411		3,747.9449	3,747.9449	1.0549		3,774.3174

Oxnard Teal Club Phase 1 - Ventura County, Winter

3.2 Demolition - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	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	0.0583	0.0348	0.3731	1.1000e-003	0.1232	8.5000e-004	0.1241	0.0327	7.9000e-004	0.0335		109.9022	109.9022	2.7900e-003		109.9721
Total	0.0583	0.0348	0.3731	1.1000e-003	0.1232	8.5000e-004	0.1241	0.0327	7.9000e-004	0.0335		109.9022	109.9022	2.7900e-003		109.9721

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	3.1651	31.4407	21.5650	0.0388		1.5513	1.5513		1.4411	1.4411	0.0000	3,747.9449	3,747.9449	1.0549		3,774.3174
Total	3.1651	31.4407	21.5650	0.0388		1.5513	1.5513		1.4411	1.4411	0.0000	3,747.9449	3,747.9449	1.0549		3,774.3174

Oxnard Teal Club Phase 1 - Ventura County, Winter

3.2 Demolition - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	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	0.0583	0.0348	0.3731	1.1000e-003	0.1232	8.5000e-004	0.1241	0.0327	7.9000e-004	0.0335		109.9022	109.9022	2.7900e-003		109.9721
Total	0.0583	0.0348	0.3731	1.1000e-003	0.1232	8.5000e-004	0.1241	0.0327	7.9000e-004	0.0335		109.9022	109.9022	2.7900e-003		109.9721

3.3 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809		3,685.6569	3,685.6569	1.1920		3,715.4573
Total	3.8882	40.4971	21.1543	0.0380	18.0663	2.0445	20.1107	9.9307	1.8809	11.8116		3,685.6569	3,685.6569	1.1920		3,715.4573

Oxnard Teal Club Phase 1 - Ventura County, Winter

3.3 Site Preparation - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	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	0.0417	0.4478	1.3200e-003	0.1479	1.0200e-003	0.1489	0.0392	9.4000e-004	0.0402		131.8827	131.8827	3.3500e-003		131.9665
Total	0.0699	0.0417	0.4478	1.3200e-003	0.1479	1.0200e-003	0.1489	0.0392	9.4000e-004	0.0402		131.8827	131.8827	3.3500e-003		131.9665

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					8.1298	0.0000	8.1298	4.4688	0.0000	4.4688			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809	0.0000	3,685.6569	3,685.6569	1.1920		3,715.4573
Total	3.8882	40.4971	21.1543	0.0380	8.1298	2.0445	10.1743	4.4688	1.8809	6.3497	0.0000	3,685.6569	3,685.6569	1.1920		3,715.4573

Oxnard Teal Club Phase 1 - Ventura County, Winter

3.3 Site Preparation - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	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	0.0417	0.4478	1.3200e-003	0.1479	1.0200e-003	0.1489	0.0392	9.4000e-004	0.0402		131.8827	131.8827	3.3500e-003		131.9665
Total	0.0699	0.0417	0.4478	1.3200e-003	0.1479	1.0200e-003	0.1489	0.0392	9.4000e-004	0.0402		131.8827	131.8827	3.3500e-003		131.9665

3.4 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					21.3066	0.0000	21.3066	4.9911	0.0000	4.9911			0.0000			0.0000
Off-Road	4.1912	46.3998	30.8785	0.0620		1.9853	1.9853		1.8265	1.8265		6,007.0434	6,007.0434	1.9428		6,055.6134
Total	4.1912	46.3998	30.8785	0.0620	21.3066	1.9853	23.2919	4.9911	1.8265	6.8176		6,007.0434	6,007.0434	1.9428		6,055.6134

Oxnard Teal Club Phase 1 - Ventura County, Winter

3.4 Grading - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	4.3805	155.7653	38.6283	0.4589	10.8886	0.6336	11.5223	2.9813	0.6062	3.5875		50,298.8131	50,298.8131	4.9271		50,421.9917
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	0.0464	0.4975	1.4700e-003	0.1643	1.1400e-003	0.1654	0.0436	1.0500e-003	0.0446		146.5363	146.5363	3.7300e-003		146.6294
Total	4.4582	155.8116	39.1258	0.4603	11.0529	0.6348	11.6877	3.0248	0.6073	3.6321		50,445.3494	50,445.3494	4.9309		50,568.6212

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					9.5880	0.0000	9.5880	2.2460	0.0000	2.2460			0.0000			0.0000
Off-Road	4.1912	46.3998	30.8785	0.0620		1.9853	1.9853		1.8265	1.8265	0.0000	6,007.0434	6,007.0434	1.9428		6,055.6134
Total	4.1912	46.3998	30.8785	0.0620	9.5880	1.9853	11.5733	2.2460	1.8265	4.0725	0.0000	6,007.0434	6,007.0434	1.9428		6,055.6134

Oxnard Teal Club Phase 1 - Ventura County, Winter

3.4 Grading - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	4.3805	155.7653	38.6283	0.4589	10.8886	0.6336	11.5223	2.9813	0.6062	3.5875		50,298.8131	50,298.8131	4.9271		50,421.9917
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	0.0464	0.4975	1.4700e-003	0.1643	1.1400e-003	0.1654	0.0436	1.0500e-003	0.0446		146.5363	146.5363	3.7300e-003		146.6294
Total	4.4582	155.8116	39.1258	0.4603	11.0529	0.6348	11.6877	3.0248	0.6073	3.6321		50,445.3494	50,445.3494	4.9309		50,568.6212

3.5 Building Construction - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.9009	17.4321	16.5752	0.0269		0.9586	0.9586		0.9013	0.9013		2,553.3639	2,553.3639	0.6160		2,568.7643
Total	1.9009	17.4321	16.5752	0.0269		0.9586	0.9586		0.9013	0.9013		2,553.3639	2,553.3639	0.6160		2,568.7643

Oxnard Teal Club Phase 1 - Ventura County, Winter

3.5 Building Construction - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	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	0.4002	12.9058	3.7464	0.0335	0.9059	0.0380	0.9439	0.2607	0.0364	0.2970		3,602.2348	3,602.2348	0.3007		3,609.7530
Worker	2.2497	1.3418	14.4027	0.0426	4.7564	0.0330	4.7893	1.2616	0.0304	1.2920		4,242.2258	4,242.2258	0.1079		4,244.9220
Total	2.6499	14.2477	18.1491	0.0761	5.6622	0.0710	5.7332	1.5223	0.0667	1.5890		7,844.4606	7,844.4606	0.4086		7,854.6750

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	1.9009	17.4321	16.5752	0.0269		0.9586	0.9586		0.9013	0.9013	0.0000	2,553.3639	2,553.3639	0.6160		2,568.7643
Total	1.9009	17.4321	16.5752	0.0269		0.9586	0.9586		0.9013	0.9013	0.0000	2,553.3639	2,553.3639	0.6160		2,568.7643

Oxnard Teal Club Phase 1 - Ventura County, Winter

3.5 Building Construction - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	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	0.4002	12.9058	3.7464	0.0335	0.9059	0.0380	0.9439	0.2607	0.0364	0.2970		3,602.2348	3,602.2348	0.3007		3,609.7530
Worker	2.2497	1.3418	14.4027	0.0426	4.7564	0.0330	4.7893	1.2616	0.0304	1.2920		4,242.2258	4,242.2258	0.1079		4,244.9220
Total	2.6499	14.2477	18.1491	0.0761	5.6622	0.0710	5.7332	1.5223	0.0667	1.5890		7,844.4606	7,844.4606	0.4086		7,854.6750

3.5 Building Construction - 2022

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	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322
Total	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322

Oxnard Teal Club Phase 1 - Ventura County, Winter

3.5 Building Construction - 2022

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	0.3723	12.1307	3.5524	0.0331	0.9059	0.0330	0.9389	0.2607	0.0315	0.2923		3,568.4213	3,568.4213	0.2893		3,575.6535
Worker	2.1194	1.2109	13.3000	0.0410	4.7564	0.0322	4.7885	1.2616	0.0296	1.2912		4,086.3755	4,086.3755	0.0974		4,088.8095
Total	2.4917	13.3415	16.8524	0.0741	5.6623	0.0651	5.7274	1.5223	0.0612	1.5835		7,654.7969	7,654.7969	0.3867		7,664.4630

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	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322
Total	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322

Oxnard Teal Club Phase 1 - Ventura County, Winter

3.5 Building Construction - 2022

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	0.3723	12.1307	3.5524	0.0331	0.9059	0.0330	0.9389	0.2607	0.0315	0.2923		3,568.4213	3,568.4213	0.2893		3,575.6535
Worker	2.1194	1.2109	13.3000	0.0410	4.7564	0.0322	4.7885	1.2616	0.0296	1.2912		4,086.3755	4,086.3755	0.0974		4,088.8095
Total	2.4917	13.3415	16.8524	0.0741	5.6623	0.0651	5.7274	1.5223	0.0612	1.5835		7,654.7969	7,654.7969	0.3867		7,664.4630

3.5 Building Construction - 2023

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	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061
Total	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061

Oxnard Teal Club Phase 1 - Ventura County, Winter

3.5 Building Construction - 2023

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	0.2765	9.2358	3.1859	0.0323	0.9060	0.0125	0.9185	0.2607	0.0120	0.2727		3,489.6465	3,489.6465	0.2571		3,496.0750
Worker	1.9995	1.0936	12.2579	0.0394	4.7564	0.0314	4.7878	1.2616	0.0289	1.2905		3,929.9088	3,929.9088	0.0876		3,932.0984
Total	2.2760	10.3294	15.4437	0.0718	5.6624	0.0439	5.7063	1.5223	0.0409	1.5632		7,419.5553	7,419.5553	0.3447		7,428.1734

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	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
Total	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061

Oxnard Teal Club Phase 1 - Ventura County, Winter

3.5 Building Construction - 2023

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	0.2765	9.2358	3.1859	0.0323	0.9060	0.0125	0.9185	0.2607	0.0120	0.2727		3,489.6465	3,489.6465	0.2571		3,496.0750
Worker	1.9995	1.0936	12.2579	0.0394	4.7564	0.0314	4.7878	1.2616	0.0289	1.2905		3,929.9088	3,929.9088	0.0876		3,932.0984
Total	2.2760	10.3294	15.4437	0.0718	5.6624	0.0439	5.7063	1.5223	0.0409	1.5632		7,419.5553	7,419.5553	0.3447		7,428.1734

3.6 Architectural Coating - 2022

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	26.9243					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2045	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817		281.4481	281.4481	0.0183		281.9062
Total	27.1289	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817		281.4481	281.4481	0.0183		281.9062

Oxnard Teal Club Phase 1 - Ventura County, Winter

3.6 Architectural Coating - 2022

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	0.4246	0.2426	2.6646	8.2100e-003	0.9529	6.4400e-003	0.9594	0.2528	5.9300e-003	0.2587		818.6866	818.6866	0.0195		819.1743
Total	0.4246	0.2426	2.6646	8.2100e-003	0.9529	6.4400e-003	0.9594	0.2528	5.9300e-003	0.2587		818.6866	818.6866	0.0195		819.1743

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	26.9243					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2045	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817	0.0000	281.4481	281.4481	0.0183		281.9062
Total	27.1289	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817	0.0000	281.4481	281.4481	0.0183		281.9062

Oxnard Teal Club Phase 1 - Ventura County, Winter

3.6 Architectural Coating - 2022

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	0.4246	0.2426	2.6646	8.2100e-003	0.9529	6.4400e-003	0.9594	0.2528	5.9300e-003	0.2587		818.6866	818.6866	0.0195		819.1743
Total	0.4246	0.2426	2.6646	8.2100e-003	0.9529	6.4400e-003	0.9594	0.2528	5.9300e-003	0.2587		818.6866	818.6866	0.0195		819.1743

3.6 Architectural Coating - 2023

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	26.9243					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	27.1160	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690

Oxnard Teal Club Phase 1 - Ventura County, Winter

3.6 Architectural Coating - 2023

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	0.4006	0.2191	2.4558	7.9000e-003	0.9529	6.2900e-003	0.9592	0.2528	5.7900e-003	0.2586		787.3392	787.3392	0.0176		787.7779
Total	0.4006	0.2191	2.4558	7.9000e-003	0.9529	6.2900e-003	0.9592	0.2528	5.7900e-003	0.2586		787.3392	787.3392	0.0176		787.7779

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	26.9243					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690
Total	27.1160	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690

Oxnard Teal Club Phase 1 - Ventura County, Winter

3.6 Architectural Coating - 2023

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	0.4006	0.2191	2.4558	7.9000e-003	0.9529	6.2900e-003	0.9592	0.2528	5.7900e-003	0.2586		787.3392	787.3392	0.0176		787.7779
Total	0.4006	0.2191	2.4558	7.9000e-003	0.9529	6.2900e-003	0.9592	0.2528	5.7900e-003	0.2586		787.3392	787.3392	0.0176		787.7779

3.7 Paving - 2023

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	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694		2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694		2,207.5841	2,207.5841	0.7140		2,225.4336

Oxnard Teal Club Phase 1 - Ventura County, Winter

3.7 Paving - 2023

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	0.0518	0.0283	0.3176	1.0200e-003	0.1232	8.1000e-004	0.1240	0.0327	7.5000e-004	0.0334		101.8111	101.8111	2.2700e-003		101.8678
Total	0.0518	0.0283	0.3176	1.0200e-003	0.1232	8.1000e-004	0.1240	0.0327	7.5000e-004	0.0334		101.8111	101.8111	2.2700e-003		101.8678

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	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336

Oxnard Teal Club Phase 1 - Ventura County, Winter

3.7 Paving - 2023

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	0.0518	0.0283	0.3176	1.0200e-003	0.1232	8.1000e-004	0.1240	0.0327	7.5000e-004	0.0334		101.8111	101.8111	2.2700e-003		101.8678
Total	0.0518	0.0283	0.3176	1.0200e-003	0.1232	8.1000e-004	0.1240	0.0327	7.5000e-004	0.0334		101.8111	101.8111	2.2700e-003		101.8678

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Density

Increase Transit Accessibility

Integrate Below Market Rate Housing

Improve Pedestrian Network

Oxnard Teal Club Phase 1 - Ventura County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	9.9136	40.5094	111.8740	0.4610	55.6035	0.3142	55.9177	14.8452	0.2913	15.1365		47,018.7388	47,018.7388	1.7446		47,062.3530
Unmitigated	10.6877	44.4008	133.3981	0.5776	70.7400	0.3841	71.1241	18.8863	0.3562	19.2425		58,891.2513	58,891.2513	2.1057		58,943.8935

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	1,925.16	1,883.08	1596.41	5,172,981	4,066,099
Apartments Mid Rise	1,756.80	1,533.60	1406.40	4,627,752	3,637,534
City Park	130.00	147.88	108.81	276,520	217,352
General Office Building	7,200.00	147.60	63.00	12,362,055	9,716,899
Single Family Housing	2,076.80	2,076.80	2076.80	5,738,349	4,510,493
Total	13,088.76	5,788.96	5,251.42	28,177,657	22,148,377

4.3 Trip Type Information

Oxnard Teal Club Phase 1 - Ventura County, Winter

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	10.80	7.30	7.50	32.90	18.00	49.10	86	11	3
Apartments Mid Rise	10.80	7.30	7.50	32.90	18.00	49.10	86	11	3
City Park	9.50	7.30	7.30	33.00	48.00	19.00	66	28	6
General Office Building	9.50	7.30	7.30	33.00	48.00	19.00	77	19	4
Single Family Housing	10.80	7.30	7.50	32.90	18.00	49.10	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.611155	0.038739	0.187677	0.096955	0.013383	0.005563	0.020646	0.018593	0.001209	0.001094	0.003654	0.000418	0.000914
Apartments Mid Rise	0.611155	0.038739	0.187677	0.096955	0.013383	0.005563	0.020646	0.018593	0.001209	0.001094	0.003654	0.000418	0.000914
City Park	0.611155	0.038739	0.187677	0.096955	0.013383	0.005563	0.020646	0.018593	0.001209	0.001094	0.003654	0.000418	0.000914
General Office Building	0.611155	0.038739	0.187677	0.096955	0.013383	0.005563	0.020646	0.018593	0.001209	0.001094	0.003654	0.000418	0.000914
Single Family Housing	0.611155	0.038739	0.187677	0.096955	0.013383	0.005563	0.020646	0.018593	0.001209	0.001094	0.003654	0.000418	0.000914

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Kilowatt Hours of Renewable Electricity Generated

Oxnard Teal Club Phase 1 - Ventura County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.3641	3.1204	1.3889	0.0199		0.2516	0.2516		0.2516	0.2516		3,972.2297	3,972.2297	0.0761	0.0728	3,995.8347
NaturalGas Unmitigated	0.3641	3.1204	1.3889	0.0199		0.2516	0.2516		0.2516	0.2516		3,972.2297	3,972.2297	0.0761	0.0728	3,995.8347

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	9193.9	0.0992	0.8473	0.3605	5.4100e-003		0.0685	0.0685		0.0685	0.0685		1,081.6349	1,081.6349	0.0207	0.0198	1,088.0625
Apartments Mid Rise	7513.95	0.0810	0.6925	0.2947	4.4200e-003		0.0560	0.0560		0.0560	0.0560		883.9937	883.9937	0.0169	0.0162	889.2468
City Park	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
General Office Building	1502.47	0.0162	0.1473	0.1237	8.8000e-004		0.0112	0.0112		0.0112	0.0112		176.7607	176.7607	3.3900e-003	3.2400e-003	177.8111
Single Family Housing	15553.6	0.1677	1.4334	0.6100	9.1500e-003		0.1159	0.1159		0.1159	0.1159		1,829.8405	1,829.8405	0.0351	0.0336	1,840.7143
Total		0.3641	3.1204	1.3889	0.0199		0.2516	0.2516		0.2516	0.2516		3,972.2298	3,972.2298	0.0761	0.0728	3,995.8347

Oxnard Teal Club Phase 1 - Ventura County, Winter

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					
Apartments Low Rise	9.1939	0.0992	0.8473	0.3605	5.4100e-003		0.0685	0.0685		0.0685	0.0685		1,081.6349	1,081.6349	0.0207	0.0198	1,088.0625
Apartments Mid Rise	7.51395	0.0810	0.6925	0.2947	4.4200e-003		0.0560	0.0560		0.0560	0.0560		883.9937	883.9937	0.0169	0.0162	889.2468
City Park	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
General Office Building	1.50247	0.0162	0.1473	0.1237	8.8000e-004		0.0112	0.0112		0.0112	0.0112		176.7607	176.7607	3.3900e-003	3.2400e-003	177.8111
Single Family Housing	15.5536	0.1677	1.4334	0.6100	9.1500e-003		0.1159	0.1159		0.1159	0.1159		1,829.8405	1,829.8405	0.0351	0.0336	1,840.7143
Total		0.3641	3.1204	1.3889	0.0199		0.2516	0.2516		0.2516	0.2516		3,972.2298	3,972.2298	0.0761	0.0728	3,995.8347

6.0 Area Detail

6.1 Mitigation Measures Area

- Use Low VOC Paint - Residential Interior
- Use Low VOC Paint - Residential Exterior
- Use Low VOC Paint - Non-Residential Interior
- Use Low VOC Paint - Non-Residential Exterior
- No Hearths Installed

Oxnard Teal Club Phase 1 - Ventura County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	30.8330	0.6859	59.4975	3.1500e-003		0.3308	0.3308		0.3308	0.3308	0.0000	107.4179	107.4179	0.1024	0.0000	109.9770
Unmitigated	30.8330	0.6859	59.4975	3.1500e-003		0.3308	0.3308		0.3308	0.3308	0.0000	107.4179	107.4179	0.1024	0.0000	109.9770

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	2.4711					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	26.5818					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	1.7800	0.6859	59.4975	3.1500e-003		0.3308	0.3308		0.3308	0.3308		107.4179	107.4179	0.1024		109.9770
Total	30.8330	0.6859	59.4975	3.1500e-003		0.3308	0.3308		0.3308	0.3308	0.0000	107.4179	107.4179	0.1024	0.0000	109.9770

Oxnard Teal Club Phase 1 - Ventura County, Winter

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	2.4711					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	26.5818					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	1.7800	0.6859	59.4975	3.1500e-003		0.3308	0.3308		0.3308	0.3308		107.4179	107.4179	0.1024		109.9770
Total	30.8330	0.6859	59.4975	3.1500e-003		0.3308	0.3308		0.3308	0.3308	0.0000	107.4179	107.4179	0.1024	0.0000	109.9770

7.0 Water Detail

7.1 Mitigation Measures Water

- Apply Water Conservation Strategy
- Use Reclaimed 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

Oxnard Teal Club Phase 1 - Ventura County, Winter

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

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

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

Equipment Type	Number
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11.0 Vegetation

Oxnard Teal Club Phase 2 - Ventura County, Winter

Oxnard Teal Club Phase 2
Ventura County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Office Park	132.00	1000sqft	9.11	132,000.00	0
City Park	10.88	Acre	10.88	473,932.80	0
Apartments Low Rise	267.00	Dwelling Unit	20.07	267,000.00	1060

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.6	Precipitation Freq (Days)	31
Climate Zone	8			Operational Year	2030
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	337.71	CH4 Intensity (lb/MW hr)	0.014	N2O Intensity (lb/MW hr)	0.003

1.3 User Entered Comments & Non-Default Data

Oxnard Teal Club Phase 2 - Ventura County, Winter

Project Characteristics - Based on 2030 projections for SCE 60% renewable with CPUC 2011 SCE factor for 2009. 337.71; 0.014; 0.003

Land Use - Based on PD Table 2-4 8/2019.

Construction Phase - Ph II completed 2024-2025 per PD 8/2019. AC extended to overlap with half of construction phase.

Trips and VMT - Landfill located 4 miles east at Del Norte Regional Recycling and Transfer

Demolition - No demolition

Grading - No export/import

Architectural Coating - Per VCAPCD Rule 74.2

Vehicle Trips - Trip Rates from Stantec Traffic Study 3/26/2019.

Woodstoves - No fireplaces or woodstoves

Area Coating - Per VCAPCD Rule 74.2

Energy Use - 7% decrease in electricity factor for residential and 30% decrease for commercial per 2019 CalGreen standards

Solid Waste - 25% waste reduction beyond AB 939 due to AB 341, Athens Services compliant

Area Mitigation - Per VCAPCD Rule 74.2 AC. 50 interior, 100 exterior

Energy Mitigation - Per residential low-rise solar PV requirement (2019 California Energy Code Section 150.1(b)14)

Water Mitigation - 20% water reduction indoor and water efficient fixtures per CalGreen Building Standards Update 2016, Recycled water used for all landscaping

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	250.00	100.00
tblArchitecturalCoating	EF_Nonresidential_Interior	250.00	50.00
tblArchitecturalCoating	EF_Parking	250.00	100.00
tblArchitecturalCoating	EF_Residential_Interior	75.00	50.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	250	100
tblAreaCoating	Area_EF_Nonresidential_Interior	250	50
tblAreaCoating	Area_EF_Parking	250	100
tblAreaCoating	Area_EF_Residential_Interior	75	50
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblConstructionPhase	NumDays	55.00	250.00

Oxnard Teal Club Phase 2 - Ventura County, Winter

tblConstructionPhase	NumDays	740.00	430.00
tblConstructionPhase	NumDays	50.00	25.00
tblConstructionPhase	NumDays	75.00	15.00
tblConstructionPhase	NumDays	55.00	33.00
tblConstructionPhase	NumDays	30.00	15.00
tblEnergyUse	T24E	177.01	164.62
tblEnergyUse	T24E	5.39	3.77
tblLandUse	LotAcreage	3.03	9.11
tblLandUse	LotAcreage	16.69	20.07
tblLandUse	Population	817.00	1,060.00
tblProjectCharacteristics	CH4IntensityFactor	0.029	0.014
tblProjectCharacteristics	CO2IntensityFactor	702.44	337.71
tblProjectCharacteristics	N2OIntensityFactor	0.006	0.003
tblSolidWaste	SolidWasteGenerationRate	122.82	92.11
tblSolidWaste	SolidWasteGenerationRate	0.94	0.71
tblSolidWaste	SolidWasteGenerationRate	122.76	92.07
tblTripsAndVMT	HaulingTripLength	20.00	4.00
tblVehicleTrips	ST_TR	1.64	0.00
tblVehicleTrips	SU_TR	0.76	0.00
tblVehicleTrips	WD_TR	6.59	7.32
tblVehicleTrips	WD_TR	1.89	20.00
tblVehicleTrips	WD_TR	11.42	10.00

2.0 Emissions Summary

Oxnard Teal Club Phase 2 - Ventura County, Winter

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	10.0032	0.2534	21.9841	1.1600e-003		0.1222	0.1222		0.1222	0.1222	0.0000	39.6947	39.6947	0.0379	0.0000	40.6415
Energy	0.1450	1.2633	0.7047	7.9100e-003		0.1002	0.1002		0.1002	0.1002		1,581.8374	1,581.8374	0.0303	0.0290	1,591.2375
Mobile	2.8993	12.0687	36.6066	0.1593	19.5437	0.1057	19.6494	5.2178	0.0980	5.3158		16,244.4487	16,244.4487	0.5786		16,258.9134
Total	13.0475	13.5854	59.2954	0.1684	19.5437	0.3281	19.8718	5.2178	0.3204	5.5382	0.0000	17,865.9808	17,865.9808	0.6468	0.0290	17,890.7924

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	10.0032	0.2534	21.9841	1.1600e-003		0.1222	0.1222		0.1222	0.1222	0.0000	39.6947	39.6947	0.0379	0.0000	40.6415
Energy	0.1450	1.2633	0.7047	7.9100e-003		0.1002	0.1002		0.1002	0.1002		1,581.8374	1,581.8374	0.0303	0.0290	1,591.2375
Mobile	2.8993	12.0687	36.6066	0.1593	19.5437	0.1057	19.6494	5.2178	0.0980	5.3158		16,244.4487	16,244.4487	0.5786		16,258.9134
Total	13.0475	13.5854	59.2954	0.1684	19.5437	0.3281	19.8718	5.2178	0.3204	5.5382	0.0000	17,865.9808	17,865.9808	0.6468	0.0290	17,890.7924

Oxnard Teal Club Phase 2 - Ventura County, Winter

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

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2024	2/2/2024	5	25	
2	Site Preparation	Site Preparation	2/2/2024	2/22/2024	5	15	
3	Grading	Grading	2/23/2024	3/14/2024	5	15	
4	Building Construction	Building Construction	3/16/2024	11/7/2025	5	430	
5	Architectural Coating	Architectural Coating	1/15/2025	12/30/2025	5	250	
6	Paving	Paving	11/8/2025	12/24/2025	5	33	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 37.5

Acres of Paving: 0

Residential Indoor: 540,675; Residential Outdoor: 180,225; Non-Residential Indoor: 198,000; Non-Residential Outdoor: 66,000; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Oxnard Teal Club Phase 2 - Ventura County, Winter

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Oxnard Teal Club Phase 2 - Ventura County, Winter

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	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	434.00	128.00	0.00	10.80	7.30	4.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	87.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

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					
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		0.9602	0.9602		0.8922	0.8922		3,747.4228	3,747.4228	1.0485		3,773.6345

Oxnard Teal Club Phase 2 - Ventura County, Winter

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	0.0000	0.0000	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	0.0491	0.0257	0.2951	9.8000e-004	0.1232	8.0000e-004	0.1240	0.0327	7.4000e-004	0.0334		98.2079	98.2079	2.0700e-003		98.2595
Total	0.0491	0.0257	0.2951	9.8000e-004	0.1232	8.0000e-004	0.1240	0.0327	7.4000e-004	0.0334		98.2079	98.2079	2.0700e-003		98.2595

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	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		0.9602	0.9602		0.8922	0.8922	0.0000	3,747.4228	3,747.4228	1.0485		3,773.6345

Oxnard Teal Club Phase 2 - Ventura County, Winter

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	0.0000	0.0000	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	0.0491	0.0257	0.2951	9.8000e-004	0.1232	8.0000e-004	0.1240	0.0327	7.4000e-004	0.0334		98.2079	98.2079	2.0700e-003		98.2595
Total	0.0491	0.0257	0.2951	9.8000e-004	0.1232	8.0000e-004	0.1240	0.0327	7.4000e-004	0.0334		98.2079	98.2079	2.0700e-003		98.2595

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

Oxnard Teal Club Phase 2 - Ventura County, Winter

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	0.0589	0.0309	0.3541	1.1800e-003	0.1479	9.6000e-004	0.1488	0.0392	8.9000e-004	0.0401		117.8494	117.8494	2.4800e-003		117.9114
Total	0.0589	0.0309	0.3541	1.1800e-003	0.1479	9.6000e-004	0.1488	0.0392	8.9000e-004	0.0401		117.8494	117.8494	2.4800e-003		117.9114

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					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	0.0000	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	0.0000	3,688.0100	3,688.0100	1.1928		3,717.8294

Oxnard Teal Club Phase 2 - Ventura County, Winter

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	0.0589	0.0309	0.3541	1.1800e-003	0.1479	9.6000e-004	0.1488	0.0392	8.9000e-004	0.0401		117.8494	117.8494	2.4800e-003		117.9114
Total	0.0589	0.0309	0.3541	1.1800e-003	0.1479	9.6000e-004	0.1488	0.0392	8.9000e-004	0.0401		117.8494	117.8494	2.4800e-003		117.9114

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					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	3.2181	32.3770	27.7228	0.0621		1.3354	1.3354		1.2286	1.2286		6,009.7487	6,009.7487	1.9437		6,058.3405
Total	3.2181	32.3770	27.7228	0.0621	8.6733	1.3354	10.0087	3.5965	1.2286	4.8251		6,009.7487	6,009.7487	1.9437		6,058.3405

Oxnard Teal Club Phase 2 - Ventura County, Winter

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	0.0655	0.0343	0.3935	1.3100e-003	0.1643	1.0700e-003	0.1654	0.0436	9.8000e-004	0.0446		130.9438	130.9438	2.7600e-003		131.0127
Total	0.0655	0.0343	0.3935	1.3100e-003	0.1643	1.0700e-003	0.1654	0.0436	9.8000e-004	0.0446		130.9438	130.9438	2.7600e-003		131.0127

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					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	3.2181	32.3770	27.7228	0.0621		1.3354	1.3354		1.2286	1.2286	0.0000	6,009.7487	6,009.7487	1.9437		6,058.3405
Total	3.2181	32.3770	27.7228	0.0621	8.6733	1.3354	10.0087	3.5965	1.2286	4.8251	0.0000	6,009.7487	6,009.7487	1.9437		6,058.3405

Oxnard Teal Club Phase 2 - Ventura County, Winter

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	0.0655	0.0343	0.3935	1.3100e-003	0.1643	1.0700e-003	0.1654	0.0436	9.8000e-004	0.0446		130.9438	130.9438	2.7600e-003		131.0127
Total	0.0655	0.0343	0.3935	1.3100e-003	0.1643	1.0700e-003	0.1654	0.0436	9.8000e-004	0.0446		130.9438	130.9438	2.7600e-003		131.0127

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

Oxnard Teal Club Phase 2 - Ventura County, Winter

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	0.2553	8.7228	2.9619	0.0307	0.8655	0.0117	0.8772	0.2491	0.0111	0.2602		3,317.469 2	3,317.469 2	0.2410		3,323.495 0
Worker	1.4208	0.7446	8.5378	0.0285	3.5652	0.0232	3.5884	0.9457	0.0214	0.9670		2,841.480 4	2,841.480 4	0.0598		2,842.975 1
Total	1.6761	9.4674	11.4997	0.0592	4.4307	0.0349	4.4656	1.1947	0.0325	1.2272		6,158.949 6	6,158.949 6	0.3008		6,166.470 1

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	2,555.698 9	2,555.698 9	0.6044		2,570.807 7
Total	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769	0.0000	2,555.698 9	2,555.698 9	0.6044		2,570.807 7

Oxnard Teal Club Phase 2 - Ventura County, Winter

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	0.2553	8.7228	2.9619	0.0307	0.8655	0.0117	0.8772	0.2491	0.0111	0.2602		3,317.469 2	3,317.469 2	0.2410		3,323.495 0
Worker	1.4208	0.7446	8.5378	0.0285	3.5652	0.0232	3.5884	0.9457	0.0214	0.9670		2,841.480 4	2,841.480 4	0.0598		2,842.975 1
Total	1.6761	9.4674	11.4997	0.0592	4.4307	0.0349	4.4656	1.1947	0.0325	1.2272		6,158.949 6	6,158.949 6	0.3008		6,166.470 1

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		2,556.474 4	2,556.474 4	0.6010		2,571.498 1
Total	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.474 4	2,556.474 4	0.6010		2,571.498 1

Oxnard Teal Club Phase 2 - Ventura County, Winter

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	0.2467	8.5877	2.9000	0.0305	0.8656	0.0113	0.8769	0.2491	0.0108	0.2599		3,297.1788	3,297.1788	0.2370		3,303.1028
Worker	1.3520	0.6794	7.9185	0.0273	3.5652	0.0228	3.5880	0.9457	0.0210	0.9666		2,726.5950	2,726.5950	0.0544		2,727.9542
Total	1.5987	9.2671	10.8185	0.0578	4.4308	0.0341	4.4649	1.1948	0.0318	1.2266		6,023.7738	6,023.7738	0.2913		6,031.0569

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

Oxnard Teal Club Phase 2 - Ventura County, Winter

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	0.2467	8.5877	2.9000	0.0305	0.8656	0.0113	0.8769	0.2491	0.0108	0.2599		3,297.1788	3,297.1788	0.2370		3,303.1028
Worker	1.3520	0.6794	7.9185	0.0273	3.5652	0.0228	3.5880	0.9457	0.0210	0.9666		2,726.5950	2,726.5950	0.0544		2,727.9542
Total	1.5987	9.2671	10.8185	0.0578	4.4308	0.0341	4.4649	1.1948	0.0318	1.2266		6,023.7738	6,023.7738	0.2913		6,031.0569

3.6 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	11.4125					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	11.5834	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319

Oxnard Teal Club Phase 2 - Ventura County, Winter

3.6 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	0.2710	0.1362	1.5873	5.4800e-003	0.7147	4.5700e-003	0.7193	0.1896	4.2000e-003	0.1938		546.5755	546.5755	0.0109		546.8480
Total	0.2710	0.1362	1.5873	5.4800e-003	0.7147	4.5700e-003	0.7193	0.1896	4.2000e-003	0.1938		546.5755	546.5755	0.0109		546.8480

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	11.4125					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	11.5834	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

Oxnard Teal Club Phase 2 - Ventura County, Winter

3.6 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	0.2710	0.1362	1.5873	5.4800e-003	0.7147	4.5700e-003	0.7193	0.1896	4.2000e-003	0.1938		546.5755	546.5755	0.0109		546.8480
Total	0.2710	0.1362	1.5873	5.4800e-003	0.7147	4.5700e-003	0.7193	0.1896	4.2000e-003	0.1938		546.5755	546.5755	0.0109		546.8480

3.7 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

Oxnard Teal Club Phase 2 - Ventura County, Winter

3.7 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	0.0467	0.0235	0.2737	9.4000e-004	0.1232	7.9000e-004	0.1240	0.0327	7.2000e-004	0.0334		94.2372	94.2372	1.8800e-003		94.2841
Total	0.0467	0.0235	0.2737	9.4000e-004	0.1232	7.9000e-004	0.1240	0.0327	7.2000e-004	0.0334		94.2372	94.2372	1.8800e-003		94.2841

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

Oxnard Teal Club Phase 2 - Ventura County, Winter

3.7 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	0.0467	0.0235	0.2737	9.4000e-004	0.1232	7.9000e-004	0.1240	0.0327	7.2000e-004	0.0334		94.2372	94.2372	1.8800e-003		94.2841
Total	0.0467	0.0235	0.2737	9.4000e-004	0.1232	7.9000e-004	0.1240	0.0327	7.2000e-004	0.0334		94.2372	94.2372	1.8800e-003		94.2841

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Oxnard Teal Club Phase 2 - Ventura County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.8993	12.0687	36.6066	0.1593	19.5437	0.1057	19.6494	5.2178	0.0980	5.3158		16,244.44 87	16,244.44 87	0.5786		16,258.91 34
Unmitigated	2.8993	12.0687	36.6066	0.1593	19.5437	0.1057	19.6494	5.2178	0.0980	5.3158		16,244.44 87	16,244.44 87	0.5786		16,258.91 34

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	1,954.44	1,911.72	1620.69	5,251,658	5,251,658
City Park	217.60	247.52	182.13	462,852	462,852
Office Park	1,320.00	0.00	0.00	2,363,033	2,363,033
Total	3,492.04	2,159.24	1,802.82	8,077,543	8,077,543

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	10.80	7.30	7.50	32.90	18.00	49.10	86	11	3
City Park	9.50	7.30	7.30	33.00	48.00	19.00	66	28	6
Office Park	9.50	7.30	7.30	33.00	48.00	19.00	82	15	3

4.4 Fleet Mix

Oxnard Teal Club Phase 2 - Ventura County, Winter

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.611155	0.038739	0.187677	0.096955	0.013383	0.005563	0.020646	0.018593	0.001209	0.001094	0.003654	0.000418	0.000914
City Park	0.611155	0.038739	0.187677	0.096955	0.013383	0.005563	0.020646	0.018593	0.001209	0.001094	0.003654	0.000418	0.000914
Office Park	0.611155	0.038739	0.187677	0.096955	0.013383	0.005563	0.020646	0.018593	0.001209	0.001094	0.003654	0.000418	0.000914

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Kilowatt Hours of Renewable Electricity Generated

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day										lb/day					
NaturalGas Mitigated	0.1450	1.2633	0.7047	7.9100e-003		0.1002	0.1002		0.1002	0.1002		1,581.8374	1,581.8374	0.0303	0.0290	1,591.2375
NaturalGas Unmitigated	0.1450	1.2633	0.7047	7.9100e-003		0.1002	0.1002		0.1002	0.1002		1,581.8374	1,581.8374	0.0303	0.0290	1,591.2375

Oxnard Teal Club Phase 2 - Ventura County, Winter

5.2 Energy by Land Use - Natural Gas

Unmitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	9333.73	0.1007	0.8602	0.3660	5.4900e-003		0.0696	0.0696		0.0696	0.0696		1,098.0856	1,098.0856	0.0211	0.0201	1,104.6110
City Park	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
Office Park	4111.89	0.0443	0.4031	0.3386	2.4200e-003		0.0306	0.0306		0.0306	0.0306		483.7518	483.7518	9.2700e-003	8.8700e-003	486.6265
Total		0.1450	1.2633	0.7047	7.9100e-003		0.1002	0.1002		0.1002	0.1002		1,581.8374	1,581.8374	0.0303	0.0290	1,591.2375

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	9.33373	0.1007	0.8602	0.3660	5.4900e-003		0.0696	0.0696		0.0696	0.0696		1,098.0856	1,098.0856	0.0211	0.0201	1,104.6110
City Park	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
Office Park	4.11189	0.0443	0.4031	0.3386	2.4200e-003		0.0306	0.0306		0.0306	0.0306		483.7518	483.7518	9.2700e-003	8.8700e-003	486.6265
Total		0.1450	1.2633	0.7047	7.9100e-003		0.1002	0.1002		0.1002	0.1002		1,581.8374	1,581.8374	0.0303	0.0290	1,591.2375

6.0 Area Detail

Oxnard Teal Club Phase 2 - Ventura County, Winter

6.1 Mitigation Measures Area

- Use Low VOC Paint - Residential Interior
- Use Low VOC Paint - Residential Exterior
- 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	10.0032	0.2534	21.9841	1.1600e-003		0.1222	0.1222		0.1222	0.1222	0.0000	39.6947	39.6947	0.0379	0.0000	40.6415
Unmitigated	10.0032	0.2534	21.9841	1.1600e-003		0.1222	0.1222		0.1222	0.1222	0.0000	39.6947	39.6947	0.0379	0.0000	40.6415

Oxnard Teal Club Phase 2 - Ventura County, Winter

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.7817					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	8.5630					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	0.6585	0.2534	21.9841	1.1600e-003		0.1222	0.1222		0.1222	0.1222		39.6947	39.6947	0.0379		40.6415
Total	10.0032	0.2534	21.9841	1.1600e-003		0.1222	0.1222		0.1222	0.1222	0.0000	39.6947	39.6947	0.0379	0.0000	40.6415

Oxnard Teal Club Phase 2 - Ventura County, Winter

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.7817					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	8.5630					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	0.6585	0.2534	21.9841	1.1600e-003		0.1222	0.1222		0.1222	0.1222		39.6947	39.6947	0.0379		40.6415
Total	10.0032	0.2534	21.9841	1.1600e-003		0.1222	0.1222		0.1222	0.1222	0.0000	39.6947	39.6947	0.0379	0.0000	40.6415

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

Use Reclaimed 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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Oxnard Teal Club Phase 2 - Ventura County, Winter

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

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

Equipment Type	Number
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11.0 Vegetation

Oxnard Teal Club Annexation - Ventura County, Winter

Oxnard Teal Club Annexation
Ventura County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Manufacturing	173.80	1000sqft	5.70	173,804.00	0
Unrefrigerated Warehouse-No Rail	173.80	1000sqft	5.70	173,804.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.6	Precipitation Freq (Days)	31
Climate Zone	8			Operational Year	2030
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	337.71	CH4 Intensity (lb/MW hr)	0.014	N2O Intensity (lb/MW hr)	0.003

1.3 User Entered Comments & Non-Default Data

Oxnard Teal Club Annexation - Ventura County, Winter

Project Characteristics - Based on 2030 projections for SCE 60% renewable with CPUC 2011 SCE factor for 2009. 337.71; 0.014; 0.003

Land Use - Based on PD Table 2-4 8/2019, half each of 11.4 acres.

Construction Phase - Annex phase 2025+ per PD 8/2019. AC extended to overlap with half of construction phase.

Trips and VMT - Landfill located 4 miles east at Del Norte Regional Recycling and Transfer

Demolition - No demolition

Grading - No overall export/import

Architectural Coating - Per VCAPCD Rule 74.2

Vehicle Trips -

Woodstoves - No fireplaces or woodstoves

Area Coating - Per VCAPCD Rule 74.2

Energy Use - 7% decrease in electricity factor for residential and 30% decrease for commercial per 2019 CalGreen standards

Water And Wastewater -

Solid Waste - 25% waste reduction beyond AB 939 due to AB 341, Athens Services compliant

Area Mitigation - Per VCAPCD Rule 74.2 AC. 50 interior, 100 exterior

Energy Mitigation -

Water Mitigation - 20% water reduction indoor and water efficient fixtures per CalGreen Building Standards Update 2016, Recycled water used for all landscaping

Oxnard Teal Club Annexation - Ventura County, Winter

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	250.00	100.00
tblArchitecturalCoating	EF_Nonresidential_Interior	250.00	50.00
tblArchitecturalCoating	EF_Parking	250.00	100.00
tblArchitecturalCoating	EF_Residential_Interior	75.00	50.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	250	100
tblAreaCoating	Area_EF_Nonresidential_Interior	250	50
tblAreaCoating	Area_EF_Parking	250	100
tblAreaCoating	Area_EF_Residential_Interior	75	50
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblEnergyUse	T24E	1.63	1.14
tblEnergyUse	T24E	0.59	0.41
tblGrading	AcresOfGrading	75.00	50.00
tblLandUse	LandUseSquareFeet	173,800.00	173,804.00
tblLandUse	LandUseSquareFeet	173,800.00	173,804.00
tblLandUse	LotAcreage	3.99	5.70
tblLandUse	LotAcreage	3.99	5.70
tblProjectCharacteristics	CH4IntensityFactor	0.029	0.014
tblProjectCharacteristics	CO2IntensityFactor	702.44	337.71
tblProjectCharacteristics	N2OIntensityFactor	0.006	0.003
tblSolidWaste	SolidWasteGenerationRate	215.51	161.63
tblSolidWaste	SolidWasteGenerationRate	163.37	122.53
tblTripsAndVMT	HaulingTripLength	20.00	4.00

2.0 Emissions Summary

Oxnard Teal Club Annexation - Ventura County, Winter

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	7.9938	3.2000e-004	0.0353	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004		0.0761	0.0761	2.0000e-004		0.0810
Energy	0.1275	1.1592	0.9737	6.9500e-003		0.0881	0.0881		0.0881	0.0881		1,390.992 2	1,390.992 2	0.0267	0.0255	1,399.258 2
Mobile	0.8176	3.4299	10.7892	0.0479	5.9048	0.0315	5.9362	1.5765	0.0292	1.6056		4,879.839 2	4,879.839 2	0.1714		4,884.123 2
Total	8.9389	4.5894	11.7982	0.0548	5.9048	0.1197	6.0244	1.5765	0.1174	1.6939		6,270.907 5	6,270.907 5	0.1982	0.0255	6,283.462 4

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	7.9938	3.2000e-004	0.0353	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004		0.0761	0.0761	2.0000e-004		0.0810
Energy	0.1275	1.1592	0.9737	6.9500e-003		0.0881	0.0881		0.0881	0.0881		1,390.992 2	1,390.992 2	0.0267	0.0255	1,399.258 2
Mobile	0.8176	3.4299	10.7892	0.0479	5.9048	0.0315	5.9362	1.5765	0.0292	1.6056		4,879.839 2	4,879.839 2	0.1714		4,884.123 2
Total	8.9389	4.5894	11.7982	0.0548	5.9048	0.1197	6.0244	1.5765	0.1174	1.6939		6,270.907 5	6,270.907 5	0.1982	0.0255	6,283.462 4

Oxnard Teal Club Annexation - Ventura County, Winter

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

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2025	1/28/2025	5	20	
2	Site Preparation	Site Preparation	1/29/2025	2/11/2025	5	10	
3	Grading	Grading	2/12/2025	3/25/2025	5	30	
4	Building Construction	Building Construction	3/26/2025	5/19/2026	5	300	
5	Paving	Paving	5/20/2026	6/16/2026	5	20	
6	Architectural Coating	Architectural Coating	6/17/2026	7/14/2026	5	20	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 50

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 521,412; Non-Residential Outdoor: 173,804; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Oxnard Teal Club Annexation - Ventura County, Winter

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38

Trips and VMT

Oxnard Teal Club Annexation - Ventura County, Winter

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	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	146.00	57.00	0.00	10.80	7.30	4.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	29.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 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	2.0926	19.1966	19.4184	0.0388		0.8528	0.8528		0.7920	0.7920		3,747.5996	3,747.5996	1.0464		3,773.7606
Total	2.0926	19.1966	19.4184	0.0388		0.8528	0.8528		0.7920	0.7920		3,747.5996	3,747.5996	1.0464		3,773.7606

Oxnard Teal Club Annexation - Ventura County, Winter

3.2 Demolition - 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	0.0467	0.0235	0.2737	9.4000e-004	0.1232	7.9000e-004	0.1240	0.0327	7.2000e-004	0.0334		94.2372	94.2372	1.8800e-003		94.2841
Total	0.0467	0.0235	0.2737	9.4000e-004	0.1232	7.9000e-004	0.1240	0.0327	7.2000e-004	0.0334		94.2372	94.2372	1.8800e-003		94.2841

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	2.0926	19.1966	19.4184	0.0388		0.8528	0.8528		0.7920	0.7920	0.0000	3,747.5996	3,747.5996	1.0464		3,773.7606
Total	2.0926	19.1966	19.4184	0.0388		0.8528	0.8528		0.7920	0.7920	0.0000	3,747.5996	3,747.5996	1.0464		3,773.7606

Oxnard Teal Club Annexation - Ventura County, Winter

3.2 Demolition - 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	0.0467	0.0235	0.2737	9.4000e-004	0.1232	7.9000e-004	0.1240	0.0327	7.2000e-004	0.0334		94.2372	94.2372	1.8800e-003		94.2841
Total	0.0467	0.0235	0.2737	9.4000e-004	0.1232	7.9000e-004	0.1240	0.0327	7.2000e-004	0.0334		94.2372	94.2372	1.8800e-003		94.2841

3.3 Site Preparation - 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					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	2.4727	25.2339	17.9118	0.0381		1.0868	1.0868		0.9999	0.9999		3,689.1037	3,689.1037	1.1931		3,718.9320
Total	2.4727	25.2339	17.9118	0.0381	18.0663	1.0868	19.1531	9.9307	0.9999	10.9305		3,689.1037	3,689.1037	1.1931		3,718.9320

Oxnard Teal Club Annexation - Ventura County, Winter

3.3 Site Preparation - 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	0.0561	0.0282	0.3284	1.1300e-003	0.1479	9.4000e-004	0.1488	0.0392	8.7000e-004	0.0401		113.0846	113.0846	2.2500e-003		113.1410
Total	0.0561	0.0282	0.3284	1.1300e-003	0.1479	9.4000e-004	0.1488	0.0392	8.7000e-004	0.0401		113.0846	113.0846	2.2500e-003		113.1410

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					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	2.4727	25.2339	17.9118	0.0381		1.0868	1.0868		0.9999	0.9999	0.0000	3,689.1037	3,689.1037	1.1931		3,718.9320
Total	2.4727	25.2339	17.9118	0.0381	18.0663	1.0868	19.1531	9.9307	0.9999	10.9305	0.0000	3,689.1037	3,689.1037	1.1931		3,718.9320

Oxnard Teal Club Annexation - Ventura County, Winter

3.3 Site Preparation - 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	0.0561	0.0282	0.3284	1.1300e-003	0.1479	9.4000e-004	0.1488	0.0392	8.7000e-004	0.0401		113.0846	113.0846	2.2500e-003		113.1410
Total	0.0561	0.0282	0.3284	1.1300e-003	0.1479	9.4000e-004	0.1488	0.0392	8.7000e-004	0.0401		113.0846	113.0846	2.2500e-003		113.1410

3.4 Grading - 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					
Fugitive Dust					7.7896	0.0000	7.7896	3.5011	0.0000	3.5011			0.0000			0.0000
Off-Road	2.9012	27.9429	26.3311	0.0621		1.1309	1.1309		1.0404	1.0404		6,008.2814	6,008.2814	1.9432		6,056.8614
Total	2.9012	27.9429	26.3311	0.0621	7.7896	1.1309	8.9205	3.5011	1.0404	4.5415		6,008.2814	6,008.2814	1.9432		6,056.8614

Oxnard Teal Club Annexation - Ventura County, Winter

3.4 Grading - 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	0.0623	0.0313	0.3649	1.2600e-003	0.1643	1.0500e-003	0.1654	0.0436	9.7000e-004	0.0446		125.6495	125.6495	2.5100e-003		125.7122
Total	0.0623	0.0313	0.3649	1.2600e-003	0.1643	1.0500e-003	0.1654	0.0436	9.7000e-004	0.0446		125.6495	125.6495	2.5100e-003		125.7122

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					7.7896	0.0000	7.7896	3.5011	0.0000	3.5011			0.0000			0.0000
Off-Road	2.9012	27.9429	26.3311	0.0621		1.1309	1.1309		1.0404	1.0404	0.0000	6,008.2814	6,008.2814	1.9432		6,056.8614
Total	2.9012	27.9429	26.3311	0.0621	7.7896	1.1309	8.9205	3.5011	1.0404	4.5415	0.0000	6,008.2814	6,008.2814	1.9432		6,056.8614

Oxnard Teal Club Annexation - Ventura County, Winter

3.4 Grading - 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	0.0623	0.0313	0.3649	1.2600e-003	0.1643	1.0500e-003	0.1654	0.0436	9.7000e-004	0.0446		125.6495	125.6495	2.5100e-003		125.7122
Total	0.0623	0.0313	0.3649	1.2600e-003	0.1643	1.0500e-003	0.1654	0.0436	9.7000e-004	0.0446		125.6495	125.6495	2.5100e-003		125.7122

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

Oxnard Teal Club Annexation - Ventura County, Winter

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	0.1099	3.8242	1.2914	0.0136	0.3855	5.0400e-003	0.3905	0.1109	4.8200e-003	0.1158		1,468.2749	1,468.2749	0.1055		1,470.9129
Worker	0.4548	0.2286	2.6638	9.2000e-003	1.1994	7.6600e-003	1.2070	0.3181	7.0500e-003	0.3252		917.2416	917.2416	0.0183		917.6989
Total	0.5647	4.0527	3.9552	0.0228	1.5848	0.0127	1.5975	0.4291	0.0119	0.4409		2,385.5166	2,385.5166	0.1238		2,388.6118

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

Oxnard Teal Club Annexation - Ventura County, Winter

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	0.1099	3.8242	1.2914	0.0136	0.3855	5.0400e-003	0.3905	0.1109	4.8200e-003	0.1158		1,468.2749	1,468.2749	0.1055		1,470.9129
Worker	0.4548	0.2286	2.6638	9.2000e-003	1.1994	7.6600e-003	1.2070	0.3181	7.0500e-003	0.3252		917.2416	917.2416	0.0183		917.6989
Total	0.5647	4.0527	3.9552	0.0228	1.5848	0.0127	1.5975	0.4291	0.0119	0.4409		2,385.5166	2,385.5166	0.1238		2,388.6118

3.5 Building Construction - 2026

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

Oxnard Teal Club Annexation - Ventura County, Winter

3.5 Building Construction - 2026

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	0.1064	3.7659	1.2712	0.0135	0.3855	4.9000e-003	0.3904	0.1109	4.6800e-003	0.1156		1,459.8485	1,459.8485	0.1038		1,462.4441
Worker	0.4345	0.2098	2.4838	8.8600e-003	1.1994	7.4200e-003	1.2068	0.3181	6.8200e-003	0.3250		883.7325	883.7325	0.0167		884.1502
Total	0.5409	3.9757	3.7550	0.0223	1.5848	0.0123	1.5972	0.4291	0.0115	0.4406		2,343.5810	2,343.5810	0.1205		2,346.5944

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

Oxnard Teal Club Annexation - Ventura County, Winter

3.5 Building Construction - 2026

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	0.1064	3.7659	1.2712	0.0135	0.3855	4.9000e-003	0.3904	0.1109	4.6800e-003	0.1156		1,459.8485	1,459.8485	0.1038		1,462.4441
Worker	0.4345	0.2098	2.4838	8.8600e-003	1.1994	7.4200e-003	1.2068	0.3181	6.8200e-003	0.3250		883.7325	883.7325	0.0167		884.1502
Total	0.5409	3.9757	3.7550	0.0223	1.5848	0.0123	1.5972	0.4291	0.0115	0.4406		2,343.5810	2,343.5810	0.1205		2,346.5944

3.6 Paving - 2026

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

Oxnard Teal Club Annexation - Ventura County, Winter

3.6 Paving - 2026

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	0.0446	0.0216	0.2552	9.1000e-004	0.1232	7.6000e-004	0.1240	0.0327	7.0000e-004	0.0334		90.7944	90.7944	1.7200e-003		90.8374
Total	0.0446	0.0216	0.2552	9.1000e-004	0.1232	7.6000e-004	0.1240	0.0327	7.0000e-004	0.0334		90.7944	90.7944	1.7200e-003		90.8374

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

Oxnard Teal Club Annexation - Ventura County, Winter

3.6 Paving - 2026

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	0.0446	0.0216	0.2552	9.1000e-004	0.1232	7.6000e-004	0.1240	0.0327	7.0000e-004	0.0334		90.7944	90.7944	1.7200e-003		90.8374
Total	0.0446	0.0216	0.2552	9.1000e-004	0.1232	7.6000e-004	0.1240	0.0327	7.0000e-004	0.0334		90.7944	90.7944	1.7200e-003		90.8374

3.7 Architectural Coating - 2026

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	100.6977					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	100.8686	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319

Oxnard Teal Club Annexation - Ventura County, Winter

3.7 Architectural Coating - 2026

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	0.0863	0.0417	0.4934	1.7600e-003	0.2382	1.4700e-003	0.2397	0.0632	1.3600e-003	0.0645		175.5359	175.5359	3.3200e-003		175.6189
Total	0.0863	0.0417	0.4934	1.7600e-003	0.2382	1.4700e-003	0.2397	0.0632	1.3600e-003	0.0645		175.5359	175.5359	3.3200e-003		175.6189

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	100.6977					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	100.8686	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

Oxnard Teal Club Annexation - Ventura County, Winter

3.7 Architectural Coating - 2026

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	0.0863	0.0417	0.4934	1.7600e-003	0.2382	1.4700e-003	0.2397	0.0632	1.3600e-003	0.0645		175.5359	175.5359	3.3200e-003		175.6189
Total	0.0863	0.0417	0.4934	1.7600e-003	0.2382	1.4700e-003	0.2397	0.0632	1.3600e-003	0.0645		175.5359	175.5359	3.3200e-003		175.6189

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Oxnard Teal Club Annexation - Ventura County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.8176	3.4299	10.7892	0.0479	5.9048	0.0315	5.9362	1.5765	0.0292	1.6056		4,879.839 2	4,879.839 2	0.1714		4,884.123 2
Unmitigated	0.8176	3.4299	10.7892	0.0479	5.9048	0.0315	5.9362	1.5765	0.0292	1.6056		4,879.839 2	4,879.839 2	0.1714		4,884.123 2

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Manufacturing	663.92	258.96	107.76	1,537,455	1,537,455
Unrefrigerated Warehouse-No Rail	291.98	291.98	291.98	852,451	852,451
Total	955.90	550.95	399.74	2,389,906	2,389,906

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
Manufacturing	9.50	7.30	7.30	59.00	28.00	13.00	92	5	3
Unrefrigerated Warehouse-No Rail	9.50	7.30	7.30	59.00	0.00	41.00	92	5	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Manufacturing	0.611155	0.038739	0.187677	0.096955	0.013383	0.005563	0.020646	0.018593	0.001209	0.001094	0.003654	0.000418	0.000914
Unrefrigerated Warehouse-No Rail	0.611155	0.038739	0.187677	0.096955	0.013383	0.005563	0.020646	0.018593	0.001209	0.001094	0.003654	0.000418	0.000914

Oxnard Teal Club Annexation - Ventura County, Winter

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	0.1275	1.1592	0.9737	6.9500e-003		0.0881	0.0881		0.0881	0.0881		1,390.9922	1,390.9922	0.0267	0.0255	1,399.2582
NaturalGas Unmitigated	0.1275	1.1592	0.9737	6.9500e-003		0.0881	0.0881		0.0881	0.0881		1,390.9922	1,390.9922	0.0267	0.0255	1,399.2582

Oxnard Teal Club Annexation - Ventura County, Winter

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Manufacturing	9952.06	0.1073	0.9757	0.8196	5.8500e-003		0.0742	0.0742		0.0742	0.0742		1,170.8311	1,170.8311	0.0224	0.0215	1,177.7888
Unrefrigerated Warehouse-No Rail	1871.37	0.0202	0.1835	0.1541	1.1000e-003		0.0139	0.0139		0.0139	0.0139		220.1611	220.1611	4.2200e-003	4.0400e-003	221.4694
Total		0.1275	1.1592	0.9737	6.9500e-003		0.0881	0.0881		0.0881	0.0881		1,390.9922	1,390.9922	0.0267	0.0255	1,399.2582

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					
Manufacturing	9.95206	0.1073	0.9757	0.8196	5.8500e-003		0.0742	0.0742		0.0742	0.0742		1,170.8311	1,170.8311	0.0224	0.0215	1,177.7888
Unrefrigerated Warehouse-No Rail	1.87137	0.0202	0.1835	0.1541	1.1000e-003		0.0139	0.0139		0.0139	0.0139		220.1611	220.1611	4.2200e-003	4.0400e-003	221.4694
Total		0.1275	1.1592	0.9737	6.9500e-003		0.0881	0.0881		0.0881	0.0881		1,390.9922	1,390.9922	0.0267	0.0255	1,399.2582

6.0 Area Detail

6.1 Mitigation Measures Area

Oxnard Teal Club Annexation - Ventura County, Winter

- Use Low VOC Paint - Residential Interior
- Use Low VOC Paint - Residential Exterior
- 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	7.9938	3.2000e-004	0.0353	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004		0.0761	0.0761	2.0000e-004		0.0810
Unmitigated	7.9938	3.2000e-004	0.0353	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004		0.0761	0.0761	2.0000e-004		0.0810

Oxnard Teal Club Annexation - Ventura County, Winter

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.5518					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	7.4388					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	3.2300e-003	3.2000e-004	0.0353	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004		0.0761	0.0761	2.0000e-004		0.0810
Total	7.9938	3.2000e-004	0.0353	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004		0.0761	0.0761	2.0000e-004		0.0810

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	0.5518					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	7.4388					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	3.2300e-003	3.2000e-004	0.0353	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004		0.0761	0.0761	2.0000e-004		0.0810
Total	7.9938	3.2000e-004	0.0353	0.0000		1.3000e-004	1.3000e-004		1.3000e-004	1.3000e-004		0.0761	0.0761	2.0000e-004		0.0810

7.0 Water Detail

Oxnard Teal Club Annexation - Ventura County, Winter

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

Use Reclaimed Water

8.0 Waste Detail**8.1 Mitigation Measures Waste****9.0 Operational Offroad**

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

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

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

Equipment Type	Number
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11.0 Vegetation

Oxnard Teal Club Phase 1 - Ventura County, Annual

**Oxnard Teal Club Phase 1
Ventura County, Annual**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	60.00	1000sqft	8.78	60,000.00	0
City Park	6.50	Acre	6.50	283,140.00	0
Apartments Low Rise	263.00	Dwelling Unit	15.14	263,000.00	1044
Apartments Mid Rise	240.00	Dwelling Unit	10.57	240,000.00	953
Single Family Housing	220.00	Dwelling Unit	27.53	396,000.00	873

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.6	Precipitation Freq (Days)	31
Climate Zone	8			Operational Year	2030
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	337.71	CH4 Intensity (lb/MW hr)	0.014	N2O Intensity (lb/MW hr)	0.003

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Based on 2030 projections for SCE 60% renewable with CPUC 2011 SCE factor for 2009. 337.71; 0.014; 0.003

Land Use - Per Project Description 8/2019. General office building is commercial/mixed use/village commercial

Construction Phase - AC extended to overlap with construction by half, 2021-2023

Off-road Equipment -

Off-road Equipment -

Off-road Equipment -

Oxnard Teal Club Phase 1 - Ventura County, Annual

Off-road Equipment -

Off-road Equipment -

Off-road Equipment -

Trips and VMT - Haul 4 miles east to Del Norte Regional Recycling and Transfer

Grading - No import/export

Architectural Coating - Per VCAPCD Rule 74.2 AC. 50 interior, 100 exterior

Vehicle Trips - Trip Rates from Stantec Traffic Study 3/26/2019.

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Woodstoves - No fireplaces or woodstoves

Area Coating - Per VCAPCD Rule 74.2

Energy Use - 7% decrease in electricity factor for residential and 30% decrease for commercial per 2019 CalGreen standards

Water And Wastewater -

Solid Waste - 25% waste reduction due to AB 341, Athens Services compliant

Construction Off-road Equipment Mitigation - Per Ventura County Air Quality Assessment Guidelines

Mobile Land Use Mitigation -

Area Mitigation - Per VCAPCD Rule 74.2 AC

Energy Mitigation - Per residential low-rise solar PV requirement (2019 California Energy Code Section 150.1(b)14)

Water Mitigation - 20% water reduction indoor and water efficient fixtures per CalGreen Building Standards Update 2016, Recycled water used for all landscaping

Waste Mitigation -

Fleet Mix -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	250.00	100.00
tblArchitecturalCoating	EF_Nonresidential_Interior	250.00	50.00
tblArchitecturalCoating	EF_Parking	250.00	100.00

Oxnard Teal Club Phase 1 - Ventura County, Annual

tblArchitecturalCoating	EF_Residential_Interior	75.00	50.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	250	100
tblAreaCoating	Area_EF_Nonresidential_Interior	250	50
tblAreaCoating	Area_EF_Parking	250	100
tblAreaCoating	Area_EF_Residential_Interior	75	50
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblConstructionPhase	NumDays	70.00	50.00
tblConstructionPhase	NumDays	40.00	20.00
tblConstructionPhase	NumDays	110.00	20.00
tblConstructionPhase	NumDays	1,110.00	630.00
tblConstructionPhase	NumDays	75.00	335.00
tblConstructionPhase	NumDays	75.00	40.00
tblConstructionPhase	PhaseEndDate	4/8/2021	3/11/2021
tblConstructionPhase	PhaseEndDate	6/3/2021	4/8/2021
tblConstructionPhase	PhaseEndDate	11/4/2021	5/6/2021
tblConstructionPhase	PhaseEndDate	2/5/2026	10/5/2023
tblConstructionPhase	PhaseEndDate	9/3/2026	12/29/2023
tblConstructionPhase	PhaseEndDate	5/21/2026	11/30/2023
tblConstructionPhase	PhaseStartDate	4/9/2021	3/12/2021
tblConstructionPhase	PhaseStartDate	6/4/2021	4/9/2021
tblConstructionPhase	PhaseStartDate	11/5/2021	5/7/2021
tblConstructionPhase	PhaseStartDate	5/22/2026	9/18/2022
tblConstructionPhase	PhaseStartDate	2/6/2026	10/6/2023
tblEnergyUse	T24E	177.01	164.62
tblEnergyUse	T24E	179.76	167.18
tblEnergyUse	T24E	4.71	3.30
tblEnergyUse	T24E	253.73	235.97

Oxnard Teal Club Phase 1 - Ventura County, Annual

tblFireplaces	NumberNoFireplace	263.00	0.00
tblFireplaces	NumberNoFireplace	240.00	0.00
tblFireplaces	NumberNoFireplace	220.00	0.00
tblGrading	AcresOfGrading	50.00	275.00
tblLandUse	GreenSpaceAllowEdit	1.00	0.00
tblLandUse	LotAcreage	1.38	8.78
tblLandUse	LotAcreage	16.44	15.14
tblLandUse	LotAcreage	6.32	10.57
tblLandUse	LotAcreage	71.43	27.53
tblLandUse	Population	805.00	1,044.00
tblLandUse	Population	734.00	953.00
tblLandUse	Population	673.00	873.00
tblOffRoadEquipment	PhaseName	Paving	Architectural Coating
tblOffRoadEquipment	PhaseName	Paving	Architectural Coating
tblOffRoadEquipment	PhaseName	Paving	Architectural Coating
tblOnRoadDust	PhaseName	Paving	Architectural Coating
tblProjectCharacteristics	CH4IntensityFactor	0.029	0.014
tblProjectCharacteristics	CO2IntensityFactor	702.44	337.71
tblProjectCharacteristics	N2OIntensityFactor	0.006	0.003
tblSolidWaste	SolidWasteGenerationRate	120.98	90.74
tblSolidWaste	SolidWasteGenerationRate	110.40	82.80
tblSolidWaste	SolidWasteGenerationRate	0.56	0.42
tblSolidWaste	SolidWasteGenerationRate	55.80	41.85
tblSolidWaste	SolidWasteGenerationRate	357.93	268.45
tblTripsAndVMT	HaulingTripLength	20.00	4.00
tblTripsAndVMT	PhaseName	Paving	Architectural Coating
tblVehicleTrips	ST_TR	9.91	9.44

Oxnard Teal Club Phase 1 - Ventura County, Annual

tblVehicleTrips	SU_TR	8.62	9.44
tblVehicleTrips	WD_TR	6.59	7.32
tblVehicleTrips	WD_TR	6.65	7.32
tblVehicleTrips	WD_TR	1.89	20.00
tblVehicleTrips	WD_TR	11.03	120.00
tblVehicleTrips	WD_TR	9.52	9.44

2.0 Emissions Summary

Oxnard Teal Club Phase 1 - Ventura County, Annual

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.5293	4.3754	4.0155	0.0109	0.8682	0.1671	1.0353	0.2778	0.1558	0.4336	0.0000	991.2359	991.2359	0.1312	0.0000	994.5159
2022	1.5882	4.2590	5.0011	0.0146	0.7968	0.1381	0.9350	0.2136	0.1297	0.3433	0.0000	1,330.4845	1,330.4845	0.1424	0.0000	1,334.0435
2023	4.0711	3.9914	5.6157	0.0144	0.8096	0.1504	0.9600	0.2147	0.1406	0.3553	0.0000	1,307.1581	1,307.1581	0.1739	0.0000	1,311.5054
Maximum	4.0711	4.3754	5.6157	0.0146	0.8682	0.1671	1.0353	0.2778	0.1558	0.4336	0.0000	1,330.4845	1,330.4845	0.1739	0.0000	1,334.0435

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.5293	4.3754	4.0155	0.0109	0.6555	0.1671	0.8226	0.1963	0.1558	0.3521	0.0000	991.2354	991.2354	0.1312	0.0000	994.5155
2022	1.5882	4.2590	5.0011	0.0146	0.7968	0.1381	0.9350	0.2136	0.1297	0.3433	0.0000	1,330.4841	1,330.4841	0.1424	0.0000	1,334.0430
2023	4.0711	3.9914	5.6157	0.0144	0.8096	0.1504	0.9600	0.2147	0.1406	0.3553	0.0000	1,307.1575	1,307.1575	0.1739	0.0000	1,311.5048
Maximum	4.0711	4.3754	5.6157	0.0146	0.8096	0.1671	0.9600	0.2147	0.1558	0.3553	0.0000	1,330.4841	1,330.4841	0.1739	0.0000	1,334.0430

Oxnard Teal Club Phase 1 - Ventura County, Annual

	ROG	NOx	CO	SO2	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	8.59	0.00	7.26	11.54	0.00	7.20	0.00	0.00	0.00	0.00	0.00	0.00

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	1-1-2021	3-31-2021	1.1853	1.1853
2	4-1-2021	6-30-2021	1.3366	1.3366
3	7-1-2021	9-30-2021	1.1751	1.1751
4	10-1-2021	12-31-2021	1.1904	1.1904
5	1-1-2022	3-31-2022	1.0657	1.0657
6	4-1-2022	6-30-2022	1.0638	1.0638
7	7-1-2022	9-30-2022	1.2678	1.2678
8	10-1-2022	12-31-2022	2.4536	2.4536
9	1-1-2023	3-31-2023	2.2148	2.2148
10	4-1-2023	6-30-2023	2.2245	2.2245
11	7-1-2023	9-30-2023	2.2489	2.2489
		Highest	2.4536	2.4536

Oxnard Teal Club Phase 1 - Ventura County, Annual

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	5.4624	0.0617	5.3548	2.8000e-004		0.0298	0.0298		0.0298	0.0298	0.0000	8.7703	8.7703	8.3600e-003	0.0000	8.9793
Energy	0.0665	0.5695	0.2535	3.6200e-003		0.0459	0.0459		0.0459	0.0459	0.0000	1,355.6545	1,355.6545	0.0415	0.0183	1,362.1338
Mobile	1.6178	6.7649	20.0120	0.0892	10.6529	0.0586	10.7115	2.8484	0.0544	2.9028	0.0000	8,252.4699	8,252.4699	0.2886	0.0000	8,259.6847
Waste						0.0000	0.0000		0.0000	0.0000	98.2989	0.0000	98.2989	5.8093	0.0000	243.5313
Water						0.0000	0.0000		0.0000	0.0000	18.3279	190.0729	208.4008	1.8903	0.0461	269.4079
Total	7.1466	7.3961	25.6203	0.0931	10.6529	0.1343	10.7872	2.8484	0.1301	2.9785	116.6268	9,806.9676	9,923.5944	8.0381	0.0644	10,143.7369

Oxnard Teal Club Phase 1 - Ventura County, Annual

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	5.4624	0.0617	5.3548	2.8000e-004		0.0298	0.0298		0.0298	0.0298	0.0000	8.7703	8.7703	8.3600e-003	0.0000	8.9793
Energy	0.0665	0.5695	0.2535	3.6200e-003		0.0459	0.0459		0.0459	0.0459	0.0000	1,050.6709	1,050.6709	0.0289	0.0156	1,056.0267
Mobile	1.4994	6.1737	16.6942	0.0712	8.3735	0.0479	8.4214	2.2389	0.0444	2.2834	0.0000	6,591.9837	6,591.9837	0.2383	0.0000	6,597.9417
Waste						0.0000	0.0000		0.0000	0.0000	98.2989	0.0000	98.2989	5.8093	0.0000	243.5313
Water						0.0000	0.0000		0.0000	0.0000	14.6623	167.0273	181.6896	1.5129	0.0370	230.5504
Total	7.0282	6.8049	22.3025	0.0751	8.3735	0.1236	8.4971	2.2389	0.1201	2.3590	112.9612	7,818.4522	7,931.4134	7.5978	0.0526	8,137.0294

	ROG	NOx	CO	SO2	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	1.66	7.99	12.95	19.30	21.40	7.97	21.23	21.40	7.64	20.80	3.14	20.28	20.08	5.48	18.34	19.78

3.0 Construction Detail

Construction Phase

Oxnard Teal Club Phase 1 - Ventura County, Annual

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2021	3/11/2021	5	50	
2	Site Preparation	Site Preparation	3/12/2021	4/8/2021	5	20	
3	Grading	Grading	4/9/2021	5/6/2021	5	20	
4	Building Construction	Building Construction	5/7/2021	10/5/2023	5	630	
5	Paving	Paving	10/6/2023	11/30/2023	5	40	
6	Architectural Coating	Architectural Coating	9/18/2022	12/29/2023	5	335	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 275

Acres of Paving: 0

Residential Indoor: 1,820,475; Residential Outdoor: 606,825; Non-Residential Indoor: 514,710; Non-Residential Outdoor: 171,570; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Oxnard Teal Club Phase 1 - Ventura County, Annual

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Architectural Coating	Pavers	2	8.00	130	0.42
Architectural Coating	Paving Equipment	2	8.00	132	0.36
Architectural Coating	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Oxnard Teal Club Phase 1 - Ventura County, Annual

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	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	579.00	134.00	0.00	10.80	7.30	4.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	116.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Soil Stabilizer

Water Exposed Area

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0791	0.7860	0.5391	9.7000e-004		0.0388	0.0388		0.0360	0.0360	0.0000	85.0020	85.0020	0.0239	0.0000	85.6001
Total	0.0791	0.7860	0.5391	9.7000e-004		0.0388	0.0388		0.0360	0.0360	0.0000	85.0020	85.0020	0.0239	0.0000	85.6001

Oxnard Teal Club Phase 1 - Ventura County, Annual

3.2 Demolition - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	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	1.3000e-003	8.4000e-004	9.2400e-003	3.0000e-005	3.0200e-003	2.0000e-005	3.0500e-003	8.0000e-004	2.0000e-005	8.2000e-004	0.0000	2.5128	2.5128	6.0000e-005	0.0000	2.5143
Total	1.3000e-003	8.4000e-004	9.2400e-003	3.0000e-005	3.0200e-003	2.0000e-005	3.0500e-003	8.0000e-004	2.0000e-005	8.2000e-004	0.0000	2.5128	2.5128	6.0000e-005	0.0000	2.5143

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	0.0791	0.7860	0.5391	9.7000e-004		0.0388	0.0388		0.0360	0.0360	0.0000	85.0019	85.0019	0.0239	0.0000	85.6000
Total	0.0791	0.7860	0.5391	9.7000e-004		0.0388	0.0388		0.0360	0.0360	0.0000	85.0019	85.0019	0.0239	0.0000	85.6000

Oxnard Teal Club Phase 1 - Ventura County, Annual

3.2 Demolition - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	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	1.3000e-003	8.4000e-004	9.2400e-003	3.0000e-005	3.0200e-003	2.0000e-005	3.0500e-003	8.0000e-004	2.0000e-005	8.2000e-004	0.0000	2.5128	2.5128	6.0000e-005	0.0000	2.5143
Total	1.3000e-003	8.4000e-004	9.2400e-003	3.0000e-005	3.0200e-003	2.0000e-005	3.0500e-003	8.0000e-004	2.0000e-005	8.2000e-004	0.0000	2.5128	2.5128	6.0000e-005	0.0000	2.5143

3.3 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1807	0.0000	0.1807	0.0993	0.0000	0.0993	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0389	0.4050	0.2115	3.8000e-004		0.0204	0.0204		0.0188	0.0188	0.0000	33.4357	33.4357	0.0108	0.0000	33.7061
Total	0.0389	0.4050	0.2115	3.8000e-004	0.1807	0.0204	0.2011	0.0993	0.0188	0.1181	0.0000	33.4357	33.4357	0.0108	0.0000	33.7061

Oxnard Teal Club Phase 1 - Ventura County, Annual

3.3 Site Preparation - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	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	6.2000e-004	4.0000e-004	4.4300e-003	1.0000e-005	1.4500e-003	1.0000e-005	1.4600e-003	3.9000e-004	1.0000e-005	3.9000e-004	0.0000	1.2061	1.2061	3.0000e-005	0.0000	1.2069
Total	6.2000e-004	4.0000e-004	4.4300e-003	1.0000e-005	1.4500e-003	1.0000e-005	1.4600e-003	3.9000e-004	1.0000e-005	3.9000e-004	0.0000	1.2061	1.2061	3.0000e-005	0.0000	1.2069

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					0.0813	0.0000	0.0813	0.0447	0.0000	0.0447	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0389	0.4050	0.2115	3.8000e-004		0.0204	0.0204		0.0188	0.0188	0.0000	33.4357	33.4357	0.0108	0.0000	33.7060
Total	0.0389	0.4050	0.2115	3.8000e-004	0.0813	0.0204	0.1017	0.0447	0.0188	0.0635	0.0000	33.4357	33.4357	0.0108	0.0000	33.7060

Oxnard Teal Club Phase 1 - Ventura County, Annual

3.3 Site Preparation - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	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	6.2000e-004	4.0000e-004	4.4300e-003	1.0000e-005	1.4500e-003	1.0000e-005	1.4600e-003	3.9000e-004	1.0000e-005	3.9000e-004	0.0000	1.2061	1.2061	3.0000e-005	0.0000	1.2069
Total	6.2000e-004	4.0000e-004	4.4300e-003	1.0000e-005	1.4500e-003	1.0000e-005	1.4600e-003	3.9000e-004	1.0000e-005	3.9000e-004	0.0000	1.2061	1.2061	3.0000e-005	0.0000	1.2069

3.4 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.2060	0.0000	0.2060	0.0489	0.0000	0.0489	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0419	0.4640	0.3088	6.2000e-004		0.0199	0.0199		0.0183	0.0183	0.0000	54.4950	54.4950	0.0176	0.0000	54.9356
Total	0.0419	0.4640	0.3088	6.2000e-004	0.2060	0.0199	0.2259	0.0489	0.0183	0.0671	0.0000	54.4950	54.4950	0.0176	0.0000	54.9356

Oxnard Teal Club Phase 1 - Ventura County, Annual

3.4 Grading - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	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	6.9000e-004	4.5000e-004	4.9300e-003	1.0000e-005	1.6100e-003	1.0000e-005	1.6200e-003	4.3000e-004	1.0000e-005	4.4000e-004	0.0000	1.3401	1.3401	3.0000e-005	0.0000	1.3410
Total	6.9000e-004	4.5000e-004	4.9300e-003	1.0000e-005	1.6100e-003	1.0000e-005	1.6200e-003	4.3000e-004	1.0000e-005	4.4000e-004	0.0000	1.3401	1.3401	3.0000e-005	0.0000	1.3410

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					0.0927	0.0000	0.0927	0.0220	0.0000	0.0220	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0419	0.4640	0.3088	6.2000e-004		0.0199	0.0199		0.0183	0.0183	0.0000	54.4949	54.4949	0.0176	0.0000	54.9355
Total	0.0419	0.4640	0.3088	6.2000e-004	0.0927	0.0199	0.1126	0.0220	0.0183	0.0403	0.0000	54.4949	54.4949	0.0176	0.0000	54.9355

Oxnard Teal Club Phase 1 - Ventura County, Annual

3.4 Grading - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	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	6.9000e-004	4.5000e-004	4.9300e-003	1.0000e-005	1.6100e-003	1.0000e-005	1.6200e-003	4.3000e-004	1.0000e-005	4.4000e-004	0.0000	1.3401	1.3401	3.0000e-005	0.0000	1.3410
Total	6.9000e-004	4.5000e-004	4.9300e-003	1.0000e-005	1.6100e-003	1.0000e-005	1.6200e-003	4.3000e-004	1.0000e-005	4.4000e-004	0.0000	1.3401	1.3401	3.0000e-005	0.0000	1.3410

3.5 Building Construction - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1625	1.4904	1.4172	2.3000e-003		0.0820	0.0820		0.0771	0.0771	0.0000	198.0499	198.0499	0.0478	0.0000	199.2444
Total	0.1625	1.4904	1.4172	2.3000e-003		0.0820	0.0820		0.0771	0.0771	0.0000	198.0499	198.0499	0.0478	0.0000	199.2444

Oxnard Teal Club Phase 1 - Ventura County, Annual

3.5 Building Construction - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0330	1.1174	0.3008	2.9000e-003	0.0763	3.1500e-003	0.0794	0.0220	3.0100e-003	0.0250	0.0000	283.4813	283.4813	0.0225	0.0000	284.0447
Worker	0.1712	0.1109	1.2194	3.6700e-003	0.3992	2.8200e-003	0.4020	0.1060	2.6000e-003	0.1086	0.0000	331.7130	331.7130	8.3900e-003	0.0000	331.9229
Total	0.2043	1.2283	1.5202	6.5700e-003	0.4754	5.9700e-003	0.4814	0.1280	5.6100e-003	0.1336	0.0000	615.1943	615.1943	0.0309	0.0000	615.9676

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	0.1625	1.4904	1.4172	2.3000e-003		0.0820	0.0820		0.0771	0.0771	0.0000	198.0496	198.0496	0.0478	0.0000	199.2442
Total	0.1625	1.4904	1.4172	2.3000e-003		0.0820	0.0820		0.0771	0.0771	0.0000	198.0496	198.0496	0.0478	0.0000	199.2442

Oxnard Teal Club Phase 1 - Ventura County, Annual

3.5 Building Construction - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0330	1.1174	0.3008	2.9000e-003	0.0763	3.1500e-003	0.0794	0.0220	3.0100e-003	0.0250	0.0000	283.4813	283.4813	0.0225	0.0000	284.0447
Worker	0.1712	0.1109	1.2194	3.6700e-003	0.3992	2.8200e-003	0.4020	0.1060	2.6000e-003	0.1086	0.0000	331.7130	331.7130	8.3900e-003	0.0000	331.9229
Total	0.2043	1.2283	1.5202	6.5700e-003	0.4754	5.9700e-003	0.4814	0.1280	5.6100e-003	0.1336	0.0000	615.1943	615.1943	0.0309	0.0000	615.9676

3.5 Building Construction - 2022

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	0.2218	2.0300	2.1272	3.5000e-003		0.1052	0.1052		0.0990	0.0990	0.0000	301.2428	301.2428	0.0722	0.0000	303.0471
Total	0.2218	2.0300	2.1272	3.5000e-003		0.1052	0.1052		0.0990	0.0990	0.0000	301.2428	301.2428	0.0722	0.0000	303.0471

Oxnard Teal Club Phase 1 - Ventura County, Annual

3.5 Building Construction - 2022

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	0.0467	1.5969	0.4337	4.3700e-003	0.1160	4.1400e-003	0.1201	0.0335	3.9600e-003	0.0374	0.0000	427.0286	427.0286	0.0330	0.0000	427.8534
Worker	0.2450	0.1521	1.7135	5.3700e-003	0.6069	4.1800e-003	0.6111	0.1612	3.8500e-003	0.1651	0.0000	485.8275	485.8275	0.0115	0.0000	486.1158
Total	0.2917	1.7490	2.1472	9.7400e-003	0.7229	8.3200e-003	0.7312	0.1947	7.8100e-003	0.2025	0.0000	912.8561	912.8561	0.0445	0.0000	913.9692

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	0.2218	2.0300	2.1272	3.5000e-003		0.1052	0.1052		0.0990	0.0990	0.0000	301.2425	301.2425	0.0722	0.0000	303.0467
Total	0.2218	2.0300	2.1272	3.5000e-003		0.1052	0.1052		0.0990	0.0990	0.0000	301.2425	301.2425	0.0722	0.0000	303.0467

Oxnard Teal Club Phase 1 - Ventura County, Annual

3.5 Building Construction - 2022

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	0.0467	1.5969	0.4337	4.3700e-003	0.1160	4.1400e-003	0.1201	0.0335	3.9600e-003	0.0374	0.0000	427.0286	427.0286	0.0330	0.0000	427.8534
Worker	0.2450	0.1521	1.7135	5.3700e-003	0.6069	4.1800e-003	0.6111	0.1612	3.8500e-003	0.1651	0.0000	485.8275	485.8275	0.0115	0.0000	486.1158
Total	0.2917	1.7490	2.1472	9.7400e-003	0.7229	8.3200e-003	0.7312	0.1947	7.8100e-003	0.2025	0.0000	912.8561	912.8561	0.0445	0.0000	913.9692

3.5 Building Construction - 2023

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	0.1565	1.4313	1.6163	2.6800e-003		0.0696	0.0696		0.0655	0.0655	0.0000	230.6457	230.6457	0.0549	0.0000	232.0174
Total	0.1565	1.4313	1.6163	2.6800e-003		0.0696	0.0696		0.0655	0.0655	0.0000	230.6457	230.6457	0.0549	0.0000	232.0174

Oxnard Teal Club Phase 1 - Ventura County, Annual

3.5 Building Construction - 2023

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	0.0265	0.9295	0.3006	3.2600e-003	0.0888	1.2000e-003	0.0900	0.0256	1.1500e-003	0.0268	0.0000	319.6552	319.6552	0.0225	0.0000	320.2187
Worker	0.1766	0.1052	1.2099	3.9500e-003	0.4645	3.1200e-003	0.4677	0.1234	2.8800e-003	0.1263	0.0000	357.6054	357.6054	7.9500e-003	0.0000	357.8041
Total	0.2031	1.0347	1.5104	7.2100e-003	0.5533	4.3200e-003	0.5576	0.1490	4.0300e-003	0.1530	0.0000	677.2606	677.2606	0.0305	0.0000	678.0228

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	0.1565	1.4313	1.6163	2.6800e-003		0.0696	0.0696		0.0655	0.0655	0.0000	230.6455	230.6455	0.0549	0.0000	232.0171
Total	0.1565	1.4313	1.6163	2.6800e-003		0.0696	0.0696		0.0655	0.0655	0.0000	230.6455	230.6455	0.0549	0.0000	232.0171

Oxnard Teal Club Phase 1 - Ventura County, Annual

3.6 Paving - 2023

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					
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

3.7 Architectural Coating - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	1.0097					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0490	0.4700	0.6148	9.7000e-004		0.0244	0.0244		0.0227	0.0227	0.0000	84.6780	84.6780	0.0249	0.0000	85.3009
Total	1.0587	0.4700	0.6148	9.7000e-004		0.0244	0.0244		0.0227	0.0227	0.0000	84.6780	84.6780	0.0249	0.0000	85.3009

Oxnard Teal Club Phase 1 - Ventura County, Annual

3.7 Architectural Coating - 2022

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	0.0160	9.9300e-003	0.1118	3.5000e-004	0.0739	2.7000e-004	0.0742	0.0190	2.5000e-004	0.0192	0.0000	31.7076	31.7076	7.5000e-004	0.0000	31.7264
Total	0.0160	9.9300e-003	0.1118	3.5000e-004	0.0739	2.7000e-004	0.0742	0.0190	2.5000e-004	0.0192	0.0000	31.7076	31.7076	7.5000e-004	0.0000	31.7264

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	1.0097					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0490	0.4700	0.6148	9.7000e-004		0.0244	0.0244		0.0227	0.0227	0.0000	84.6779	84.6779	0.0249	0.0000	85.3008
Total	1.0587	0.4700	0.6148	9.7000e-004		0.0244	0.0244		0.0227	0.0227	0.0000	84.6779	84.6779	0.0249	0.0000	85.3008

Oxnard Teal Club Phase 1 - Ventura County, Annual

3.7 Architectural Coating - 2022

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	0.0160	9.9300e-003	0.1118	3.5000e-004	0.0739	2.7000e-004	0.0742	0.0190	2.5000e-004	0.0192	0.0000	31.7076	31.7076	7.5000e-004	0.0000	31.7264
Total	0.0160	9.9300e-003	0.1118	3.5000e-004	0.0739	2.7000e-004	0.0742	0.0190	2.5000e-004	0.0192	0.0000	31.7076	31.7076	7.5000e-004	0.0000	31.7264

3.7 Architectural Coating - 2023

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	3.5002					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1592	1.4943	2.1314	3.3500e-003		0.0755	0.0755		0.0702	0.0702	0.0000	293.5416	293.5416	0.0862	0.0000	295.6963
Total	3.6593	1.4943	2.1314	3.3500e-003		0.0755	0.0755		0.0702	0.0702	0.0000	293.5416	293.5416	0.0862	0.0000	295.6963

Oxnard Teal Club Phase 1 - Ventura County, Annual

3.7 Architectural Coating - 2023

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	0.0522	0.0311	0.3576	1.1700e-003	0.2563	9.2000e-004	0.2572	0.0657	8.5000e-004	0.0665	0.0000	105.7102	105.7102	2.3500e-003	0.0000	105.7690
Total	0.0522	0.0311	0.3576	1.1700e-003	0.2563	9.2000e-004	0.2572	0.0657	8.5000e-004	0.0665	0.0000	105.7102	105.7102	2.3500e-003	0.0000	105.7690

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	3.5002					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1592	1.4943	2.1314	3.3500e-003		0.0755	0.0755		0.0702	0.0702	0.0000	293.5412	293.5412	0.0862	0.0000	295.6959
Total	3.6593	1.4943	2.1314	3.3500e-003		0.0755	0.0755		0.0702	0.0702	0.0000	293.5412	293.5412	0.0862	0.0000	295.6959

Oxnard Teal Club Phase 1 - Ventura County, Annual

3.7 Architectural Coating - 2023

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	0.0522	0.0311	0.3576	1.1700e-003	0.2563	9.2000e-004	0.2572	0.0657	8.5000e-004	0.0665	0.0000	105.7102	105.7102	2.3500e-003	0.0000	105.7690
Total	0.0522	0.0311	0.3576	1.1700e-003	0.2563	9.2000e-004	0.2572	0.0657	8.5000e-004	0.0665	0.0000	105.7102	105.7102	2.3500e-003	0.0000	105.7690

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Density

Increase Transit Accessibility

Integrate Below Market Rate Housing

Improve Pedestrian Network

Oxnard Teal Club Phase 1 - Ventura County, Annual

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.4994	6.1737	16.6942	0.0712	8.3735	0.0479	8.4214	2.2389	0.0444	2.2834	0.0000	6,591.9837	6,591.9837	0.2383	0.0000	6,597.9417
Unmitigated	1.6178	6.7649	20.0120	0.0892	10.6529	0.0586	10.7115	2.8484	0.0544	2.9028	0.0000	8,252.4699	8,252.4699	0.2886	0.0000	8,259.6847

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	1,925.16	1,883.08	1596.41	5,172,981	4,066,099
Apartments Mid Rise	1,756.80	1,533.60	1406.40	4,627,752	3,637,534
City Park	130.00	147.88	108.81	276,520	217,352
General Office Building	7,200.00	147.60	63.00	12,362,055	9,716,899
Single Family Housing	2,076.80	2,076.80	2076.80	5,738,349	4,510,493
Total	13,088.76	5,788.96	5,251.42	28,177,657	22,148,377

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	10.80	7.30	7.50	32.90	18.00	49.10	86	11	3
Apartments Mid Rise	10.80	7.30	7.50	32.90	18.00	49.10	86	11	3
City Park	9.50	7.30	7.30	33.00	48.00	19.00	66	28	6
General Office Building	9.50	7.30	7.30	33.00	48.00	19.00	77	19	4
Single Family Housing	10.80	7.30	7.50	32.90	18.00	49.10	86	11	3

Oxnard Teal Club Phase 1 - Ventura County, Annual

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.611155	0.038739	0.187677	0.096955	0.013383	0.005563	0.020646	0.018593	0.001209	0.001094	0.003654	0.000418	0.000914
Apartments Mid Rise	0.611155	0.038739	0.187677	0.096955	0.013383	0.005563	0.020646	0.018593	0.001209	0.001094	0.003654	0.000418	0.000914
City Park	0.611155	0.038739	0.187677	0.096955	0.013383	0.005563	0.020646	0.018593	0.001209	0.001094	0.003654	0.000418	0.000914
General Office Building	0.611155	0.038739	0.187677	0.096955	0.013383	0.005563	0.020646	0.018593	0.001209	0.001094	0.003654	0.000418	0.000914
Single Family Housing	0.611155	0.038739	0.187677	0.096955	0.013383	0.005563	0.020646	0.018593	0.001209	0.001094	0.003654	0.000418	0.000914

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Kilowatt Hours of Renewable Electricity Generated

	ROG	NOx	CO	SO2	Fugitive 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	393.0237	393.0237	0.0163	3.4900e-003	394.4714
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	698.0073	698.0073	0.0289	6.2000e-003	700.5785
NaturalGas Mitigated	0.0665	0.5695	0.2535	3.6200e-003		0.0459	0.0459		0.0459	0.0459	0.0000	657.6472	657.6472	0.0126	0.0121	661.5553
NaturalGas Unmitigated	0.0665	0.5695	0.2535	3.6200e-003		0.0459	0.0459		0.0459	0.0459	0.0000	657.6472	657.6472	0.0126	0.0121	661.5553

Oxnard Teal Club Phase 1 - Ventura County, Annual

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Low Rise	3.35577e+006	0.0181	0.1546	0.0658	9.9000e-004		0.0125	0.0125		0.0125	0.0125	0.0000	179.0768	179.0768	3.4300e-003	3.2800e-003	180.1410
Apartments Mid Rise	2.74259e+006	0.0148	0.1264	0.0538	8.1000e-004		0.0102	0.0102		0.0102	0.0102	0.0000	146.3551	146.3551	2.8100e-003	2.6800e-003	147.2248
City Park	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
General Office Building	548400	2.9600e-003	0.0269	0.0226	1.6000e-004		2.0400e-003	2.0400e-003		2.0400e-003	2.0400e-003	0.0000	29.2647	29.2647	5.6000e-004	5.4000e-004	29.4386
Single Family Housing	5.67708e+006	0.0306	0.2616	0.1113	1.6700e-003		0.0212	0.0212		0.0212	0.0212	0.0000	302.9506	302.9506	5.8100e-003	5.5500e-003	304.7509
Total		0.0665	0.5695	0.2535	3.6300e-003		0.0459	0.0459		0.0459	0.0459	0.0000	657.6472	657.6472	0.0126	0.0121	661.5553

Oxnard Teal Club Phase 1 - Ventura County, Annual

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					
Apartments Low Rise	3.35577e+006	0.0181	0.1546	0.0658	9.9000e-004		0.0125	0.0125		0.0125	0.0125	0.0000	179.0768	179.0768	3.4300e-003	3.2800e-003	180.1410
Apartments Mid Rise	2.74259e+006	0.0148	0.1264	0.0538	8.1000e-004		0.0102	0.0102		0.0102	0.0102	0.0000	146.3551	146.3551	2.8100e-003	2.6800e-003	147.2248
City Park	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
General Office Building	548400	2.9600e-003	0.0269	0.0226	1.6000e-004		2.0400e-003	2.0400e-003		2.0400e-003	2.0400e-003	0.0000	29.2647	29.2647	5.6000e-004	5.4000e-004	29.4386
Single Family Housing	5.67708e+006	0.0306	0.2616	0.1113	1.6700e-003		0.0212	0.0212		0.0212	0.0212	0.0000	302.9506	302.9506	5.8100e-003	5.5500e-003	304.7509
Total		0.0665	0.5695	0.2535	3.6300e-003		0.0459	0.0459		0.0459	0.0459	0.0000	657.6472	657.6472	0.0126	0.0121	661.5553

Oxnard Teal Club Phase 1 - Ventura County, Annual

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

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	1.09086e+006	167.1002	6.9300e-003	1.4800e-003	167.7157
Apartments Mid Rise	951052	145.6847	6.0400e-003	1.2900e-003	146.2214
City Park	0	0.0000	0.0000	0.0000	0.0000
General Office Building	754620	115.5947	4.7900e-003	1.0300e-003	116.0205
Single Family Housing	1.76017e+006	269.6278	0.0112	2.4000e-003	270.6210
Total		698.0073	0.0289	6.2000e-003	700.5785

Oxnard Teal Club Phase 1 - Ventura County, Annual

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	692659	106.1034	4.4000e-003	9.4000e-004	106.4943
Apartments Mid Rise	552856	84.6880	3.5100e-003	7.5000e-004	84.9999
City Park	-398196	-60.9967	-0.0025	-0.0005	-61.2214
General Office Building	356424	54.5980	2.2600e-003	4.9000e-004	54.7991
Single Family Housing	1.36198e+006	208.6310	8.6500e-003	1.8500e-003	209.3996
Total		393.0237	0.0163	3.4900e-003	394.4714

6.0 Area Detail

6.1 Mitigation Measures Area

- Use Low VOC Paint - Residential Interior
- Use Low VOC Paint - Residential Exterior
- Use Low VOC Paint - Non-Residential Interior
- Use Low VOC Paint - Non-Residential Exterior
- No Hearths Installed

Oxnard Teal Club Phase 1 - Ventura County, Annual

	ROG	NOx	CO	SO2	Fugitive 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	5.4624	0.0617	5.3548	2.8000e-004		0.0298	0.0298		0.0298	0.0298	0.0000	8.7703	8.7703	8.3600e-003	0.0000	8.9793
Unmitigated	5.4624	0.0617	5.3548	2.8000e-004		0.0298	0.0298		0.0298	0.0298	0.0000	8.7703	8.7703	8.3600e-003	0.0000	8.9793

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	0.4510					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	4.8512					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	0.1602	0.0617	5.3548	2.8000e-004		0.0298	0.0298		0.0298	0.0298	0.0000	8.7703	8.7703	8.3600e-003	0.0000	8.9793
Total	5.4624	0.0617	5.3548	2.8000e-004		0.0298	0.0298		0.0298	0.0298	0.0000	8.7703	8.7703	8.3600e-003	0.0000	8.9793

Oxnard Teal Club Phase 1 - Ventura County, Annual

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	0.4510					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	4.8512					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	0.1602	0.0617	5.3548	2.8000e-004		0.0298	0.0298		0.0298	0.0298	0.0000	8.7703	8.7703	8.3600e-003	0.0000	8.9793
Total	5.4624	0.0617	5.3548	2.8000e-004		0.0298	0.0298		0.0298	0.0298	0.0000	8.7703	8.7703	8.3600e-003	0.0000	8.9793

7.0 Water Detail

7.1 Mitigation Measures Water

- Apply Water Conservation Strategy
- Use Reclaimed Water
- Install Low Flow Bathroom Faucet
- Install Low Flow Kitchen Faucet
- Install Low Flow Toilet
- Install Low Flow Shower

Oxnard Teal Club Phase 1 - Ventura County, Annual

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	181.6896	1.5129	0.0370	230.5504
Unmitigated	208.4008	1.8903	0.0461	269.4079

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	17.1355 / 10.8028	57.9995	0.5605	0.0137	76.0810
Apartments Mid Rise	15.637 / 9.85809	52.9273	0.5115	0.0125	69.4276
City Park	0 / 7.74463	13.1803	5.5000e-004	1.2000e-004	13.2288
General Office Building	10.664 / 6.53602	35.7770	0.3488	8.4900e-003	47.0285
Single Family Housing	14.3339 / 9.03658	48.5167	0.4689	0.0114	63.6419
Total		208.4008	1.8903	0.0461	269.4079

Oxnard Teal Club Phase 1 - Ventura County, Annual

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	13.7084 / 10.8028	50.0766	0.4486	0.0110	64.5554
Apartments Mid Rise	12.5096 / 9.85809	45.6973	0.4094	0.0100	58.9098
City Park	0 / 7.74463	13.1803	5.5000e-004	1.2000e-004	13.2288
General Office Building	8.53122 / 6.53602	30.8462	0.2792	6.8100e-003	39.8557
Single Family Housing	11.4671 / 9.03658	41.8892	0.3752	9.1600e-003	54.0007
Total		181.6896	1.5129	0.0370	230.5504

8.0 Waste Detail

8.1 Mitigation Measures Waste

Oxnard Teal Club Phase 1 - Ventura County, Annual

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	98.2989	5.8093	0.0000	243.5313
Unmitigated	98.2989	5.8093	0.0000	243.5313

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	90.735	18.4184	1.0885	0.0000	45.6308
Apartments Mid Rise	82.8	16.8077	0.9933	0.0000	41.6403
City Park	0.42	0.0853	5.0400e-003	0.0000	0.2112
General Office Building	41.85	8.4952	0.5021	0.0000	21.0464
Single Family Housing	268.447	54.4924	3.2204	0.0000	135.0027
Total		98.2989	5.8093	0.0000	243.5313

Oxnard Teal Club Phase 1 - Ventura County, Annual

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	90.735	18.4184	1.0885	0.0000	45.6308
Apartments Mid Rise	82.8	16.8077	0.9933	0.0000	41.6403
City Park	0.42	0.0853	5.0400e-003	0.0000	0.2112
General Office Building	41.85	8.4952	0.5021	0.0000	21.0464
Single Family Housing	268.447	54.4924	3.2204	0.0000	135.0027
Total		98.2989	5.8093	0.0000	243.5313

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

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

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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Oxnard Teal Club Phase 1 - Ventura County, Annual

User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

Oxnard Teal Club Phase 2 - Ventura County, Annual

Oxnard Teal Club Phase 2
Ventura County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Office Park	132.00	1000sqft	9.11	132,000.00	0
City Park	10.88	Acre	10.88	473,932.80	0
Apartments Low Rise	267.00	Dwelling Unit	20.07	267,000.00	1060

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.6	Precipitation Freq (Days)	31
Climate Zone	8			Operational Year	2030
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	337.71	CH4 Intensity (lb/MWhr)	0.014	N2O Intensity (lb/MWhr)	0.003

1.3 User Entered Comments & Non-Default Data

Oxnard Teal Club Phase 2 - Ventura County, Annual

Project Characteristics - Based on 2030 projections for SCE 60% renewable with CPUC 2011 SCE factor for 2009. 337.71; 0.014; 0.003

Land Use - Based on PD Table 2-4 8/2019.

Construction Phase - Ph II completed 2024-2025 per PD 8/2019. AC extended to overlap with half of construction phase.

Trips and VMT - Landfill located 4 miles east at Del Norte Regional Recycling and Transfer

Demolition - No demolition

Grading - No export/import

Architectural Coating - Per VCAPCD Rule 74.2

Vehicle Trips - Trip Rates from Stantec Traffic Study 3/26/2019.

Woodstoves - No fireplaces or woodstoves

Area Coating - Per VCAPCD Rule 74.2

Energy Use - 7% decrease in electricity factor for residential and 30% decrease for commercial per 2019 CalGreen standards

Solid Waste - 25% waste reduction beyond AB 939 due to AB 341, Athens Services compliant

Area Mitigation - Per VCAPCD Rule 74.2 AC. 50 interior, 100 exterior

Energy Mitigation - Per residential low-rise solar PV requirement (2019 California Energy Code Section 150.1(b)14)

Water Mitigation - 20% water reduction indoor and water efficient fixtures per CalGreen Building Standards Update 2016, Recycled water used for all landscaping

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	250.00	100.00
tblArchitecturalCoating	EF_Nonresidential_Interior	250.00	50.00
tblArchitecturalCoating	EF_Parking	250.00	100.00
tblArchitecturalCoating	EF_Residential_Interior	75.00	50.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	250	100
tblAreaCoating	Area_EF_Nonresidential_Interior	250	50
tblAreaCoating	Area_EF_Parking	250	100
tblAreaCoating	Area_EF_Residential_Interior	75	50
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblConstructionPhase	NumDays	50.00	25.00

Oxnard Teal Club Phase 2 - Ventura County, Annual

tblConstructionPhase	NumDays	30.00	15.00
tblConstructionPhase	NumDays	75.00	15.00
tblConstructionPhase	NumDays	740.00	430.00
tblConstructionPhase	NumDays	55.00	250.00
tblConstructionPhase	NumDays	55.00	33.00
tblConstructionPhase	PhaseEndDate	3/8/2024	2/2/2024
tblConstructionPhase	PhaseEndDate	4/19/2024	2/22/2024
tblConstructionPhase	PhaseEndDate	8/2/2024	3/14/2024
tblConstructionPhase	PhaseEndDate	6/4/2027	11/7/2025
tblConstructionPhase	PhaseEndDate	11/5/2027	12/30/2025
tblConstructionPhase	PhaseEndDate	8/20/2027	12/24/2025
tblConstructionPhase	PhaseStartDate	3/9/2024	2/2/2024
tblConstructionPhase	PhaseStartDate	4/20/2024	2/23/2024
tblConstructionPhase	PhaseStartDate	8/3/2024	3/16/2024
tblConstructionPhase	PhaseStartDate	8/21/2027	1/15/2025
tblConstructionPhase	PhaseStartDate	6/5/2027	11/8/2025
tblEnergyUse	T24E	177.01	164.62
tblEnergyUse	T24E	5.39	3.77
tblLandUse	LotAcreage	3.03	9.11
tblLandUse	LotAcreage	16.69	20.07
tblLandUse	Population	817.00	1,060.00
tblProjectCharacteristics	CH4IntensityFactor	0.029	0.014
tblProjectCharacteristics	CO2IntensityFactor	702.44	337.71
tblProjectCharacteristics	N2OIntensityFactor	0.006	0.003
tblSolidWaste	SolidWasteGenerationRate	122.82	92.11
tblSolidWaste	SolidWasteGenerationRate	0.94	0.71
tblSolidWaste	SolidWasteGenerationRate	122.76	92.07

Oxnard Teal Club Phase 2 - Ventura County, Annual

tblTripsAndVMT	HaulingTripLength	20.00	4.00
tblVehicleTrips	ST_TR	1.64	0.00
tblVehicleTrips	SU_TR	0.76	0.00
tblVehicleTrips	WD_TR	6.59	7.32
tblVehicleTrips	WD_TR	1.89	20.00
tblVehicleTrips	WD_TR	11.42	10.00

2.0 Emissions Summary

Oxnard Teal Club Phase 2 - Ventura County, Annual

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	1-1-2024	3-31-2024	0.9145	0.9145
2	4-1-2024	6-30-2024	0.8387	0.8387
3	7-1-2024	9-30-2024	0.8479	0.8479
4	10-1-2024	12-31-2024	0.8562	0.8562
5	1-1-2025	3-31-2025	1.1506	1.1506
6	4-1-2025	6-30-2025	1.2203	1.2203
7	7-1-2025	9-30-2025	1.2337	1.2337
		Highest	1.2337	1.2337

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	1.7647	0.0228	1.9786	1.0000e-004		0.0110	0.0110		0.0110	0.0110	0.0000	3.2409	3.2409	3.0900e-003	0.0000	3.3182
Energy	0.0265	0.2306	0.1286	1.4400e-003		0.0183	0.0183		0.0183	0.0183	0.0000	709.9635	709.9635	0.0236	8.7800e-003	713.1703
Mobile	0.4568	1.9130	5.7071	0.0255	3.0538	0.0168	3.0706	0.8165	0.0155	0.8321	0.0000	2,362.4551	2,362.4551	0.0824	0.0000	2,364.5145
Waste						0.0000	0.0000		0.0000	0.0000	37.5310	0.0000	37.5310	2.2180	0.0000	92.9815
Water						0.0000	0.0000		0.0000	0.0000	12.9620	146.6907	159.6527	1.3374	0.0327	202.8440
Total	2.2479	2.1663	7.8143	0.0271	3.0538	0.0460	3.0998	0.8165	0.0448	0.8614	50.4930	3,222.3502	3,272.8433	3.6645	0.0415	3,376.8285

Oxnard Teal Club Phase 2 - Ventura County, Annual

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.7647	0.0228	1.9786	1.0000e-004		0.0110	0.0110		0.0110	0.0110	0.0000	3.2409	3.2409	3.0900e-003	0.0000	3.3182
Energy	0.0265	0.2306	0.1286	1.4400e-003		0.0183	0.0183		0.0183	0.0183	0.0000	557.9636	557.9636	0.0173	7.4300e-003	560.6105
Mobile	0.4568	1.9130	5.7071	0.0255	3.0538	0.0168	3.0706	0.8165	0.0155	0.8321	0.0000	2,362.4551	2,362.4551	0.0824	0.0000	2,364.5145
Waste						0.0000	0.0000		0.0000	0.0000	37.5310	0.0000	37.5310	2.2180	0.0000	92.9815
Water						0.0000	0.0000		0.0000	0.0000	10.3696	130.3921	140.7617	1.0705	0.0263	175.3627
Total	2.2479	2.1663	7.8143	0.0271	3.0538	0.0460	3.0998	0.8165	0.0448	0.8614	47.9006	3,054.0517	3,101.9523	3.3913	0.0337	3,196.7874

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.13	5.22	5.22	7.46	18.74	5.33

3.0 Construction Detail

Construction Phase

Oxnard Teal Club Phase 2 - Ventura County, Annual

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2024	2/2/2024	5	25	
2	Site Preparation	Site Preparation	2/2/2024	2/22/2024	5	15	
3	Grading	Grading	2/23/2024	3/14/2024	5	15	
4	Building Construction	Building Construction	3/16/2024	11/7/2025	5	430	
5	Paving	Paving	11/8/2025	12/24/2025	5	33	
6	Architectural Coating	Architectural Coating	1/15/2025	12/30/2025	5	250	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 37.5

Acres of Paving: 0

Residential Indoor: 540,675; Residential Outdoor: 180,225; Non-Residential Indoor: 198,000; Non-Residential Outdoor: 66,000; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Oxnard Teal Club Phase 2 - Ventura County, Annual

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Oxnard Teal Club Phase 2 - Ventura County, Annual

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	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	434.00	128.00	0.00	10.80	7.30	4.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	87.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

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					
Off-Road	0.0281	0.2610	0.2463	4.9000e-004		0.0120	0.0120		0.0112	0.0112	0.0000	42.4951	42.4951	0.0119	0.0000	42.7923
Total	0.0281	0.2610	0.2463	4.9000e-004		0.0120	0.0120		0.0112	0.0112	0.0000	42.4951	42.4951	0.0119	0.0000	42.7923

Oxnard Teal Club Phase 2 - Ventura County, Annual

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	0.0000	0.0000	0.0000	0.0000	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	5.4000e-004	3.1000e-004	3.6600e-003	1.0000e-005	1.5100e-003	1.0000e-005	1.5200e-003	4.0000e-004	1.0000e-005	4.1000e-004	0.0000	1.1227	1.1227	2.0000e-005	0.0000	1.1233
Total	5.4000e-004	3.1000e-004	3.6600e-003	1.0000e-005	1.5100e-003	1.0000e-005	1.5200e-003	4.0000e-004	1.0000e-005	4.1000e-004	0.0000	1.1227	1.1227	2.0000e-005	0.0000	1.1233

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	0.0281	0.2610	0.2463	4.9000e-004		0.0120	0.0120		0.0112	0.0112	0.0000	42.4950	42.4950	0.0119	0.0000	42.7922
Total	0.0281	0.2610	0.2463	4.9000e-004		0.0120	0.0120		0.0112	0.0112	0.0000	42.4950	42.4950	0.0119	0.0000	42.7922

Oxnard Teal Club Phase 2 - Ventura County, Annual

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	0.0000	0.0000	0.0000	0.0000	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	5.4000e-004	3.1000e-004	3.6600e-003	1.0000e-005	1.5100e-003	1.0000e-005	1.5200e-003	4.0000e-004	1.0000e-005	4.1000e-004	0.0000	1.1227	1.1227	2.0000e-005	0.0000	1.1233
Total	5.4000e-004	3.1000e-004	3.6600e-003	1.0000e-005	1.5100e-003	1.0000e-005	1.5200e-003	4.0000e-004	1.0000e-005	4.1000e-004	0.0000	1.1227	1.1227	2.0000e-005	0.0000	1.1233

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					0.1355	0.0000	0.1355	0.0745	0.0000	0.0745	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0200	0.2038	0.1375	2.9000e-004		9.2200e-003	9.2200e-003		8.4800e-003	8.4800e-003	0.0000	25.0928	25.0928	8.1200e-003	0.0000	25.2957
Total	0.0200	0.2038	0.1375	2.9000e-004	0.1355	9.2200e-003	0.1447	0.0745	8.4800e-003	0.0830	0.0000	25.0928	25.0928	8.1200e-003	0.0000	25.2957

Oxnard Teal Club Phase 2 - Ventura County, Annual

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	3.9000e-004	2.2000e-004	2.6400e-003	1.0000e-005	1.0900e-003	1.0000e-005	1.1000e-003	2.9000e-004	1.0000e-005	3.0000e-004	0.0000	0.8083	0.8083	2.0000e-005	0.0000	0.8088
Total	3.9000e-004	2.2000e-004	2.6400e-003	1.0000e-005	1.0900e-003	1.0000e-005	1.1000e-003	2.9000e-004	1.0000e-005	3.0000e-004	0.0000	0.8083	0.8083	2.0000e-005	0.0000	0.8088

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					0.1355	0.0000	0.1355	0.0745	0.0000	0.0745	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0200	0.2038	0.1375	2.9000e-004		9.2200e-003	9.2200e-003		8.4800e-003	8.4800e-003	0.0000	25.0928	25.0928	8.1200e-003	0.0000	25.2957
Total	0.0200	0.2038	0.1375	2.9000e-004	0.1355	9.2200e-003	0.1447	0.0745	8.4800e-003	0.0830	0.0000	25.0928	25.0928	8.1200e-003	0.0000	25.2957

Oxnard Teal Club Phase 2 - Ventura County, Annual

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	3.9000e-004	2.2000e-004	2.6400e-003	1.0000e-005	1.0900e-003	1.0000e-005	1.1000e-003	2.9000e-004	1.0000e-005	3.0000e-004	0.0000	0.8083	0.8083	2.0000e-005	0.0000	0.8088
Total	3.9000e-004	2.2000e-004	2.6400e-003	1.0000e-005	1.0900e-003	1.0000e-005	1.1000e-003	2.9000e-004	1.0000e-005	3.0000e-004	0.0000	0.8083	0.8083	2.0000e-005	0.0000	0.8088

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					0.0651	0.0000	0.0651	0.0270	0.0000	0.0270	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0241	0.2428	0.2079	4.7000e-004		0.0100	0.0100		9.2100e-003	9.2100e-003	0.0000	40.8896	40.8896	0.0132	0.0000	41.2203
Total	0.0241	0.2428	0.2079	4.7000e-004	0.0651	0.0100	0.0751	0.0270	9.2100e-003	0.0362	0.0000	40.8896	40.8896	0.0132	0.0000	41.2203

Oxnard Teal Club Phase 2 - Ventura County, Annual

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	4.4000e-004	2.5000e-004	2.9300e-003	1.0000e-005	1.2100e-003	1.0000e-005	1.2200e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	0.8982	0.8982	2.0000e-005	0.0000	0.8986
Total	4.4000e-004	2.5000e-004	2.9300e-003	1.0000e-005	1.2100e-003	1.0000e-005	1.2200e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	0.8982	0.8982	2.0000e-005	0.0000	0.8986

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					0.0651	0.0000	0.0651	0.0270	0.0000	0.0270	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0241	0.2428	0.2079	4.7000e-004		0.0100	0.0100		9.2100e-003	9.2100e-003	0.0000	40.8896	40.8896	0.0132	0.0000	41.2202
Total	0.0241	0.2428	0.2079	4.7000e-004	0.0651	0.0100	0.0751	0.0270	9.2100e-003	0.0362	0.0000	40.8896	40.8896	0.0132	0.0000	41.2202

Oxnard Teal Club Phase 2 - Ventura County, Annual

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	4.4000e-004	2.5000e-004	2.9300e-003	1.0000e-005	1.2100e-003	1.0000e-005	1.2200e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	0.8982	0.8982	2.0000e-005	0.0000	0.8986
Total	4.4000e-004	2.5000e-004	2.9300e-003	1.0000e-005	1.2100e-003	1.0000e-005	1.2200e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	0.8982	0.8982	2.0000e-005	0.0000	0.8986

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	0.1523	1.3914	1.6733	2.7900e-003		0.0635	0.0635		0.0597	0.0597	0.0000	239.9638	239.9638	0.0567	0.0000	241.3824
Total	0.1523	1.3914	1.6733	2.7900e-003		0.0635	0.0635		0.0597	0.0597	0.0000	239.9638	239.9638	0.0567	0.0000	241.3824

Oxnard Teal Club Phase 2 - Ventura County, Annual

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	0.0255	0.9130	0.2909	3.2200e-003	0.0882	1.1700e-003	0.0894	0.0255	1.1200e-003	0.0266	0.0000	316.0574	316.0574	0.0220	0.0000	316.6074
Worker	0.1303	0.0745	0.8772	2.9700e-003	0.3622	2.4000e-003	0.3646	0.0962	2.2100e-003	0.0984	0.0000	268.9596	268.9596	5.6500e-003	0.0000	269.1008
Total	0.1558	0.9875	1.1681	6.1900e-003	0.4504	3.5700e-003	0.4540	0.1217	3.3300e-003	0.1250	0.0000	585.0170	585.0170	0.0277	0.0000	585.7082

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	0.1523	1.3914	1.6733	2.7900e-003		0.0635	0.0635		0.0597	0.0597	0.0000	239.9635	239.9635	0.0567	0.0000	241.3822
Total	0.1523	1.3914	1.6733	2.7900e-003		0.0635	0.0635		0.0597	0.0597	0.0000	239.9635	239.9635	0.0567	0.0000	241.3822

Oxnard Teal Club Phase 2 - Ventura County, Annual

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	0.0255	0.9130	0.2909	3.2200e-003	0.0882	1.1700e-003	0.0894	0.0255	1.1200e-003	0.0266	0.0000	316.0574	316.0574	0.0220	0.0000	316.6074
Worker	0.1303	0.0745	0.8772	2.9700e-003	0.3622	2.4000e-003	0.3646	0.0962	2.2100e-003	0.0984	0.0000	268.9596	268.9596	5.6500e-003	0.0000	269.1008
Total	0.1558	0.9875	1.1681	6.1900e-003	0.4504	3.5700e-003	0.4540	0.1217	3.3300e-003	0.1250	0.0000	585.0170	585.0170	0.0277	0.0000	585.7082

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	0.1525	1.3904	1.7934	3.0100e-003		0.0588	0.0588		0.0553	0.0553	0.0000	258.5902	258.5902	0.0608	0.0000	260.1099
Total	0.1525	1.3904	1.7934	3.0100e-003		0.0588	0.0588		0.0553	0.0553	0.0000	258.5902	258.5902	0.0608	0.0000	260.1099

Oxnard Teal Club Phase 2 - Ventura County, Annual

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	0.0266	0.9682	0.3071	3.4500e-003	0.0951	1.2300e-003	0.0963	0.0274	1.1700e-003	0.0286	0.0000	338.3691	338.3691	0.0233	0.0000	338.9522
Worker	0.1333	0.0732	0.8768	3.0700e-003	0.3902	2.5400e-003	0.3927	0.1036	2.3400e-003	0.1060	0.0000	278.0323	278.0323	5.5400e-003	0.0000	278.1708
Total	0.1599	1.0414	1.1839	6.5200e-003	0.4852	3.7700e-003	0.4890	0.1311	3.5100e-003	0.1346	0.0000	616.4014	616.4014	0.0289	0.0000	617.1230

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	0.1525	1.3904	1.7934	3.0100e-003		0.0588	0.0588		0.0553	0.0553	0.0000	258.5899	258.5899	0.0608	0.0000	260.1096
Total	0.1525	1.3904	1.7934	3.0100e-003		0.0588	0.0588		0.0553	0.0553	0.0000	258.5899	258.5899	0.0608	0.0000	260.1096

Oxnard Teal Club Phase 2 - Ventura County, Annual

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	0.0266	0.9682	0.3071	3.4500e-003	0.0951	1.2300e-003	0.0963	0.0274	1.1700e-003	0.0286	0.0000	338.3691	338.3691	0.0233	0.0000	338.9522
Worker	0.1333	0.0732	0.8768	3.0700e-003	0.3902	2.5400e-003	0.3927	0.1036	2.3400e-003	0.1060	0.0000	278.0323	278.0323	5.5400e-003	0.0000	278.1708
Total	0.1599	1.0414	1.1839	6.5200e-003	0.4852	3.7700e-003	0.4890	0.1311	3.5100e-003	0.1346	0.0000	616.4014	616.4014	0.0289	0.0000	617.1230

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	0.0151	0.1416	0.2405	3.8000e-004		6.9100e-003	6.9100e-003		6.3500e-003	6.3500e-003	0.0000	33.0318	33.0318	0.0107	0.0000	33.2989
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0151	0.1416	0.2405	3.8000e-004		6.9100e-003	6.9100e-003		6.3500e-003	6.3500e-003	0.0000	33.0318	33.0318	0.0107	0.0000	33.2989

Oxnard Teal Club Phase 2 - Ventura County, Annual

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	6.8000e-004	3.7000e-004	4.4800e-003	2.0000e-005	2.0000e-003	1.0000e-005	2.0100e-003	5.3000e-004	1.0000e-005	5.4000e-004	0.0000	1.4220	1.4220	3.0000e-005	0.0000	1.4227
Total	6.8000e-004	3.7000e-004	4.4800e-003	2.0000e-005	2.0000e-003	1.0000e-005	2.0100e-003	5.3000e-004	1.0000e-005	5.4000e-004	0.0000	1.4220	1.4220	3.0000e-005	0.0000	1.4227

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	0.0151	0.1416	0.2405	3.8000e-004		6.9100e-003	6.9100e-003		6.3500e-003	6.3500e-003	0.0000	33.0317	33.0317	0.0107	0.0000	33.2988
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0151	0.1416	0.2405	3.8000e-004		6.9100e-003	6.9100e-003		6.3500e-003	6.3500e-003	0.0000	33.0317	33.0317	0.0107	0.0000	33.2988

Oxnard Teal Club Phase 2 - Ventura County, Annual

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	6.8000e-004	3.7000e-004	4.4800e-003	2.0000e-005	2.0000e-003	1.0000e-005	2.0100e-003	5.3000e-004	1.0000e-005	5.4000e-004	0.0000	1.4220	1.4220	3.0000e-005	0.0000	1.4227
Total	6.8000e-004	3.7000e-004	4.4800e-003	2.0000e-005	2.0000e-003	1.0000e-005	2.0100e-003	5.3000e-004	1.0000e-005	5.4000e-004	0.0000	1.4220	1.4220	3.0000e-005	0.0000	1.4227

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	1.4266					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0214	0.1432	0.2261	3.7000e-004		6.4400e-003	6.4400e-003		6.4400e-003	6.4400e-003	0.0000	31.9157	31.9157	1.7400e-003	0.0000	31.9592
Total	1.4479	0.1432	0.2261	3.7000e-004		6.4400e-003	6.4400e-003		6.4400e-003	6.4400e-003	0.0000	31.9157	31.9157	1.7400e-003	0.0000	31.9592

Oxnard Teal Club Phase 2 - Ventura County, Annual

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	0.0300	0.0165	0.1971	6.9000e-004	0.0877	5.7000e-004	0.0883	0.0233	5.3000e-004	0.0238	0.0000	62.4827	62.4827	1.2400e-003	0.0000	62.5138
Total	0.0300	0.0165	0.1971	6.9000e-004	0.0877	5.7000e-004	0.0883	0.0233	5.3000e-004	0.0238	0.0000	62.4827	62.4827	1.2400e-003	0.0000	62.5138

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	1.4266					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0214	0.1432	0.2261	3.7000e-004		6.4400e-003	6.4400e-003		6.4400e-003	6.4400e-003	0.0000	31.9156	31.9156	1.7400e-003	0.0000	31.9592
Total	1.4479	0.1432	0.2261	3.7000e-004		6.4400e-003	6.4400e-003		6.4400e-003	6.4400e-003	0.0000	31.9156	31.9156	1.7400e-003	0.0000	31.9592

Oxnard Teal Club Phase 2 - Ventura County, Annual

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	0.0300	0.0165	0.1971	6.9000e-004	0.0877	5.7000e-004	0.0883	0.0233	5.3000e-004	0.0238	0.0000	62.4827	62.4827	1.2400e-003	0.0000	62.5138
Total	0.0300	0.0165	0.1971	6.9000e-004	0.0877	5.7000e-004	0.0883	0.0233	5.3000e-004	0.0238	0.0000	62.4827	62.4827	1.2400e-003	0.0000	62.5138

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Oxnard Teal Club Phase 2 - Ventura County, Annual

	ROG	NOx	CO	SO2	Fugitive 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	0.4568	1.9130	5.7071	0.0255	3.0538	0.0168	3.0706	0.8165	0.0155	0.8321	0.0000	2,362.455 1	2,362.455 1	0.0824	0.0000	2,364.514 5
Unmitigated	0.4568	1.9130	5.7071	0.0255	3.0538	0.0168	3.0706	0.8165	0.0155	0.8321	0.0000	2,362.455 1	2,362.455 1	0.0824	0.0000	2,364.514 5

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	1,954.44	1,911.72	1620.69	5,251,658	5,251,658
City Park	217.60	247.52	182.13	462,852	462,852
Office Park	1,320.00	0.00	0.00	2,363,033	2,363,033
Total	3,492.04	2,159.24	1,802.82	8,077,543	8,077,543

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	10.80	7.30	7.50	32.90	18.00	49.10	86	11	3
City Park	9.50	7.30	7.30	33.00	48.00	19.00	66	28	6
Office Park	9.50	7.30	7.30	33.00	48.00	19.00	82	15	3

4.4 Fleet Mix

Oxnard Teal Club Phase 2 - Ventura County, Annual

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.611155	0.038739	0.187677	0.096955	0.013383	0.005563	0.020646	0.018593	0.001209	0.001094	0.003654	0.000418	0.000914
City Park	0.611155	0.038739	0.187677	0.096955	0.013383	0.005563	0.020646	0.018593	0.001209	0.001094	0.003654	0.000418	0.000914
Office Park	0.611155	0.038739	0.187677	0.096955	0.013383	0.005563	0.020646	0.018593	0.001209	0.001094	0.003654	0.000418	0.000914

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Kilowatt Hours of Renewable Electricity Generated

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	296.0726	296.0726	0.0123	2.6300e-003	297.1633
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	448.0726	448.0726	0.0186	3.9800e-003	449.7231
NaturalGas Mitigated	0.0265	0.2306	0.1286	1.4400e-003		0.0183	0.0183		0.0183	0.0183	0.0000	261.8909	261.8909	5.0200e-003	4.8000e-003	263.4472
NaturalGas Unmitigated	0.0265	0.2306	0.1286	1.4400e-003		0.0183	0.0183		0.0183	0.0183	0.0000	261.8909	261.8909	5.0200e-003	4.8000e-003	263.4472

Oxnard Teal Club Phase 2 - Ventura County, Annual

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Low Rise	3.40681e+006	0.0184	0.1570	0.0668	1.0000e-003		0.0127	0.0127		0.0127	0.0127	0.0000	181.8004	181.8004	3.4800e-003	3.3300e-003	182.8807
City Park	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
Office Park	1.50084e+006	8.0900e-003	0.0736	0.0618	4.4000e-004		5.5900e-003	5.5900e-003		5.5900e-003	5.5900e-003	0.0000	80.0905	80.0905	1.5400e-003	1.4700e-003	80.5665
Total		0.0265	0.2306	0.1286	1.4400e-003		0.0183	0.0183		0.0183	0.0183	0.0000	261.8909	261.8909	5.0200e-003	4.8000e-003	263.4472

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Low Rise	3.40681e+006	0.0184	0.1570	0.0668	1.0000e-003		0.0127	0.0127		0.0127	0.0127	0.0000	181.8004	181.8004	3.4800e-003	3.3300e-003	182.8807
City Park	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
Office Park	1.50084e+006	8.0900e-003	0.0736	0.0618	4.4000e-004		5.5900e-003	5.5900e-003		5.5900e-003	5.5900e-003	0.0000	80.0905	80.0905	1.5400e-003	1.4700e-003	80.5665
Total		0.0265	0.2306	0.1286	1.4400e-003		0.0183	0.0183		0.0183	0.0183	0.0000	261.8909	261.8909	5.0200e-003	4.8000e-003	263.4472

Oxnard Teal Club Phase 2 - Ventura County, Annual

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	1.10745e+006	169.6416	7.0300e-003	1.5100e-003	170.2665
City Park	0	0.0000	0.0000	0.0000	0.0000
Office Park	1.81764e+006	278.4310	0.0115	2.4700e-003	279.4566
Total		448.0726	0.0186	3.9800e-003	449.7231

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	776687	118.9750	4.9300e-003	1.0600e-003	119.4132
City Park	-330760	-50.6667	-0.0021	-0.0005	-50.8533
Office Park	1.48688e+006	227.7643	9.4400e-003	2.0200e-003	228.6033
Total		296.0726	0.0123	2.6300e-003	297.1633

6.0 Area Detail

Oxnard Teal Club Phase 2 - Ventura County, Annual

6.1 Mitigation Measures Area

- Use Low VOC Paint - Residential Interior
- Use Low VOC Paint - Residential Exterior
- 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	1.7647	0.0228	1.9786	1.0000e-004		0.0110	0.0110		0.0110	0.0110	0.0000	3.2409	3.2409	3.0900e-003	0.0000	3.3182
Unmitigated	1.7647	0.0228	1.9786	1.0000e-004		0.0110	0.0110		0.0110	0.0110	0.0000	3.2409	3.2409	3.0900e-003	0.0000	3.3182

Oxnard Teal Club Phase 2 - Ventura County, Annual

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	0.1427					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.5628					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	0.0593	0.0228	1.9786	1.0000e-004		0.0110	0.0110		0.0110	0.0110	0.0000	3.2409	3.2409	3.0900e-003	0.0000	3.3182
Total	1.7647	0.0228	1.9786	1.0000e-004		0.0110	0.0110		0.0110	0.0110	0.0000	3.2409	3.2409	3.0900e-003	0.0000	3.3182

Oxnard Teal Club Phase 2 - Ventura County, Annual

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	0.1427					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.5628					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	0.0593	0.0228	1.9786	1.0000e-004		0.0110	0.0110		0.0110	0.0110	0.0000	3.2409	3.2409	3.0900e-003	0.0000	3.3182
Total	1.7647	0.0228	1.9786	1.0000e-004		0.0110	0.0110		0.0110	0.0110	0.0000	3.2409	3.2409	3.0900e-003	0.0000	3.3182

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

Use Reclaimed Water

Oxnard Teal Club Phase 2 - Ventura County, Annual

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	140.7617	1.0705	0.0263	175.3627
Unmitigated	159.6527	1.3374	0.0327	202.8440

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	17.3961 / 10.9671	58.8817	0.5691	0.0139	77.2382
City Park	0 / 12.9633	22.0618	9.1000e-004	2.0000e-004	22.1430
Office Park	23.4609 / 14.3792	78.7093	0.7674	0.0187	103.4628
Total		159.6527	1.3374	0.0327	202.8440

Oxnard Teal Club Phase 2 - Ventura County, Annual

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	13.9169 / 10.9671	50.8382	0.4554	0.0111	65.5372
City Park	0 / 12.9633	22.0618	9.1000e-004	2.0000e-004	22.1430
Office Park	18.7687 / 14.3792	67.8617	0.6141	0.0150	87.6826
Total		140.7617	1.0705	0.0263	175.3627

8.0 Waste Detail

8.1 Mitigation Measures Waste

Oxnard Teal Club Phase 2 - Ventura County, Annual

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	37.5310	2.2180	0.0000	92.9815
Unmitigated	37.5310	2.2180	0.0000	92.9815

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	92.11	18.6975	1.1050	0.0000	46.3223
City Park	0.71	0.1441	8.5200e-003	0.0000	0.3571
Office Park	92.07	18.6894	1.1045	0.0000	46.3021
Total		37.5310	2.2180	0.0000	92.9815

Oxnard Teal Club Phase 2 - Ventura County, Annual

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	92.11	18.6975	1.1050	0.0000	46.3223
City Park	0.71	0.1441	8.5200e-003	0.0000	0.3571
Office Park	92.07	18.6894	1.1045	0.0000	46.3021
Total		37.5310	2.2180	0.0000	92.9815

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

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

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

Equipment Type	Number
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Oxnard Teal Club Phase 2 - Ventura County, Annual

11.0 Vegetation

Oxnard Teal Club Annexation - Ventura County, Annual

**Oxnard Teal Club Annexation
Ventura County, Annual**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Manufacturing	173.80	1000sqft	5.70	173,804.00	0
Unrefrigerated Warehouse-No Rail	173.80	1000sqft	5.70	173,804.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.6	Precipitation Freq (Days)	31
Climate Zone	8			Operational Year	2030
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	337.71	CH4 Intensity (lb/MW hr)	0.014	N2O Intensity (lb/MW hr)	0.003

1.3 User Entered Comments & Non-Default Data

Oxnard Teal Club Annexation - Ventura County, Annual

Project Characteristics - Based on 2030 projections for SCE 60% renewable with CPUC 2011 SCE factor for 2009. 337.71; 0.014; 0.003

Land Use - Based on PD Table 2-4 8/2019, half each of 11.4 acres.

Construction Phase - Annex phase 2025+ per PD 8/2019. AC extended to overlap with half of construction phase.

Trips and VMT - Landfill located 4 miles east at Del Norte Regional Recycling and Transfer

Demolition - No demolition

Grading - No overall export/import

Architectural Coating - Per VCAPCD Rule 74.2

Vehicle Trips -

Woodstoves - No fireplaces or woodstoves

Area Coating - Per VCAPCD Rule 74.2

Energy Use - 7% decrease in electricity factor for residential and 30% decrease for commercial per 2019 CalGreen standards

Water And Wastewater -

Solid Waste - 25% waste reduction beyond AB 939 due to AB 341, Athens Services compliant

Area Mitigation - Per VCAPCD Rule 74.2 AC. 50 interior, 100 exterior

Energy Mitigation -

Water Mitigation - 20% water reduction indoor and water efficient fixtures per CalGreen Building Standards Update 2016, Recycled water used for all landscaping

Oxnard Teal Club Annexation - Ventura County, Annual

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	250.00	100.00
tblArchitecturalCoating	EF_Nonresidential_Interior	250.00	50.00
tblArchitecturalCoating	EF_Parking	250.00	100.00
tblArchitecturalCoating	EF_Residential_Interior	75.00	50.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	250	100
tblAreaCoating	Area_EF_Nonresidential_Interior	250	50
tblAreaCoating	Area_EF_Parking	250	100
tblAreaCoating	Area_EF_Residential_Interior	75	50
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblEnergyUse	T24E	1.63	1.14
tblEnergyUse	T24E	0.59	0.41
tblGrading	AcresOfGrading	75.00	50.00
tblLandUse	LandUseSquareFeet	173,800.00	173,804.00
tblLandUse	LandUseSquareFeet	173,800.00	173,804.00
tblLandUse	LotAcreage	3.99	5.70
tblLandUse	LotAcreage	3.99	5.70
tblProjectCharacteristics	CH4IntensityFactor	0.029	0.014
tblProjectCharacteristics	CO2IntensityFactor	702.44	337.71
tblProjectCharacteristics	N2OIntensityFactor	0.006	0.003
tblSolidWaste	SolidWasteGenerationRate	215.51	161.63
tblSolidWaste	SolidWasteGenerationRate	163.37	122.53
tblTripsAndVMT	HaulingTripLength	20.00	4.00

2.0 Emissions Summary

Oxnard Teal Club Annexation - Ventura County, Annual

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	1-1-2025	3-31-2025	0.8562	0.8562
2	4-1-2025	6-30-2025	0.5973	0.5973
3	7-1-2025	9-30-2025	0.6039	0.6039
4	10-1-2025	12-31-2025	0.6064	0.6064
5	1-1-2026	3-31-2026	0.5899	0.5899
6	4-1-2026	6-30-2026	0.9261	0.9261
7	7-1-2026	9-30-2026	0.5106	0.5106
		Highest	0.9261	0.9261

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	1.4586	3.0000e-005	3.1800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	6.2100e-003	6.2100e-003	2.0000e-005	0.0000	6.6100e-003
Energy	0.0233	0.2116	0.1777	1.2700e-003		0.0161	0.0161		0.0161	0.0161	0.0000	548.1821	548.1821	0.0176	7.0500e-003	550.7216
Mobile	0.1267	0.5342	1.6527	7.5200e-003	0.9035	4.8900e-003	0.9084	0.2416	4.5300e-003	0.2461	0.0000	695.0675	695.0675	0.0240	0.0000	695.6661
Waste						0.0000	0.0000		0.0000	0.0000	57.6819	0.0000	57.6819	3.4089	0.0000	142.9045
Water						0.0000	0.0000		0.0000	0.0000	25.5017	160.3303	185.8319	2.6259	0.0633	270.3344
Total	1.6085	0.7458	1.8336	8.7900e-003	0.9035	0.0210	0.9245	0.2416	0.0206	0.2622	83.1836	1,403.5860	1,486.7696	6.0764	0.0703	1,659.6332

Oxnard Teal Club Annexation - Ventura County, Annual

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.4586	3.0000e-005	3.1800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	6.2100e-003	6.2100e-003	2.0000e-005	0.0000	6.6100e-003
Energy	0.0233	0.2116	0.1777	1.2700e-003		0.0161	0.0161		0.0161	0.0161	0.0000	548.1821	548.1821	0.0176	7.0500e-003	550.7216
Mobile	0.1267	0.5342	1.6527	7.5200e-003	0.9035	4.8900e-003	0.9084	0.2416	4.5300e-003	0.2461	0.0000	695.0675	695.0675	0.0240	0.0000	695.6661
Waste						0.0000	0.0000		0.0000	0.0000	57.6819	0.0000	57.6819	3.4089	0.0000	142.9045
Water						0.0000	0.0000		0.0000	0.0000	20.4013	128.2642	148.6655	2.1007	0.0506	216.2675
Total	1.6085	0.7458	1.8336	8.7900e-003	0.9035	0.0210	0.9245	0.2416	0.0206	0.2622	78.0832	1,371.5200	1,449.6032	5.5512	0.0577	1,605.5663

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.13	2.28	2.50	8.64	17.99	3.26

3.0 Construction Detail

Construction Phase

Oxnard Teal Club Annexation - Ventura County, Annual

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2025	1/28/2025	5	20	
2	Site Preparation	Site Preparation	1/29/2025	2/11/2025	5	10	
3	Grading	Grading	2/12/2025	3/25/2025	5	30	
4	Building Construction	Building Construction	3/26/2025	5/19/2026	5	300	
5	Architectural Coating	Architectural Coating	6/17/2026	7/14/2026	5	20	
6	Paving	Paving	5/20/2026	6/16/2026	5	20	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 50

Acres of Paving: 0

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 521,412; Non-Residential Outdoor: 173,804; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Oxnard Teal Club Annexation - Ventura County, Annual

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38

Trips and VMT

Oxnard Teal Club Annexation - Ventura County, Annual

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	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	146.00	57.00	0.00	10.80	7.30	4.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	29.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 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	0.0209	0.1920	0.1942	3.9000e-004		8.5300e-003	8.5300e-003		7.9200e-003	7.9200e-003	0.0000	33.9977	33.9977	9.4900e-003	0.0000	34.2350
Total	0.0209	0.1920	0.1942	3.9000e-004		8.5300e-003	8.5300e-003		7.9200e-003	7.9200e-003	0.0000	33.9977	33.9977	9.4900e-003	0.0000	34.2350

Oxnard Teal Club Annexation - Ventura County, Annual

3.2 Demolition - 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	4.1000e-004	2.3000e-004	2.7200e-003	1.0000e-005	1.2100e-003	1.0000e-005	1.2200e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	0.8618	0.8618	2.0000e-005	0.0000	0.8623
Total	4.1000e-004	2.3000e-004	2.7200e-003	1.0000e-005	1.2100e-003	1.0000e-005	1.2200e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	0.8618	0.8618	2.0000e-005	0.0000	0.8623

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0209	0.1920	0.1942	3.9000e-004		8.5300e-003	8.5300e-003		7.9200e-003	7.9200e-003	0.0000	33.9976	33.9976	9.4900e-003	0.0000	34.2349
Total	0.0209	0.1920	0.1942	3.9000e-004		8.5300e-003	8.5300e-003		7.9200e-003	7.9200e-003	0.0000	33.9976	33.9976	9.4900e-003	0.0000	34.2349

Oxnard Teal Club Annexation - Ventura County, Annual

3.2 Demolition - 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	4.1000e-004	2.3000e-004	2.7200e-003	1.0000e-005	1.2100e-003	1.0000e-005	1.2200e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	0.8618	0.8618	2.0000e-005	0.0000	0.8623
Total	4.1000e-004	2.3000e-004	2.7200e-003	1.0000e-005	1.2100e-003	1.0000e-005	1.2200e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	0.8618	0.8618	2.0000e-005	0.0000	0.8623

3.3 Site Preparation - 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					
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	0.0124	0.1262	0.0896	1.9000e-004		5.4300e-003	5.4300e-003		5.0000e-003	5.0000e-003	0.0000	16.7335	16.7335	5.4100e-003	0.0000	16.8688
Total	0.0124	0.1262	0.0896	1.9000e-004	0.0903	5.4300e-003	0.0958	0.0497	5.0000e-003	0.0547	0.0000	16.7335	16.7335	5.4100e-003	0.0000	16.8688

Oxnard Teal Club Annexation - Ventura County, Annual

3.3 Site Preparation - 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	2.5000e-004	1.4000e-004	1.6300e-003	1.0000e-005	7.3000e-004	0.0000	7.3000e-004	1.9000e-004	0.0000	2.0000e-004	0.0000	0.5171	0.5171	1.0000e-005	0.0000	0.5174
Total	2.5000e-004	1.4000e-004	1.6300e-003	1.0000e-005	7.3000e-004	0.0000	7.3000e-004	1.9000e-004	0.0000	2.0000e-004	0.0000	0.5171	0.5171	1.0000e-005	0.0000	0.5174

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					0.0903	0.0000	0.0903	0.0497	0.0000	0.0497	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0124	0.1262	0.0896	1.9000e-004		5.4300e-003	5.4300e-003		5.0000e-003	5.0000e-003	0.0000	16.7335	16.7335	5.4100e-003	0.0000	16.8688
Total	0.0124	0.1262	0.0896	1.9000e-004	0.0903	5.4300e-003	0.0958	0.0497	5.0000e-003	0.0547	0.0000	16.7335	16.7335	5.4100e-003	0.0000	16.8688

Oxnard Teal Club Annexation - Ventura County, Annual

3.3 Site Preparation - 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	2.5000e-004	1.4000e-004	1.6300e-003	1.0000e-005	7.3000e-004	0.0000	7.3000e-004	1.9000e-004	0.0000	2.0000e-004	0.0000	0.5171	0.5171	1.0000e-005	0.0000	0.5174
Total	2.5000e-004	1.4000e-004	1.6300e-003	1.0000e-005	7.3000e-004	0.0000	7.3000e-004	1.9000e-004	0.0000	2.0000e-004	0.0000	0.5171	0.5171	1.0000e-005	0.0000	0.5174

3.4 Grading - 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					
Fugitive Dust					0.1168	0.0000	0.1168	0.0525	0.0000	0.0525	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0435	0.4191	0.3950	9.3000e-004		0.0170	0.0170		0.0156	0.0156	0.0000	81.7593	81.7593	0.0264	0.0000	82.4204
Total	0.0435	0.4191	0.3950	9.3000e-004	0.1168	0.0170	0.1338	0.0525	0.0156	0.0681	0.0000	81.7593	81.7593	0.0264	0.0000	82.4204

Oxnard Teal Club Annexation - Ventura County, Annual

3.4 Grading - 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	8.3000e-004	4.5000e-004	5.4400e-003	2.0000e-005	2.4200e-003	2.0000e-005	2.4300e-003	6.4000e-004	1.0000e-005	6.6000e-004	0.0000	1.7237	1.7237	3.0000e-005	0.0000	1.7245
Total	8.3000e-004	4.5000e-004	5.4400e-003	2.0000e-005	2.4200e-003	2.0000e-005	2.4300e-003	6.4000e-004	1.0000e-005	6.6000e-004	0.0000	1.7237	1.7237	3.0000e-005	0.0000	1.7245

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					0.1168	0.0000	0.1168	0.0525	0.0000	0.0525	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0435	0.4191	0.3950	9.3000e-004		0.0170	0.0170		0.0156	0.0156	0.0000	81.7592	81.7592	0.0264	0.0000	82.4203
Total	0.0435	0.4191	0.3950	9.3000e-004	0.1168	0.0170	0.1338	0.0525	0.0156	0.0681	0.0000	81.7592	81.7592	0.0264	0.0000	82.4203

Oxnard Teal Club Annexation - Ventura County, Annual

3.4 Grading - 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	8.3000e-004	4.5000e-004	5.4400e-003	2.0000e-005	2.4200e-003	2.0000e-005	2.4300e-003	6.4000e-004	1.0000e-005	6.6000e-004	0.0000	1.7237	1.7237	3.0000e-005	0.0000	1.7245
Total	8.3000e-004	4.5000e-004	5.4400e-003	2.0000e-005	2.4200e-003	2.0000e-005	2.4300e-003	6.4000e-004	1.0000e-005	6.6000e-004	0.0000	1.7237	1.7237	3.0000e-005	0.0000	1.7245

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	0.1374	1.2532	1.6165	2.7100e-003		0.0530	0.0530		0.0499	0.0499	0.0000	233.0791	233.0791	0.0548	0.0000	234.4488
Total	0.1374	1.2532	1.6165	2.7100e-003		0.0530	0.0530		0.0499	0.0499	0.0000	233.0791	233.0791	0.0548	0.0000	234.4488

Oxnard Teal Club Annexation - Ventura County, Annual

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	0.0107	0.3886	0.1232	1.3800e-003	0.0382	4.9000e-004	0.0386	0.0110	4.7000e-004	0.0115	0.0000	135.8147	135.8147	9.3600e-003	0.0000	136.0488
Worker	0.0404	0.0222	0.2659	9.3000e-004	0.1183	7.7000e-004	0.1191	0.0314	7.1000e-004	0.0321	0.0000	84.3043	84.3043	1.6800e-003	0.0000	84.3463
Total	0.0511	0.4108	0.3891	2.3100e-003	0.1565	1.2600e-003	0.1577	0.0424	1.1800e-003	0.0436	0.0000	220.1190	220.1190	0.0110	0.0000	220.3950

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	0.1374	1.2532	1.6165	2.7100e-003		0.0530	0.0530		0.0499	0.0499	0.0000	233.0788	233.0788	0.0548	0.0000	234.4485
Total	0.1374	1.2532	1.6165	2.7100e-003		0.0530	0.0530		0.0499	0.0499	0.0000	233.0788	233.0788	0.0548	0.0000	234.4485

Oxnard Teal Club Annexation - Ventura County, Annual

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	0.0107	0.3886	0.1232	1.3800e-003	0.0382	4.9000e-004	0.0386	0.0110	4.7000e-004	0.0115	0.0000	135.8147	135.8147	9.3600e-003	0.0000	136.0488
Worker	0.0404	0.0222	0.2659	9.3000e-004	0.1183	7.7000e-004	0.1191	0.0314	7.1000e-004	0.0321	0.0000	84.3043	84.3043	1.6800e-003	0.0000	84.3463
Total	0.0511	0.4108	0.3891	2.3100e-003	0.1565	1.2600e-003	0.1577	0.0424	1.1800e-003	0.0436	0.0000	220.1190	220.1190	0.0110	0.0000	220.3950

3.5 Building Construction - 2026

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	0.0677	0.6173	0.7962	1.3300e-003		0.0261	0.0261		0.0246	0.0246	0.0000	114.8001	114.8001	0.0270	0.0000	115.4748
Total	0.0677	0.6173	0.7962	1.3300e-003		0.0261	0.0261		0.0246	0.0246	0.0000	114.8001	114.8001	0.0270	0.0000	115.4748

Oxnard Teal Club Annexation - Ventura County, Annual

3.5 Building Construction - 2026

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	5.0900e-003	0.1885	0.0598	6.8000e-004	0.0188	2.4000e-004	0.0190	5.4200e-003	2.3000e-004	5.6500e-003	0.0000	66.5034	66.5034	4.5400e-003	0.0000	66.6170
Worker	0.0190	0.0100	0.1222	4.4000e-004	0.0583	3.7000e-004	0.0586	0.0155	3.4000e-004	0.0158	0.0000	40.0060	40.0060	7.6000e-004	0.0000	40.0249
Total	0.0241	0.1985	0.1820	1.1200e-003	0.0771	6.1000e-004	0.0777	0.0209	5.7000e-004	0.0215	0.0000	106.5094	106.5094	5.3000e-003	0.0000	106.6419

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	0.0677	0.6173	0.7962	1.3300e-003		0.0261	0.0261		0.0246	0.0246	0.0000	114.8000	114.8000	0.0270	0.0000	115.4746
Total	0.0677	0.6173	0.7962	1.3300e-003		0.0261	0.0261		0.0246	0.0246	0.0000	114.8000	114.8000	0.0270	0.0000	115.4746

Oxnard Teal Club Annexation - Ventura County, Annual

3.5 Building Construction - 2026

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	5.0900e-003	0.1885	0.0598	6.8000e-004	0.0188	2.4000e-004	0.0190	5.4200e-003	2.3000e-004	5.6500e-003	0.0000	66.5034	66.5034	4.5400e-003	0.0000	66.6170
Worker	0.0190	0.0100	0.1222	4.4000e-004	0.0583	3.7000e-004	0.0586	0.0155	3.4000e-004	0.0158	0.0000	40.0060	40.0060	7.6000e-004	0.0000	40.0249
Total	0.0241	0.1985	0.1820	1.1200e-003	0.0771	6.1000e-004	0.0777	0.0209	5.7000e-004	0.0215	0.0000	106.5094	106.5094	5.3000e-003	0.0000	106.6419

3.6 Architectural Coating - 2026

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	1.0070					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	1.0087	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

Oxnard Teal Club Annexation - Ventura County, Annual

3.6 Architectural Coating - 2026

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	7.6000e-004	4.0000e-004	4.9000e-003	2.0000e-005	2.3400e-003	1.0000e-005	2.3500e-003	6.2000e-004	1.0000e-005	6.3000e-004	0.0000	1.6053	1.6053	3.0000e-005	0.0000	1.6061
Total	7.6000e-004	4.0000e-004	4.9000e-003	2.0000e-005	2.3400e-003	1.0000e-005	2.3500e-003	6.2000e-004	1.0000e-005	6.3000e-004	0.0000	1.6053	1.6053	3.0000e-005	0.0000	1.6061

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	1.0070					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	1.0087	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

Oxnard Teal Club Annexation - Ventura County, Annual

3.6 Architectural Coating - 2026

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	7.6000e-004	4.0000e-004	4.9000e-003	2.0000e-005	2.3400e-003	1.0000e-005	2.3500e-003	6.2000e-004	1.0000e-005	6.3000e-004	0.0000	1.6053	1.6053	3.0000e-005	0.0000	1.6061
Total	7.6000e-004	4.0000e-004	4.9000e-003	2.0000e-005	2.3400e-003	1.0000e-005	2.3500e-003	6.2000e-004	1.0000e-005	6.3000e-004	0.0000	1.6053	1.6053	3.0000e-005	0.0000	1.6061

3.7 Paving - 2026

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

Oxnard Teal Club Annexation - Ventura County, Annual

3.7 Paving - 2026

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	3.9000e-004	2.1000e-004	2.5400e-003	1.0000e-005	1.2100e-003	1.0000e-005	1.2200e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	0.8303	0.8303	2.0000e-005	0.0000	0.8307
Total	3.9000e-004	2.1000e-004	2.5400e-003	1.0000e-005	1.2100e-003	1.0000e-005	1.2200e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	0.8303	0.8303	2.0000e-005	0.0000	0.8307

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

Oxnard Teal Club Annexation - Ventura County, Annual

3.7 Paving - 2026

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	3.9000e-004	2.1000e-004	2.5400e-003	1.0000e-005	1.2100e-003	1.0000e-005	1.2200e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	0.8303	0.8303	2.0000e-005	0.0000	0.8307
Total	3.9000e-004	2.1000e-004	2.5400e-003	1.0000e-005	1.2100e-003	1.0000e-005	1.2200e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	0.8303	0.8303	2.0000e-005	0.0000	0.8307

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Oxnard Teal Club Annexation - Ventura County, Annual

	ROG	NOx	CO	SO2	Fugitive 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	0.1267	0.5342	1.6527	7.5200e-003	0.9035	4.8900e-003	0.9084	0.2416	4.5300e-003	0.2461	0.0000	695.0675	695.0675	0.0240	0.0000	695.6661
Unmitigated	0.1267	0.5342	1.6527	7.5200e-003	0.9035	4.8900e-003	0.9084	0.2416	4.5300e-003	0.2461	0.0000	695.0675	695.0675	0.0240	0.0000	695.6661

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Manufacturing	663.92	258.96	107.76	1,537,455	1,537,455
Unrefrigerated Warehouse-No Rail	291.98	291.98	291.98	852,451	852,451
Total	955.90	550.95	399.74	2,389,906	2,389,906

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
Manufacturing	9.50	7.30	7.30	59.00	28.00	13.00	92	5	3
Unrefrigerated Warehouse-No Rail	9.50	7.30	7.30	59.00	0.00	41.00	92	5	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Manufacturing	0.611155	0.038739	0.187677	0.096955	0.013383	0.005563	0.020646	0.018593	0.001209	0.001094	0.003654	0.000418	0.000914
Unrefrigerated Warehouse-No Rail	0.611155	0.038739	0.187677	0.096955	0.013383	0.005563	0.020646	0.018593	0.001209	0.001094	0.003654	0.000418	0.000914

Oxnard Teal Club Annexation - Ventura County, Annual

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	317.8877	317.8877	0.0132	2.8200e-003	319.0587
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	317.8877	317.8877	0.0132	2.8200e-003	319.0587
NaturalGas Mitigated	0.0233	0.2116	0.1777	1.2700e-003		0.0161	0.0161		0.0161	0.0161	0.0000	230.2944	230.2944	4.4100e-003	4.2200e-003	231.6629
NaturalGas Unmitigated	0.0233	0.2116	0.1777	1.2700e-003		0.0161	0.0161		0.0161	0.0161	0.0000	230.2944	230.2944	4.4100e-003	4.2200e-003	231.6629

Oxnard Teal Club Annexation - Ventura County, Annual

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					
Manufacturing	3.6325e+006	0.0196	0.1781	0.1496	1.0700e-003		0.0135	0.0135		0.0135	0.0135	0.0000	193.8442	193.8442	3.7200e-003	3.5500e-003	194.9961
Unrefrigerated Warehouse-No Rail	683050	3.6800e-003	0.0335	0.0281	2.0000e-004		2.5400e-003	2.5400e-003		2.5400e-003	2.5400e-003	0.0000	36.4501	36.4501	7.0000e-004	6.7000e-004	36.6667
Total		0.0233	0.2115	0.1777	1.2700e-003		0.0161	0.0161		0.0161	0.0161	0.0000	230.2944	230.2944	4.4200e-003	4.2200e-003	231.6629

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					
Manufacturing	3.6325e+006	0.0196	0.1781	0.1496	1.0700e-003		0.0135	0.0135		0.0135	0.0135	0.0000	193.8442	193.8442	3.7200e-003	3.5500e-003	194.9961
Unrefrigerated Warehouse-No Rail	683050	3.6800e-003	0.0335	0.0281	2.0000e-004		2.5400e-003	2.5400e-003		2.5400e-003	2.5400e-003	0.0000	36.4501	36.4501	7.0000e-004	6.7000e-004	36.6667
Total		0.0233	0.2115	0.1777	1.2700e-003		0.0161	0.0161		0.0161	0.0161	0.0000	230.2944	230.2944	4.4200e-003	4.2200e-003	231.6629

Oxnard Teal Club Annexation - Ventura County, Annual

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Manufacturing	1.38348e+006	211.9252	8.7900e-003	1.8800e-003	212.7058
Unrefrigerated Warehouse-No Rail	691740	105.9626	4.3900e-003	9.4000e-004	106.3529
Total		317.8877	0.0132	2.8200e-003	319.0587

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Manufacturing	1.38348e+006	211.9252	8.7900e-003	1.8800e-003	212.7058
Unrefrigerated Warehouse-No Rail	691740	105.9626	4.3900e-003	9.4000e-004	106.3529
Total		317.8877	0.0132	2.8200e-003	319.0587

6.0 Area Detail

6.1 Mitigation Measures Area

Oxnard Teal Club Annexation - Ventura County, Annual

- Use Low VOC Paint - Residential Interior
- Use Low VOC Paint - Residential Exterior
- 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	1.4586	3.0000e-005	3.1800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	6.2100e-003	6.2100e-003	2.0000e-005	0.0000	6.6100e-003
Unmitigated	1.4586	3.0000e-005	3.1800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	6.2100e-003	6.2100e-003	2.0000e-005	0.0000	6.6100e-003

Oxnard Teal Club Annexation - Ventura County, Annual

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	0.1007					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.3576					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.9000e-004	3.0000e-005	3.1800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	6.2100e-003	6.2100e-003	2.0000e-005	0.0000	6.6100e-003
Total	1.4586	3.0000e-005	3.1800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	6.2100e-003	6.2100e-003	2.0000e-005	0.0000	6.6100e-003

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	0.1007					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.3576					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	2.9000e-004	3.0000e-005	3.1800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	6.2100e-003	6.2100e-003	2.0000e-005	0.0000	6.6100e-003
Total	1.4586	3.0000e-005	3.1800e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	6.2100e-003	6.2100e-003	2.0000e-005	0.0000	6.6100e-003

7.0 Water Detail

Oxnard Teal Club Annexation - Ventura County, Annual

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

Use Reclaimed Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	148.6655	2.1007	0.0506	216.2675
Unmitigated	185.8319	2.6259	0.0633	270.3344

Oxnard Teal Club Annexation - Ventura County, Annual

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Manufacturing	40.1912 / 0	92.9160	1.3130	0.0316	135.1672
Unrefrigerated Warehouse-No Rail	40.1912 / 0	92.9160	1.3130	0.0316	135.1672
Total		185.8319	2.6259	0.0633	270.3344

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Manufacturing	32.153 / 0	74.3328	1.0504	0.0253	108.1338
Unrefrigerated Warehouse-No Rail	32.153 / 0	74.3328	1.0504	0.0253	108.1338
Total		148.6655	2.1007	0.0506	216.2675

8.0 Waste Detail

8.1 Mitigation Measures Waste

Oxnard Teal Club Annexation - Ventura County, Annual

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	57.6819	3.4089	0.0000	142.9045
Unmitigated	57.6819	3.4089	0.0000	142.9045

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Manufacturing	161.63	32.8094	1.9390	0.0000	81.2840
Unrefrigerated Warehouse-No Rail	122.53	24.8725	1.4699	0.0000	61.6205
Total		57.6819	3.4089	0.0000	142.9045

Oxnard Teal Club Annexation - Ventura County, Annual

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Manufacturing	161.63	32.8094	1.9390	0.0000	81.2840
Unrefrigerated Warehouse-No Rail	122.53	24.8725	1.4699	0.0000	61.6205
Total		57.6819	3.4089	0.0000	142.9045

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

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

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

Equipment Type	Number
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11.0 Vegetation

Oxnard Teal Club Annexation - Ventura County, Annual

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Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Winter

**Oxnard Teal Club Reduced Intensity Phase 1
Ventura County, Winter**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	50.00	1000sqft	8.78	50,000.00	0
City Park	6.50	Acre	6.50	283,140.00	0
Apartments Low Rise	263.00	Dwelling Unit	15.14	263,000.00	1044
Apartments Mid Rise	240.00	Dwelling Unit	10.57	240,000.00	953
Single Family Housing	220.00	Dwelling Unit	27.53	396,000.00	873

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.6	Precipitation Freq (Days)	31
Climate Zone	8			Operational Year	2030
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	337.71	CH4 Intensity (lb/MW hr)	0.014	N2O Intensity (lb/MW hr)	0.003

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Based on 2030 projections for SCE 60% renewable with CPUC 2011 SCE factor for 2009. 337.71; 0.014; 0.003

Land Use - Per Project Description 8/2019 and Teal Club Specific Plan Alternative with 10,000 ft less commercial in PA-7. Pop based on DOF 2019, 3.97 people/unit. General office building is commercial/mixed use/village commercial

Construction Phase - AC extended to overlap with construction by half, 2021-2023

Off-road Equipment -

Off-road Equipment -

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Winter

Off-road Equipment -
Off-road Equipment -

Off-road Equipment -

Off-road Equipment -

Trips and VMT - Haul 4 miles east to Del Norte Regional Recycling and Transfer

Grading - No import/export

Architectural Coating - Per VCAPCD Rule 74.2 AC. 50 interior, 100 exterior

Vehicle Trips - Trip Rates from Stantec Traffic Study 3/26/2019.

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Woodstoves - No fireplaces or woodstoves

Area Coating - Per VCAPCD Rule 74.2

Energy Use - 7% decrease in electricity factor for residential and 30% decrease for commercial per 2019 CalGreen standards

Water And Wastewater -

Solid Waste - 25% waste reduction due to AB 341, Athens Services compliant

Construction Off-road Equipment Mitigation - Per Ventura County Air Quality Assessment Guidelines

Mobile Land Use Mitigation -

Area Mitigation - Per VCAPCD Rule 74.2 AC

Energy Mitigation - Per residential low-rise solar PV requirement (2019 California Energy Code Section 150.1(b)14)

Water Mitigation - 20% water reduction indoor and water efficient fixtures per CalGreen Building Standards Update 2016, Recycled water used for all landscaping

Waste Mitigation -

Fleet Mix -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	250.00	100.00
tblArchitecturalCoating	EF_Nonresidential_Interior	250.00	50.00

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Winter

tblArchitecturalCoating	EF_Parking	250.00	100.00
tblArchitecturalCoating	EF_Residential_Interior	75.00	50.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	250	100
tblAreaCoating	Area_EF_Nonresidential_Interior	250	50
tblAreaCoating	Area_EF_Parking	250	100
tblAreaCoating	Area_EF_Residential_Interior	75	50
tblAreaCoating	Area_Nonresidential_Exterior	166570	171570
tblAreaCoating	Area_Nonresidential_Interior	499710	514710
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblConstructionPhase	NumDays	70.00	50.00
tblConstructionPhase	NumDays	40.00	20.00
tblConstructionPhase	NumDays	110.00	20.00
tblConstructionPhase	NumDays	1,110.00	630.00
tblConstructionPhase	NumDays	75.00	40.00
tblConstructionPhase	NumDays	75.00	335.00
tblEnergyUse	T24E	177.01	164.62
tblEnergyUse	T24E	179.76	167.18
tblEnergyUse	T24E	4.71	3.30
tblEnergyUse	T24E	253.73	235.97
tblLandUse	GreenSpaceAllowEdit	1.00	0.00
tblLandUse	LotAcreage	1.15	8.78
tblLandUse	LotAcreage	16.44	15.14
tblLandUse	LotAcreage	6.32	10.57
tblLandUse	LotAcreage	71.43	27.53
tblLandUse	Population	805.00	1,044.00
tblLandUse	Population	734.00	953.00
tblLandUse	Population	673.00	873.00

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Winter

tblProjectCharacteristics	CH4IntensityFactor	0.029	0.014
tblProjectCharacteristics	CO2IntensityFactor	702.44	337.71
tblProjectCharacteristics	N2OIntensityFactor	0.006	0.003
tblSolidWaste	SolidWasteGenerationRate	120.98	90.73
tblSolidWaste	SolidWasteGenerationRate	110.40	82.80
tblSolidWaste	SolidWasteGenerationRate	0.56	0.42
tblSolidWaste	SolidWasteGenerationRate	46.50	41.85
tblSolidWaste	SolidWasteGenerationRate	357.93	268.45
tblTripsAndVMT	HaulingTripLength	20.00	4.00
tblVehicleTrips	ST_TR	9.91	9.44
tblVehicleTrips	SU_TR	8.62	9.44
tblVehicleTrips	WD_TR	6.59	7.32
tblVehicleTrips	WD_TR	6.65	7.32
tblVehicleTrips	WD_TR	1.89	20.00
tblVehicleTrips	WD_TR	11.03	120.00
tblVehicleTrips	WD_TR	9.52	9.44

2.0 Emissions Summary

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Winter

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	4.5332	46.4462	34.5938	0.1023	47.8677	2.0455	49.8541	19.9006	1.8819	21.7824	0.0000	10,322.0793	10,322.0793	1.9465	0.0000	10,347.5679
2022	31.5583	30.4188	37.5490	0.1115	6.5688	0.9616	7.5304	1.7625	0.9093	2.6717	0.0000	11,227.7745	11,227.7745	1.0314	0.0000	11,253.5603
2023	31.1745	26.0910	35.8224	0.1088	6.5689	0.8204	7.3892	1.7625	0.7755	2.5380	0.0000	10,964.3186	10,964.3186	0.9825	0.0000	10,988.8814
Maximum	31.5583	46.4462	37.5490	0.1115	47.8677	2.0455	49.8541	19.9006	1.8819	21.7824	0.0000	11,227.7745	11,227.7745	1.9465	0.0000	11,253.5603

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					
2021	4.5332	46.4462	34.5938	0.1023	21.6308	2.0455	23.6173	8.9768	1.8819	10.8587	0.0000	10,322.0793	10,322.0793	1.9465	0.0000	10,347.5679
2022	31.5583	30.4188	37.5490	0.1115	6.5688	0.9616	7.5304	1.7625	0.9093	2.6717	0.0000	11,227.7745	11,227.7745	1.0314	0.0000	11,253.5603
2023	31.1745	26.0910	35.8224	0.1088	6.5689	0.8204	7.3892	1.7625	0.7755	2.5380	0.0000	10,964.3186	10,964.3186	0.9825	0.0000	10,988.8814
Maximum	31.5583	46.4462	37.5490	0.1115	21.6308	2.0455	23.6173	8.9768	1.8819	10.8587	0.0000	11,227.7745	11,227.7745	1.9465	0.0000	11,253.5603

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	43.01	0.00	40.51	46.63	0.00	40.47	0.00	0.00	0.00	0.00	0.00	0.00

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Winter

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	30.6189	0.6859	59.4965	3.1500e-003		0.3308	0.3308		0.3308	0.3308	0.0000	107.4157	107.4157	0.1024	0.0000	109.9747
Energy	0.3614	3.0959	1.3683	0.0197		0.2497	0.2497		0.2497	0.2497		3,942.7696	3,942.7696	0.0756	0.0723	3,966.1995
Mobile	9.7301	40.4408	121.7664	0.5279	64.6724	0.3508	65.0232	17.2664	0.3253	17.5917		53,820.2969	53,820.2969	1.9227		53,868.3634
Total	40.7104	44.2225	182.6312	0.5507	64.6724	0.9313	65.6038	17.2664	0.9058	18.1722	0.0000	57,870.4822	57,870.4822	2.1006	0.0723	57,944.5376

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	30.6189	0.6859	59.4965	3.1500e-003		0.3308	0.3308		0.3308	0.3308	0.0000	107.4157	107.4157	0.1024	0.0000	109.9747
Energy	0.3614	3.0959	1.3683	0.0197		0.2497	0.2497		0.2497	0.2497		3,942.7696	3,942.7696	0.0756	0.0723	3,966.1995
Mobile	9.0224	36.8832	102.0885	0.4213	50.8342	0.2869	51.1212	13.5718	0.2660	13.8379		42,966.1210	42,966.1210	1.5925		43,005.9338
Total	40.0027	40.6649	162.9533	0.4442	50.8342	0.8674	51.7017	13.5718	0.8465	14.4184	0.0000	47,016.3063	47,016.3063	1.7704	0.0723	47,082.1080

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	1.74	8.04	10.77	19.35	21.40	6.86	21.19	21.40	6.55	20.66	0.00	18.76	18.76	15.72	0.00	18.75

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	1/1/2021	3/11/2021	5	50	
2	Site Preparation	Site Preparation	3/12/2021	4/8/2021	5	20	
3	Grading	Grading	4/9/2021	5/6/2021	5	20	
4	Building Construction	Building Construction	5/7/2021	10/5/2023	5	630	
5	Paving	Paving	10/6/2023	11/30/2023	5	40	
6	Architectural Coating	Architectural Coating	9/18/2022	12/29/2023	5	335	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 275

Acres of Paving: 0

Residential Indoor: 1,820,475; Residential Outdoor: 606,825; Non-Residential Indoor: 499,710; Non-Residential Outdoor: 166,570; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Winter

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Winter

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	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	576.00	132.00	0.00	10.80	7.30	4.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	115.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Soil Stabilizer

Water Exposed Area

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.1651	31.4407	21.5650	0.0388		1.5513	1.5513		1.4411	1.4411		3,747.9449	3,747.9449	1.0549		3,774.3174
Total	3.1651	31.4407	21.5650	0.0388		1.5513	1.5513		1.4411	1.4411		3,747.9449	3,747.9449	1.0549		3,774.3174

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Winter

3.2 Demolition - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	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	0.0583	0.0348	0.3731	1.1000e-003	0.1232	8.5000e-004	0.1241	0.0327	7.9000e-004	0.0335		109.9022	109.9022	2.7900e-003		109.9721
Total	0.0583	0.0348	0.3731	1.1000e-003	0.1232	8.5000e-004	0.1241	0.0327	7.9000e-004	0.0335		109.9022	109.9022	2.7900e-003		109.9721

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	3.1651	31.4407	21.5650	0.0388		1.5513	1.5513		1.4411	1.4411	0.0000	3,747.9449	3,747.9449	1.0549		3,774.3174
Total	3.1651	31.4407	21.5650	0.0388		1.5513	1.5513		1.4411	1.4411	0.0000	3,747.9449	3,747.9449	1.0549		3,774.3174

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Winter

3.2 Demolition - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	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	0.0583	0.0348	0.3731	1.1000e-003	0.1232	8.5000e-004	0.1241	0.0327	7.9000e-004	0.0335		109.9022	109.9022	2.7900e-003		109.9721
Total	0.0583	0.0348	0.3731	1.1000e-003	0.1232	8.5000e-004	0.1241	0.0327	7.9000e-004	0.0335		109.9022	109.9022	2.7900e-003		109.9721

3.3 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					36.1325	0.0000	36.1325	19.8614	0.0000	19.8614			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809		3,685.6569	3,685.6569	1.1920		3,715.4573
Total	3.8882	40.4971	21.1543	0.0380	36.1325	2.0445	38.1770	19.8614	1.8809	21.7423		3,685.6569	3,685.6569	1.1920		3,715.4573

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Winter

3.3 Site Preparation - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	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	0.0417	0.4478	1.3200e-003	0.1479	1.0200e-003	0.1489	0.0392	9.4000e-004	0.0402		131.8827	131.8827	3.3500e-003		131.9665
Total	0.0699	0.0417	0.4478	1.3200e-003	0.1479	1.0200e-003	0.1489	0.0392	9.4000e-004	0.0402		131.8827	131.8827	3.3500e-003		131.9665

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					16.2596	0.0000	16.2596	8.9376	0.0000	8.9376			0.0000			0.0000
Off-Road	3.8882	40.4971	21.1543	0.0380		2.0445	2.0445		1.8809	1.8809	0.0000	3,685.6569	3,685.6569	1.1920		3,715.4573
Total	3.8882	40.4971	21.1543	0.0380	16.2596	2.0445	18.3041	8.9376	1.8809	10.8185	0.0000	3,685.6569	3,685.6569	1.1920		3,715.4573

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Winter

3.3 Site Preparation - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	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	0.0417	0.4478	1.3200e-003	0.1479	1.0200e-003	0.1489	0.0392	9.4000e-004	0.0402		131.8827	131.8827	3.3500e-003		131.9665
Total	0.0699	0.0417	0.4478	1.3200e-003	0.1479	1.0200e-003	0.1489	0.0392	9.4000e-004	0.0402		131.8827	131.8827	3.3500e-003		131.9665

3.4 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					47.7034	0.0000	47.7034	19.7808	0.0000	19.7808			0.0000			0.0000
Off-Road	4.1912	46.3998	30.8785	0.0620		1.9853	1.9853		1.8265	1.8265		6,007.0434	6,007.0434	1.9428		6,055.6134
Total	4.1912	46.3998	30.8785	0.0620	47.7034	1.9853	49.6887	19.7808	1.8265	21.6073		6,007.0434	6,007.0434	1.9428		6,055.6134

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Winter

3.4 Grading - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	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	0.0464	0.4975	1.4700e-003	0.1643	1.1400e-003	0.1654	0.0436	1.0500e-003	0.0446		146.5363	146.5363	3.7300e-003		146.6294
Total	0.0777	0.0464	0.4975	1.4700e-003	0.1643	1.1400e-003	0.1654	0.0436	1.0500e-003	0.0446		146.5363	146.5363	3.7300e-003		146.6294

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					21.4665	0.0000	21.4665	8.9013	0.0000	8.9013			0.0000			0.0000
Off-Road	4.1912	46.3998	30.8785	0.0620		1.9853	1.9853		1.8265	1.8265	0.0000	6,007.0434	6,007.0434	1.9428		6,055.6134
Total	4.1912	46.3998	30.8785	0.0620	21.4665	1.9853	23.4519	8.9013	1.8265	10.7279	0.0000	6,007.0434	6,007.0434	1.9428		6,055.6134

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Winter

3.4 Grading - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	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	0.0464	0.4975	1.4700e-003	0.1643	1.1400e-003	0.1654	0.0436	1.0500e-003	0.0446		146.5363	146.5363	3.7300e-003		146.6294
Total	0.0777	0.0464	0.4975	1.4700e-003	0.1643	1.1400e-003	0.1654	0.0436	1.0500e-003	0.0446		146.5363	146.5363	3.7300e-003		146.6294

3.5 Building Construction - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.9009	17.4321	16.5752	0.0269		0.9586	0.9586		0.9013	0.9013		2,553.3639	2,553.3639	0.6160		2,568.7643
Total	1.9009	17.4321	16.5752	0.0269		0.9586	0.9586		0.9013	0.9013		2,553.3639	2,553.3639	0.6160		2,568.7643

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Winter

3.5 Building Construction - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	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	0.3942	12.7132	3.6905	0.0330	0.8923	0.0375	0.9298	0.2568	0.0358	0.2926		3,548.470 1	3,548.470 1	0.2962		3,555.876 1
Worker	2.2380	1.3349	14.3281	0.0424	4.7317	0.0328	4.7645	1.2551	0.0302	1.2853		4,220.245 3	4,220.245 3	0.1073		4,222.927 5
Total	2.6322	14.0481	18.0186	0.0754	5.6240	0.0702	5.6943	1.5119	0.0660	1.5779		7,768.715 4	7,768.715 4	0.4035		7,778.803 6

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	1.9009	17.4321	16.5752	0.0269		0.9586	0.9586		0.9013	0.9013	0.0000	2,553.363 9	2,553.363 9	0.6160		2,568.764 3
Total	1.9009	17.4321	16.5752	0.0269		0.9586	0.9586		0.9013	0.9013	0.0000	2,553.363 9	2,553.363 9	0.6160		2,568.764 3

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Winter

3.5 Building Construction - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	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	0.3942	12.7132	3.6905	0.0330	0.8923	0.0375	0.9298	0.2568	0.0358	0.2926		3,548.470 1	3,548.470 1	0.2962		3,555.876 1
Worker	2.2380	1.3349	14.3281	0.0424	4.7317	0.0328	4.7645	1.2551	0.0302	1.2853		4,220.245 3	4,220.245 3	0.1073		4,222.927 5
Total	2.6322	14.0481	18.0186	0.0754	5.6240	0.0702	5.6943	1.5119	0.0660	1.5779		7,768.715 4	7,768.715 4	0.4035		7,778.803 6

3.5 Building Construction - 2022

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	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.333 6	2,554.333 6	0.6120		2,569.632 2
Total	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.333 6	2,554.333 6	0.6120		2,569.632 2

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Winter

3.5 Building Construction - 2022

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	0.3667	11.9496	3.4993	0.0326	0.8924	0.0325	0.9249	0.2568	0.0311	0.2879		3,515.1613	3,515.1613	0.2850		3,522.2855
Worker	2.1085	1.2046	13.2311	0.0408	4.7317	0.0320	4.7637	1.2551	0.0295	1.2845		4,065.2026	4,065.2026	0.0969		4,067.6240
Total	2.4752	13.1542	16.7304	0.0734	5.6241	0.0645	5.6886	1.5119	0.0605	1.5724		7,580.3639	7,580.3639	0.3818		7,589.9095

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	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322
Total	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Winter

3.5 Building Construction - 2022

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	0.3667	11.9496	3.4993	0.0326	0.8924	0.0325	0.9249	0.2568	0.0311	0.2879		3,515.1613	3,515.1613	0.2850		3,522.2855
Worker	2.1085	1.2046	13.2311	0.0408	4.7317	0.0320	4.7637	1.2551	0.0295	1.2845		4,065.2026	4,065.2026	0.0969		4,067.6240
Total	2.4752	13.1542	16.7304	0.0734	5.6241	0.0645	5.6886	1.5119	0.0605	1.5724		7,580.3639	7,580.3639	0.3818		7,589.9095

3.5 Building Construction - 2023

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	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061
Total	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Winter

3.5 Building Construction - 2023

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	0.2724	9.0980	3.1383	0.0319	0.8925	0.0123	0.9048	0.2568	0.0118	0.2686		3,437.562 2	3,437.562 2	0.2533		3,443.894 8
Worker	1.9891	1.0879	12.1943	0.0392	4.7317	0.0312	4.7629	1.2551	0.0288	1.2838		3,909.546 5	3,909.546 5	0.0871		3,911.724 8
Total	2.2615	10.1859	15.3327	0.0711	5.6242	0.0436	5.6678	1.5119	0.0405	1.5525		7,347.108 8	7,347.108 8	0.3404		7,355.619 6

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	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.209 9	2,555.209 9	0.6079		2,570.406 1
Total	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.209 9	2,555.209 9	0.6079		2,570.406 1

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Winter

3.5 Building Construction - 2023

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	0.2724	9.0980	3.1383	0.0319	0.8925	0.0123	0.9048	0.2568	0.0118	0.2686		3,437.5622	3,437.5622	0.2533		3,443.8948
Worker	1.9891	1.0879	12.1943	0.0392	4.7317	0.0312	4.7629	1.2551	0.0288	1.2838		3,909.5465	3,909.5465	0.0871		3,911.7248
Total	2.2615	10.1859	15.3327	0.0711	5.6242	0.0436	5.6678	1.5119	0.0405	1.5525		7,347.1088	7,347.1088	0.3404		7,355.6196

3.6 Paving - 2023

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	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694		2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694		2,207.5841	2,207.5841	0.7140		2,225.4336

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Winter

3.6 Paving - 2023

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	0.0518	0.0283	0.3176	1.0200e-003	0.1232	8.1000e-004	0.1240	0.0327	7.5000e-004	0.0334		101.8111	101.8111	2.2700e-003		101.8678
Total	0.0518	0.0283	0.3176	1.0200e-003	0.1232	8.1000e-004	0.1240	0.0327	7.5000e-004	0.0334		101.8111	101.8111	2.2700e-003		101.8678

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	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Winter

3.6 Paving - 2023

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	0.0518	0.0283	0.3176	1.0200e-003	0.1232	8.1000e-004	0.1240	0.0327	7.5000e-004	0.0334		101.8111	101.8111	2.2700e-003		101.8678
Total	0.0518	0.0283	0.3176	1.0200e-003	0.1232	8.1000e-004	0.1240	0.0327	7.5000e-004	0.0334		101.8111	101.8111	2.2700e-003		101.8678

3.7 Architectural Coating - 2022

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	26.7514					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2045	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817		281.4481	281.4481	0.0183		281.9062
Total	26.9559	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817		281.4481	281.4481	0.0183		281.9062

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Winter

3.7 Architectural Coating - 2022

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	0.4210	0.2405	2.6416	8.1400e-003	0.9447	6.3800e-003	0.9511	0.2506	5.8800e-003	0.2565		811.6290	811.6290	0.0193		812.1124
Total	0.4210	0.2405	2.6416	8.1400e-003	0.9447	6.3800e-003	0.9511	0.2506	5.8800e-003	0.2565		811.6290	811.6290	0.0193		812.1124

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	26.7514					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2045	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817	0.0000	281.4481	281.4481	0.0183		281.9062
Total	26.9559	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817	0.0000	281.4481	281.4481	0.0183		281.9062

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Winter

3.7 Architectural Coating - 2022

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	0.4210	0.2405	2.6416	8.1400e-003	0.9447	6.3800e-003	0.9511	0.2506	5.8800e-003	0.2565		811.6290	811.6290	0.0193		812.1124
Total	0.4210	0.2405	2.6416	8.1400e-003	0.9447	6.3800e-003	0.9511	0.2506	5.8800e-003	0.2565		811.6290	811.6290	0.0193		812.1124

3.7 Architectural Coating - 2023

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	26.7514					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	26.9431	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Winter

3.7 Architectural Coating - 2023

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	0.3971	0.2172	2.4346	7.8300e-003	0.9447	6.2400e-003	0.9509	0.2506	5.7400e-003	0.2563		780.5518	780.5518	0.0174		780.9867
Total	0.3971	0.2172	2.4346	7.8300e-003	0.9447	6.2400e-003	0.9509	0.2506	5.7400e-003	0.2563		780.5518	780.5518	0.0174		780.9867

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	26.7514					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690
Total	26.9431	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Winter

3.7 Architectural Coating - 2023

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	0.3971	0.2172	2.4346	7.8300e-003	0.9447	6.2400e-003	0.9509	0.2506	5.7400e-003	0.2563		780.5518	780.5518	0.0174		780.9867
Total	0.3971	0.2172	2.4346	7.8300e-003	0.9447	6.2400e-003	0.9509	0.2506	5.7400e-003	0.2563		780.5518	780.5518	0.0174		780.9867

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Density

Increase Transit Accessibility

Integrate Below Market Rate Housing

Improve Pedestrian Network

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	9.0224	36.8832	102.0885	0.4213	50.8342	0.2869	51.1212	13.5718	0.2660	13.8379		42,966.12 10	42,966.12 10	1.5925		43,005.93 38
Unmitigated	9.7301	40.4408	121.7664	0.5279	64.6724	0.3508	65.0232	17.2664	0.3253	17.5917		53,820.29 69	53,820.29 69	1.9227		53,868.36 34

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	1,925.16	1,883.08	1596.41	5,172,981	4,066,099
Apartments Mid Rise	1,756.80	1,533.60	1406.40	4,627,752	3,637,534
City Park	130.00	147.88	108.81	276,520	217,352
General Office Building	6,000.00	123.00	52.50	10,301,712	8,097,416
Single Family Housing	2,076.80	2,076.80	2076.80	5,738,349	4,510,493
Total	11,888.76	5,764.36	5,240.92	26,117,314	20,528,894

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	10.80	7.30	7.50	32.90	18.00	49.10	86	11	3
Apartments Mid Rise	10.80	7.30	7.50	32.90	18.00	49.10	86	11	3
City Park	9.50	7.30	7.30	33.00	48.00	19.00	66	28	6
General Office Building	9.50	7.30	7.30	33.00	48.00	19.00	77	19	4
Single Family Housing	10.80	7.30	7.50	32.90	18.00	49.10	86	11	3

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Winter

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.611155	0.038739	0.187677	0.096955	0.013383	0.005563	0.020646	0.018593	0.001209	0.001094	0.003654	0.000418	0.000914
Apartments Mid Rise	0.611155	0.038739	0.187677	0.096955	0.013383	0.005563	0.020646	0.018593	0.001209	0.001094	0.003654	0.000418	0.000914
City Park	0.611155	0.038739	0.187677	0.096955	0.013383	0.005563	0.020646	0.018593	0.001209	0.001094	0.003654	0.000418	0.000914
General Office Building	0.611155	0.038739	0.187677	0.096955	0.013383	0.005563	0.020646	0.018593	0.001209	0.001094	0.003654	0.000418	0.000914
Single Family Housing	0.611155	0.038739	0.187677	0.096955	0.013383	0.005563	0.020646	0.018593	0.001209	0.001094	0.003654	0.000418	0.000914

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Kilowatt Hours of Renewable Electricity Generated

	ROG	NOx	CO	SO2	Fugitive 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	0.3614	3.0959	1.3683	0.0197		0.2497	0.2497		0.2497	0.2497		3,942.7696	3,942.7696	0.0756	0.0723	3,966.1995
NaturalGas Unmitigated	0.3614	3.0959	1.3683	0.0197		0.2497	0.2497		0.2497	0.2497		3,942.7696	3,942.7696	0.0756	0.0723	3,966.1995

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Winter

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	9193.9	0.0992	0.8473	0.3605	5.4100e-003		0.0685	0.0685		0.0685	0.0685		1,081.6349	1,081.6349	0.0207	0.0198	1,088.0625
Apartments Mid Rise	7513.95	0.0810	0.6925	0.2947	4.4200e-003		0.0560	0.0560		0.0560	0.0560		883.9937	883.9937	0.0169	0.0162	889.2468
City Park	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
General Office Building	1252.05	0.0135	0.1228	0.1031	7.4000e-004		9.3300e-003	9.3300e-003		9.3300e-003	9.3300e-003		147.3006	147.3006	2.8200e-003	2.7000e-003	148.1759
Single Family Housing	15553.6	0.1677	1.4334	0.6100	9.1500e-003		0.1159	0.1159		0.1159	0.1159		1,829.8405	1,829.8405	0.0351	0.0336	1,840.7143
Total		0.3614	3.0959	1.3683	0.0197		0.2497	0.2497		0.2497	0.2497		3,942.7696	3,942.7696	0.0756	0.0723	3,966.1995

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Winter

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					
Apartments Low Rise	9.1939	0.0992	0.8473	0.3605	5.4100e-003		0.0685	0.0685		0.0685	0.0685		1,081.6349	1,081.6349	0.0207	0.0198	1,088.0625
Apartments Mid Rise	7.51395	0.0810	0.6925	0.2947	4.4200e-003		0.0560	0.0560		0.0560	0.0560		883.9937	883.9937	0.0169	0.0162	889.2468
City Park	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
General Office Building	1.25205	0.0135	0.1228	0.1031	7.4000e-004		9.3300e-003	9.3300e-003		9.3300e-003	9.3300e-003		147.3006	147.3006	2.8200e-003	2.7000e-003	148.1759
Single Family Housing	15.5536	0.1677	1.4334	0.6100	9.1500e-003		0.1159	0.1159		0.1159	0.1159		1,829.8405	1,829.8405	0.0351	0.0336	1,840.7143
Total		0.3614	3.0959	1.3683	0.0197		0.2497	0.2497		0.2497	0.2497		3,942.7696	3,942.7696	0.0756	0.0723	3,966.1995

6.0 Area Detail

6.1 Mitigation Measures Area

- Use Low VOC Paint - Residential Interior
- Use Low VOC Paint - Residential Exterior
- Use Low VOC Paint - Non-Residential Interior
- Use Low VOC Paint - Non-Residential Exterior
- No Hearths Installed

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	30.6189	0.6859	59.4965	3.1500e-003		0.3308	0.3308		0.3308	0.3308	0.0000	107.4157	107.4157	0.1024	0.0000	109.9747
Unmitigated	30.6189	0.6859	59.4965	3.1500e-003		0.3308	0.3308		0.3308	0.3308	0.0000	107.4157	107.4157	0.1024	0.0000	109.9747

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	2.4711					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	26.3678					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	1.7799	0.6859	59.4965	3.1500e-003		0.3308	0.3308		0.3308	0.3308		107.4157	107.4157	0.1024		109.9747
Total	30.6189	0.6859	59.4965	3.1500e-003		0.3308	0.3308		0.3308	0.3308	0.0000	107.4157	107.4157	0.1024	0.0000	109.9747

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Winter

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	2.4711					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	26.3678					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	1.7799	0.6859	59.4965	3.1500e-003		0.3308	0.3308		0.3308	0.3308		107.4157	107.4157	0.1024		109.9747
Total	30.6189	0.6859	59.4965	3.1500e-003		0.3308	0.3308		0.3308	0.3308	0.0000	107.4157	107.4157	0.1024	0.0000	109.9747

7.0 Water Detail

7.1 Mitigation Measures Water

- Apply Water Conservation Strategy
- Use Reclaimed 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

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Winter

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

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

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

Equipment Type	Number
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11.0 Vegetation

Oxnard Teal Club Reduced Intensity Alternative Phase 2 - Ventura County, Winter

**Oxnard Teal Club Reduced Intensity Alternative Phase 2
Ventura County, Winter**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
City Park	10.88	Acre	10.88	473,932.80	0
Apartments Low Rise	100.00	Dwelling Unit	8.35	100,000.00	397
Single Family Housing	167.00	Dwelling Unit	23.94	300,600.00	663

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.6	Precipitation Freq (Days)	31
Climate Zone	8			Operational Year	2030
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	337.71	CH4 Intensity (lb/MWhr)	0.014	N2O Intensity (lb/MWhr)	0.003

1.3 User Entered Comments & Non-Default Data

Oxnard Teal Club Reduced Intensity Alternative Phase 2 - Ventura County, Winter

Project Characteristics - Based on 2030 projections for SCE 60% renewable with CPUC 2011 SCE factor for 2009. 337.71; 0.014; 0.003

Land Use - Based on PD 8/2019 and Reduced Intensity Specific Plan Alternative. Pop based on CDF 2019 3.97 people/household.

Construction Phase - Ph II completed 2024-2025 per PD 8/2019. AC extended to overlap with half of construction phase.

Trips and VMT - Landfill located 4 miles east at Del Norte Regional Recycling and Transfer

Demolition - No demolition

Grading - No export/import

Architectural Coating - Per VCAPCD Rule 74.2

Vehicle Trips - Trip Rates from Stantec Traffic Study 3/26/2019.

Woodstoves - No fireplaces or woodstoves

Area Coating - Per VCAPCD Rule 74.2

Energy Use - 7% decrease in electricity factor for residential and 30% decrease for commercial per 2019 CalGreen standards

Water And Wastewater -

Solid Waste - 25% waste reduction beyond AB 939 due to AB 341, Athens Services compliant

Area Mitigation - Per VCAPCD Rule 74.2 AC. 50 interior, 100 exterior

Energy Mitigation - Per residential low-rise solar PV requirement (2019 California Energy Code Section 150.1(b)14)

Water Mitigation - 20% water reduction indoor and water efficient fixtures per CalGreen Building Standards Update 2016, Recycled water used for all landscaping

Fleet Mix -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	250.00	100.00
tblArchitecturalCoating	EF_Nonresidential_Interior	250.00	50.00
tblArchitecturalCoating	EF_Parking	250.00	100.00
tblArchitecturalCoating	EF_Residential_Interior	75.00	50.00
tblAreaCoating	Area_Residential_Exterior	270405	180225
tblAreaCoating	Area_Residential_Interior	811215	540675
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblConstructionPhase	NumDays	50.00	25.00

Oxnard Teal Club Reduced Intensity Alternative Phase 2 - Ventura County, Winter

tblConstructionPhase	NumDays	30.00	15.00
tblConstructionPhase	NumDays	75.00	15.00
tblConstructionPhase	NumDays	740.00	430.00
tblConstructionPhase	NumDays	55.00	250.00
tblConstructionPhase	NumDays	55.00	33.00
tblConstructionPhase	PhaseEndDate	11/4/2019	2/2/2024
tblConstructionPhase	PhaseEndDate	12/16/2019	2/23/2024
tblConstructionPhase	PhaseEndDate	3/30/2020	3/15/2024
tblConstructionPhase	PhaseEndDate	1/30/2023	11/6/2025
tblConstructionPhase	PhaseEndDate	4/17/2023	12/30/2025
tblConstructionPhase	PhaseEndDate	7/3/2023	12/24/2025
tblConstructionPhase	PhaseStartDate	8/27/2019	1/1/2024
tblConstructionPhase	PhaseStartDate	11/5/2019	2/3/2024
tblConstructionPhase	PhaseStartDate	12/17/2019	2/24/2024
tblConstructionPhase	PhaseStartDate	3/31/2020	3/15/2024
tblConstructionPhase	PhaseStartDate	1/31/2023	1/15/2025
tblConstructionPhase	PhaseStartDate	4/18/2023	11/8/2025
tblEnergyUse	T24E	177.01	164.62
tblEnergyUse	T24E	253.73	235.97
tblGrading	AcresOfGrading	187.50	37.50
tblLandUse	LotAcreage	6.25	8.35
tblLandUse	LotAcreage	54.22	23.94
tblLandUse	Population	306.00	397.00
tblLandUse	Population	511.00	663.00
tblProjectCharacteristics	CH4IntensityFactor	0.029	0.014
tblProjectCharacteristics	CO2IntensityFactor	702.44	337.71
tblProjectCharacteristics	N2OIntensityFactor	0.006	0.003

Oxnard Teal Club Reduced Intensity Alternative Phase 2 - Ventura County, Winter

tblSolidWaste	SolidWasteGenerationRate	46.00	92.11
tblSolidWaste	SolidWasteGenerationRate	0.94	0.71
tblSolidWaste	SolidWasteGenerationRate	271.83	79.64
tblTripsAndVMT	WorkerTripNumber	331.00	391.00
tblTripsAndVMT	WorkerTripNumber	66.00	78.00
tblTripsAndVMT	WorkerTripNumber	66.00	15.00
tblVehicleTrips	WD_TR	6.59	7.32
tblVehicleTrips	WD_TR	1.89	20.00
tblVehicleTrips	WD_TR	9.52	9.44

2.0 Emissions Summary

Oxnard Teal Club Reduced Intensity Alternative Phase 2 - Ventura County, Winter

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	9.9983	0.2533	21.9707	1.1600e-003		0.1222	0.1222		0.1222	0.1222	0.0000	39.6659	39.6659	0.0378	0.0000	40.6107
Energy	0.1650	1.4102	0.6001	9.0000e-003		0.1140	0.1140		0.1140	0.1140		1,800.2833	1,800.2833	0.0345	0.0330	1,810.9815
Mobile	2.1919	9.1442	28.0275	0.1227	15.0727	0.0811	15.1538	4.0241	0.0753	4.0994		12,506.9595	12,506.9595	0.4436		12,518.0499
Total	12.3552	10.8077	50.5983	0.1328	15.0727	0.3173	15.3900	4.0241	0.3114	4.3356	0.0000	14,346.9087	14,346.9087	0.5159	0.0330	14,369.6422

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	9.9983	0.2533	21.9707	1.1600e-003		0.1222	0.1222		0.1222	0.1222	0.0000	39.6659	39.6659	0.0378	0.0000	40.6107
Energy	0.1650	1.4102	0.6001	9.0000e-003		0.1140	0.1140		0.1140	0.1140		1,800.2833	1,800.2833	0.0345	0.0330	1,810.9815
Mobile	2.1919	9.1442	28.0275	0.1227	15.0727	0.0811	15.1538	4.0241	0.0753	4.0994		12,506.9595	12,506.9595	0.4436		12,518.0499
Total	12.3552	10.8077	50.5983	0.1328	15.0727	0.3173	15.3900	4.0241	0.3114	4.3356	0.0000	14,346.9087	14,346.9087	0.5159	0.0330	14,369.6422

Oxnard Teal Club Reduced Intensity Alternative Phase 2 - Ventura County, Winter

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

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2024	2/2/2024	5	25	
2	Site Preparation	Site Preparation	2/3/2024	2/23/2024	5	15	
3	Grading	Grading	2/24/2024	3/15/2024	5	15	
4	Building Construction	Building Construction	3/15/2024	11/6/2025	5	430	
5	Paving	Paving	1/15/2025	12/30/2025	5	250	
6	Architectural Coating	Architectural Coating	11/8/2025	12/24/2025	5	33	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 37.5

Acres of Paving: 0

Residential Indoor: 811,215; Residential Outdoor: 270,405; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Oxnard Teal Club Reduced Intensity Alternative Phase 2 - Ventura County, Winter

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Architectural Coating	Air Compressors	1	6.00	78	0.48
Architectural Coating	Pavers	2	8.00	130	0.42
Architectural Coating	Paving Equipment	2	8.00	132	0.36
Architectural Coating	Rollers	2	8.00	80	0.38

Trips and VMT

Oxnard Teal Club Reduced Intensity Alternative Phase 2 - Ventura County, Winter

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	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	391.00	106.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	7	78.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	7	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving			0.00	0.00	10.80	7.30				

3.1 Mitigation Measures Construction

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					
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		0.9602	0.9602		0.8922	0.8922		3,747.4228	3,747.4228	1.0485		3,773.6345

Oxnard Teal Club Reduced Intensity Alternative Phase 2 - Ventura County, Winter

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	0.0000	0.0000	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	0.0491	0.0257	0.2951	9.8000e-004	0.1232	8.0000e-004	0.1240	0.0327	7.4000e-004	0.0334		98.2079	98.2079	2.0700e-003		98.2595
Total	0.0491	0.0257	0.2951	9.8000e-004	0.1232	8.0000e-004	0.1240	0.0327	7.4000e-004	0.0334		98.2079	98.2079	2.0700e-003		98.2595

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	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		0.9602	0.9602		0.8922	0.8922	0.0000	3,747.4228	3,747.4228	1.0485		3,773.6345

Oxnard Teal Club Reduced Intensity Alternative Phase 2 - Ventura County, Winter

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	0.0000	0.0000	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	0.0491	0.0257	0.2951	9.8000e-004	0.1232	8.0000e-004	0.1240	0.0327	7.4000e-004	0.0334		98.2079	98.2079	2.0700e-003		98.2595
Total	0.0491	0.0257	0.2951	9.8000e-004	0.1232	8.0000e-004	0.1240	0.0327	7.4000e-004	0.0334		98.2079	98.2079	2.0700e-003		98.2595

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					36.1325	0.0000	36.1325	19.8614	0.0000	19.8614			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	36.1325	1.2294	37.3619	19.8614	1.1310	20.9924		3,688.0100	3,688.0100	1.1928		3,717.8294

Oxnard Teal Club Reduced Intensity Alternative Phase 2 - Ventura County, Winter

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	0.0589	0.0309	0.3541	1.1800e-003	0.1479	9.6000e-004	0.1488	0.0392	8.9000e-004	0.0401		117.8494	117.8494	2.4800e-003		117.9114
Total	0.0589	0.0309	0.3541	1.1800e-003	0.1479	9.6000e-004	0.1488	0.0392	8.9000e-004	0.0401		117.8494	117.8494	2.4800e-003		117.9114

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					36.1325	0.0000	36.1325	19.8614	0.0000	19.8614			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	36.1325	1.2294	37.3619	19.8614	1.1310	20.9924	0.0000	3,688.0100	3,688.0100	1.1928		3,717.8294

Oxnard Teal Club Reduced Intensity Alternative Phase 2 - Ventura County, Winter

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	0.0589	0.0309	0.3541	1.1800e-003	0.1479	9.6000e-004	0.1488	0.0392	8.9000e-004	0.0401		117.8494	117.8494	2.4800e-003		117.9114
Total	0.0589	0.0309	0.3541	1.1800e-003	0.1479	9.6000e-004	0.1488	0.0392	8.9000e-004	0.0401		117.8494	117.8494	2.4800e-003		117.9114

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					32.7617	0.0000	32.7617	16.8374	0.0000	16.8374			0.0000			0.0000
Off-Road	3.2181	32.3770	27.7228	0.0621		1.3354	1.3354		1.2286	1.2286		6,009.7487	6,009.7487	1.9437		6,058.3405
Total	3.2181	32.3770	27.7228	0.0621	32.7617	1.3354	34.0971	16.8374	1.2286	18.0660		6,009.7487	6,009.7487	1.9437		6,058.3405

Oxnard Teal Club Reduced Intensity Alternative Phase 2 - Ventura County, Winter

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	0.0655	0.0343	0.3935	1.3100e-003	0.1643	1.0700e-003	0.1654	0.0436	9.8000e-004	0.0446		130.9438	130.9438	2.7600e-003		131.0127
Total	0.0655	0.0343	0.3935	1.3100e-003	0.1643	1.0700e-003	0.1654	0.0436	9.8000e-004	0.0446		130.9438	130.9438	2.7600e-003		131.0127

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					32.7617	0.0000	32.7617	16.8374	0.0000	16.8374			0.0000			0.0000
Off-Road	3.2181	32.3770	27.7228	0.0621		1.3354	1.3354		1.2286	1.2286	0.0000	6,009.7487	6,009.7487	1.9437		6,058.3405
Total	3.2181	32.3770	27.7228	0.0621	32.7617	1.3354	34.0971	16.8374	1.2286	18.0660	0.0000	6,009.7487	6,009.7487	1.9437		6,058.3405

Oxnard Teal Club Reduced Intensity Alternative Phase 2 - Ventura County, Winter

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	0.0655	0.0343	0.3935	1.3100e-003	0.1643	1.0700e-003	0.1654	0.0436	9.8000e-004	0.0446		130.9438	130.9438	2.7600e-003		131.0127
Total	0.0655	0.0343	0.3935	1.3100e-003	0.1643	1.0700e-003	0.1654	0.0436	9.8000e-004	0.0446		130.9438	130.9438	2.7600e-003		131.0127

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

Oxnard Teal Club Reduced Intensity Alternative Phase 2 - Ventura County, Winter

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	0.2114	7.2235	2.4528	0.0254	0.7168	9.6500e-003	0.7264	0.2063	9.2300e-003	0.2155		2,747.279 2	2,747.279 2	0.1996		2,752.269 3
Worker	1.2800	0.6708	7.6919	0.0257	3.2120	0.0209	3.2329	0.8520	0.0192	0.8712		2,559.951 2	2,559.951 2	0.0539		2,561.297 8
Total	1.4915	7.8944	10.1447	0.0511	3.9287	0.0305	3.9593	1.0582	0.0285	1.0867		5,307.230 4	5,307.230 4	0.2535		5,313.567 2

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	2,555.698 9	2,555.698 9	0.6044		2,570.807 7
Total	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769	0.0000	2,555.698 9	2,555.698 9	0.6044		2,570.807 7

Oxnard Teal Club Reduced Intensity Alternative Phase 2 - Ventura County, Winter

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	0.2114	7.2235	2.4528	0.0254	0.7168	9.6500e-003	0.7264	0.2063	9.2300e-003	0.2155		2,747.279 2	2,747.279 2	0.1996		2,752.269 3
Worker	1.2800	0.6708	7.6919	0.0257	3.2120	0.0209	3.2329	0.8520	0.0192	0.8712		2,559.951 2	2,559.951 2	0.0539		2,561.297 8
Total	1.4915	7.8944	10.1447	0.0511	3.9287	0.0305	3.9593	1.0582	0.0285	1.0867		5,307.230 4	5,307.230 4	0.2535		5,313.567 2

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		2,556.474 4	2,556.474 4	0.6010		2,571.498 1
Total	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.474 4	2,556.474 4	0.6010		2,571.498 1

Oxnard Teal Club Reduced Intensity Alternative Phase 2 - Ventura County, Winter

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	0.2043	7.1117	2.4016	0.0252	0.7168	9.3800e-003	0.7262	0.2063	8.9700e-003	0.2153		2,730.4762	2,730.4762	0.1962		2,735.3820
Worker	1.2180	0.6121	7.1339	0.0246	3.2120	0.0205	3.2325	0.8520	0.0189	0.8709		2,456.4485	2,456.4485	0.0490		2,457.6730
Total	1.4223	7.7237	9.5355	0.0499	3.9288	0.0299	3.9587	1.0583	0.0279	1.0861		5,186.9247	5,186.9247	0.2452		5,193.0550

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

Oxnard Teal Club Reduced Intensity Alternative Phase 2 - Ventura County, Winter

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	0.2043	7.1117	2.4016	0.0252	0.7168	9.3800e-003	0.7262	0.2063	8.9700e-003	0.2153		2,730.4762	2,730.4762	0.1962			2,735.3820
Worker	1.2180	0.6121	7.1339	0.0246	3.2120	0.0205	3.2325	0.8520	0.0189	0.8709		2,456.4485	2,456.4485	0.0490			2,457.6730
Total	1.4223	7.7237	9.5355	0.0499	3.9288	0.0299	3.9587	1.0583	0.0279	1.0861		5,186.9247	5,186.9247	0.2452			5,193.0550

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						
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000				0.0000
Total	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000				0.0000

Oxnard Teal Club Reduced Intensity Alternative Phase 2 - Ventura County, Winter

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
Vendor					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Worker					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Total					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000

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					
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000

Oxnard Teal Club Reduced Intensity Alternative Phase 2 - Ventura County, Winter

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
Vendor					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Worker					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Total					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000

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	94.9490					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	1.0860	9.7271	16.3871	0.0258		0.4700	0.4700		0.4366	0.4366		2,488.193 2	2,488.193 2	0.7291		2,506.419 7
Total	96.0350	9.7271	16.3871	0.0258		0.4700	0.4700		0.4366	0.4366		2,488.193 2	2,488.193 2	0.7291		2,506.419 7

Oxnard Teal Club Reduced Intensity Alternative Phase 2 - Ventura County, Winter

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	0.2897	0.1456	1.6968	5.8600e-003	1.4279	4.8800e-003	1.4328	0.3656	4.4900e-003	0.3701		584.2704	584.2704	0.0117		584.5616
Total	0.2897	0.1456	1.6968	5.8600e-003	1.4279	4.8800e-003	1.4328	0.3656	4.4900e-003	0.3701		584.2704	584.2704	0.0117		584.5616

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	94.9490					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	1.0860	9.7271	16.3871	0.0258		0.4700	0.4700		0.4366	0.4366	0.0000	2,488.1932	2,488.1932	0.7291		2,506.4197
Total	96.0350	9.7271	16.3871	0.0258		0.4700	0.4700		0.4366	0.4366	0.0000	2,488.1932	2,488.1932	0.7291		2,506.4197

Oxnard Teal Club Reduced Intensity Alternative Phase 2 - Ventura County, Winter

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	0.2897	0.1456	1.6968	5.8600e-003	1.4279	4.8800e-003	1.4328	0.3656	4.4900e-003	0.3701		584.2704	584.2704	0.0117		584.5616
Total	0.2897	0.1456	1.6968	5.8600e-003	1.4279	4.8800e-003	1.4328	0.3656	4.4900e-003	0.3701		584.2704	584.2704	0.0117		584.5616

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Oxnard Teal Club Reduced Intensity Alternative Phase 2 - Ventura County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.1919	9.1442	28.0275	0.1227	15.0727	0.0811	15.1538	4.0241	0.0753	4.0994		12,506.9595	12,506.9595	0.4436		12,518.0499
Unmitigated	2.1919	9.1442	28.0275	0.1227	15.0727	0.0811	15.1538	4.0241	0.0753	4.0994		12,506.9595	12,506.9595	0.4436		12,518.0499

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	732.00	716.00	607.00	1,966,913	1,966,913
City Park	217.60	247.52	182.13	462,852	462,852
Single Family Housing	1,576.48	1,654.97	1439.54	4,332,857	4,332,857
Total	2,526.08	2,618.49	2,228.67	6,762,622	6,762,622

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	10.80	7.30	7.50	32.90	18.00	49.10	86	11	3
City Park	9.50	7.30	7.30	33.00	48.00	19.00	66	28	6
Single Family Housing	10.80	7.30	7.50	32.90	18.00	49.10	86	11	3

4.4 Fleet Mix

Oxnard Teal Club Reduced Intensity Alternative Phase 2 - Ventura County, Winter

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.611155	0.038739	0.187677	0.096955	0.013383	0.005563	0.020646	0.018593	0.001209	0.001094	0.003654	0.000418	0.000914
City Park	0.611155	0.038739	0.187677	0.096955	0.013383	0.005563	0.020646	0.018593	0.001209	0.001094	0.003654	0.000418	0.000914
Single Family Housing	0.611155	0.038739	0.187677	0.096955	0.013383	0.005563	0.020646	0.018593	0.001209	0.001094	0.003654	0.000418	0.000914

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Kilowatt Hours of Renewable Electricity Generated

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day										lb/day					
NaturalGas Mitigated	0.1650	1.4102	0.6001	9.0000e-003		0.1140	0.1140		0.1140	0.1140		1,800.2833	1,800.2833	0.0345	0.0330	1,810.9815
NaturalGas Unmitigated	0.1650	1.4102	0.6001	9.0000e-003		0.1140	0.1140		0.1140	0.1140		1,800.2833	1,800.2833	0.0345	0.0330	1,810.9815

Oxnard Teal Club Reduced Intensity Alternative Phase 2 - Ventura County, Winter

5.2 Energy by Land Use - Natural Gas

Unmitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	3495.78	0.0377	0.3222	0.1371	2.0600e-003		0.0261	0.0261		0.0261	0.0261		411.2680	411.2680	7.8800e-003	7.5400e-003	413.7120
City Park	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
Single Family Housing	11806.6	0.1273	1.0881	0.4630	6.9500e-003		0.0880	0.0880		0.0880	0.0880		1,389.0153	1,389.0153	0.0266	0.0255	1,397.2695
Total		0.1650	1.4102	0.6001	9.0100e-003		0.1140	0.1140		0.1140	0.1140		1,800.2833	1,800.2833	0.0345	0.0330	1,810.9815

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Low Rise	3.49578	0.0377	0.3222	0.1371	2.0600e-003		0.0261	0.0261		0.0261	0.0261		411.2680	411.2680	7.8800e-003	7.5400e-003	413.7120
City Park	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
Single Family Housing	11.8066	0.1273	1.0881	0.4630	6.9500e-003		0.0880	0.0880		0.0880	0.0880		1,389.0153	1,389.0153	0.0266	0.0255	1,397.2695
Total		0.1650	1.4102	0.6001	9.0100e-003		0.1140	0.1140		0.1140	0.1140		1,800.2833	1,800.2833	0.0345	0.0330	1,810.9815

6.0 Area Detail

Oxnard Teal Club Reduced Intensity Alternative Phase 2 - Ventura County, Winter

6.1 Mitigation Measures Area

- Use Low VOC Paint - Residential Interior
- Use Low VOC Paint - Residential Exterior
- 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	9.9983	0.2533	21.9707	1.1600e-003		0.1222	0.1222		0.1222	0.1222	0.0000	39.6659	39.6659	0.0378	0.0000	40.6107
Unmitigated	9.9983	0.2533	21.9707	1.1600e-003		0.1222	0.1222		0.1222	0.1222	0.0000	39.6659	39.6659	0.0378	0.0000	40.6107

Oxnard Teal Club Reduced Intensity Alternative Phase 2 - Ventura County, Winter

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.7438					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	8.5973					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	0.6572	0.2533	21.9707	1.1600e-003		0.1222	0.1222		0.1222	0.1222		39.6659	39.6659	0.0378		40.6107
Total	9.9983	0.2533	21.9707	1.1600e-003		0.1222	0.1222		0.1222	0.1222	0.0000	39.6659	39.6659	0.0378	0.0000	40.6107

Oxnard Teal Club Reduced Intensity Alternative Phase 2 - Ventura County, Winter

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.7438					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	8.5973					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	0.6572	0.2533	21.9707	1.1600e-003		0.1222	0.1222		0.1222	0.1222		39.6659	39.6659	0.0378		40.6107
Total	9.9983	0.2533	21.9707	1.1600e-003		0.1222	0.1222		0.1222	0.1222	0.0000	39.6659	39.6659	0.0378	0.0000	40.6107

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

Use Reclaimed 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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Oxnard Teal Club Reduced Intensity Alternative Phase 2 - Ventura County, Winter

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

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

Equipment Type	Number
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11.0 Vegetation

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Annual

**Oxnard Teal Club Reduced Intensity Phase 1
Ventura County, Annual**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	50.00	1000sqft	8.78	50,000.00	0
City Park	6.50	Acre	6.50	283,140.00	0
Apartments Low Rise	263.00	Dwelling Unit	15.14	263,000.00	1044
Apartments Mid Rise	240.00	Dwelling Unit	10.57	240,000.00	953
Single Family Housing	220.00	Dwelling Unit	27.53	396,000.00	873

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.6	Precipitation Freq (Days)	31
Climate Zone	8			Operational Year	2030
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	337.71	CH4 Intensity (lb/MW hr)	0.014	N2O Intensity (lb/MW hr)	0.003

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Based on 2030 projections for SCE 60% renewable with CPUC 2011 SCE factor for 2009. 337.71; 0.014; 0.003

Land Use - Per Project Description 8/2019 and Teal Club Specific Plan Alternative with 10,000 ft less commercial in PA-7. Pop based on DOF 2019, 3.97 people/unit. General office building is commercial/mixed use/village commercial

Construction Phase - AC extended to overlap with construction by half, 2021-2023

Off-road Equipment -

Off-road Equipment -

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Annual

Off-road Equipment -
Off-road Equipment -

Off-road Equipment -

Off-road Equipment -

Trips and VMT - Haul 4 miles east to Del Norte Regional Recycling and Transfer

Grading - No import/export

Architectural Coating - Per VCAPCD Rule 74.2 AC. 50 interior, 100 exterior

Vehicle Trips - Trip Rates from Stantec Traffic Study 3/26/2019.

Vehicle Emission Factors -

Vehicle Emission Factors -

Vehicle Emission Factors -

Woodstoves - No fireplaces or woodstoves

Area Coating - Per VCAPCD Rule 74.2

Energy Use - 7% decrease in electricity factor for residential and 30% decrease for commercial per 2019 CalGreen standards

Water And Wastewater -

Solid Waste - 25% waste reduction due to AB 341, Athens Services compliant

Construction Off-road Equipment Mitigation - Per Ventura County Air Quality Assessment Guidelines

Mobile Land Use Mitigation -

Area Mitigation - Per VCAPCD Rule 74.2 AC

Energy Mitigation - Per residential low-rise solar PV requirement (2019 California Energy Code Section 150.1(b)14)

Water Mitigation - 20% water reduction indoor and water efficient fixtures per CalGreen Building Standards Update 2016, Recycled water used for all landscaping

Waste Mitigation -

Fleet Mix -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	250.00	100.00
tblArchitecturalCoating	EF_Nonresidential_Interior	250.00	50.00

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Annual

tblArchitecturalCoating	EF_Parking	250.00	100.00
tblArchitecturalCoating	EF_Residential_Interior	75.00	50.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	250	100
tblAreaCoating	Area_EF_Nonresidential_Interior	250	50
tblAreaCoating	Area_EF_Parking	250	100
tblAreaCoating	Area_EF_Residential_Interior	75	50
tblAreaCoating	Area_Nonresidential_Exterior	166570	171570
tblAreaCoating	Area_Nonresidential_Interior	499710	514710
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblConstructionPhase	NumDays	70.00	50.00
tblConstructionPhase	NumDays	40.00	20.00
tblConstructionPhase	NumDays	110.00	20.00
tblConstructionPhase	NumDays	1,110.00	630.00
tblConstructionPhase	NumDays	75.00	40.00
tblConstructionPhase	NumDays	75.00	335.00
tblEnergyUse	T24E	177.01	164.62
tblEnergyUse	T24E	179.76	167.18
tblEnergyUse	T24E	4.71	3.30
tblEnergyUse	T24E	253.73	235.97
tblLandUse	GreenSpaceAllowEdit	1.00	0.00
tblLandUse	LotAcreage	1.15	8.78
tblLandUse	LotAcreage	16.44	15.14
tblLandUse	LotAcreage	6.32	10.57
tblLandUse	LotAcreage	71.43	27.53
tblLandUse	Population	805.00	1,044.00
tblLandUse	Population	734.00	953.00
tblLandUse	Population	673.00	873.00

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Annual

tblProjectCharacteristics	CH4IntensityFactor	0.029	0.014
tblProjectCharacteristics	CO2IntensityFactor	702.44	337.71
tblProjectCharacteristics	N2OIntensityFactor	0.006	0.003
tblSolidWaste	SolidWasteGenerationRate	120.98	90.73
tblSolidWaste	SolidWasteGenerationRate	110.40	82.80
tblSolidWaste	SolidWasteGenerationRate	0.56	0.42
tblSolidWaste	SolidWasteGenerationRate	46.50	41.85
tblSolidWaste	SolidWasteGenerationRate	357.93	268.45
tblTripsAndVMT	HaulingTripLength	20.00	4.00
tblVehicleTrips	ST_TR	9.91	9.44
tblVehicleTrips	SU_TR	8.62	9.44
tblVehicleTrips	WD_TR	6.59	7.32
tblVehicleTrips	WD_TR	6.65	7.32
tblVehicleTrips	WD_TR	1.89	20.00
tblVehicleTrips	WD_TR	11.03	120.00
tblVehicleTrips	WD_TR	9.52	9.44

2.0 Emissions Summary

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Annual

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.5280	4.3582	4.0046	0.0108	1.3167	0.1670	1.4837	0.5252	0.1558	0.6809	0.0000	985.2861	985.2861	0.1308	0.0000	988.5566
2022	1.5364	3.8160	4.4253	0.0136	0.7528	0.1167	0.8695	0.2026	0.1100	0.3125	0.0000	1,242.6177	1,242.6177	0.1174	0.0000	1,245.5533
2023	3.9283	2.8526	3.9633	0.0117	0.6725	0.0942	0.7667	0.1806	0.0889	0.2695	0.0000	1,069.1898	1,069.1898	0.1020	0.0000	1,071.7403
Maximum	3.9283	4.3582	4.4253	0.0136	1.3167	0.1670	1.4837	0.5252	0.1558	0.6809	0.0000	1,242.6177	1,242.6177	0.1308	0.0000	1,245.5533

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.5279	4.3582	4.0046	0.0108	0.8556	0.1670	1.0226	0.3072	0.1558	0.4629	0.0000	985.2856	985.2856	0.1308	0.0000	988.5562
2022	1.5364	3.8160	4.4253	0.0136	0.7528	0.1167	0.8695	0.2026	0.1100	0.3125	0.0000	1,242.6173	1,242.6173	0.1174	0.0000	1,245.5529
2023	3.9283	2.8526	3.9633	0.0117	0.6725	0.0942	0.7667	0.1806	0.0889	0.2695	0.0000	1,069.1894	1,069.1894	0.1020	0.0000	1,071.7399
Maximum	3.9283	4.3582	4.4253	0.0136	0.8556	0.1670	1.0226	0.3072	0.1558	0.4629	0.0000	1,242.6173	1,242.6173	0.1308	0.0000	1,245.5529

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Annual

	ROG	NOx	CO	SO2	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	16.82	0.00	14.78	24.00	0.00	17.26	0.00	0.00	0.00	0.00	0.00	0.00

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	1-1-2021	3-31-2021	1.1853	1.1853
2	4-1-2021	6-30-2021	1.3323	1.3323
3	7-1-2021	9-30-2021	1.1680	1.1680
4	10-1-2021	12-31-2021	1.1833	1.1833
5	1-1-2022	3-31-2022	1.0591	1.0591
6	4-1-2022	6-30-2022	1.0572	1.0572
7	7-1-2022	9-30-2022	1.2032	1.2032
8	10-1-2022	12-31-2022	2.0364	2.0364
9	1-1-2023	3-31-2023	1.8407	1.8407
10	4-1-2023	6-30-2023	1.8466	1.8466
11	7-1-2023	9-30-2023	1.8669	1.8669
		Highest	2.0364	2.0364

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Annual

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	5.4233	0.0617	5.3547	2.8000e-004		0.0298	0.0298		0.0298	0.0298	0.0000	8.7701	8.7701	8.3600e-003	0.0000	8.9791
Energy	0.0660	0.5650	0.2497	3.6000e-003		0.0456	0.0456		0.0456	0.0456	0.0000	1,331.5344	1,331.5344	0.0407	0.0180	1,337.9138
Mobile	1.4934	6.2471	18.5227	0.0827	9.8740	0.0543	9.9283	2.6401	0.0504	2.6905	0.0000	7,646.2031	7,646.2031	0.2672	0.0000	7,652.8826
Waste						0.0000	0.0000		0.0000	0.0000	98.2984	0.0000	98.2984	5.8093	0.0000	243.5301
Water						0.0000	0.0000		0.0000	0.0000	17.7640	184.6740	202.4380	1.8322	0.0447	261.5698
Total	6.9826	6.8739	24.1271	0.0865	9.8740	0.1296	10.0036	2.6401	0.1257	2.7658	116.0624	9,171.1816	9,287.2440	7.9577	0.0627	9,504.8753

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Annual

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	5.4233	0.0617	5.3547	2.8000e-004		0.0298	0.0298		0.0298	0.0298	0.0000	8.7701	8.7701	8.3600e-003	0.0000	8.9791
Energy	0.0660	0.5650	0.2497	3.6000e-003		0.0456	0.0456		0.0456	0.0456	0.0000	1,026.5508	1,026.5508	0.0280	0.0153	1,031.8068
Mobile	1.3836	5.6991	15.4475	0.0660	7.7612	0.0444	7.8056	2.0752	0.0412	2.1164	0.0000	6,107.1312	6,107.1312	0.2206	0.0000	6,112.6458
Waste						0.0000	0.0000		0.0000	0.0000	98.2984	0.0000	98.2984	5.8093	0.0000	243.5301
Water						0.0000	0.0000		0.0000	0.0000	14.2112	162.3373	176.5485	1.4664	0.0359	223.9078
Total	6.8729	6.3258	21.0519	0.0699	7.7612	0.1197	7.8809	2.0752	0.1165	2.1917	112.5096	7,304.7895	7,417.2991	7.5326	0.0512	7,620.8695

	ROG	NOx	CO	SO2	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	1.57	7.97	12.75	19.25	21.40	7.65	21.22	21.40	7.33	20.76	3.06	20.35	20.13	5.34	18.37	19.82

3.0 Construction Detail

Construction Phase

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Annual

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2021	3/11/2021	5	50	
2	Site Preparation	Site Preparation	3/12/2021	4/8/2021	5	20	
3	Grading	Grading	4/9/2021	5/6/2021	5	20	
4	Building Construction	Building Construction	5/7/2021	10/5/2023	5	630	
5	Paving	Paving	10/6/2023	11/30/2023	5	40	
6	Architectural Coating	Architectural Coating	9/18/2022	12/29/2023	5	335	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 275

Acres of Paving: 0

Residential Indoor: 1,820,475; Residential Outdoor: 606,825; Non-Residential Indoor: 499,710; Non-Residential Outdoor: 166,570; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Annual

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Annual

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	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	576.00	132.00	0.00	10.80	7.30	4.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	115.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Soil Stabilizer

Water Exposed Area

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0791	0.7860	0.5391	9.7000e-004		0.0388	0.0388		0.0360	0.0360	0.0000	85.0020	85.0020	0.0239	0.0000	85.6001
Total	0.0791	0.7860	0.5391	9.7000e-004		0.0388	0.0388		0.0360	0.0360	0.0000	85.0020	85.0020	0.0239	0.0000	85.6001

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Annual

3.2 Demolition - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	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	1.3000e-003	8.4000e-004	9.2400e-003	3.0000e-005	3.0200e-003	2.0000e-005	3.0500e-003	8.0000e-004	2.0000e-005	8.2000e-004	0.0000	2.5128	2.5128	6.0000e-005	0.0000	2.5143
Total	1.3000e-003	8.4000e-004	9.2400e-003	3.0000e-005	3.0200e-003	2.0000e-005	3.0500e-003	8.0000e-004	2.0000e-005	8.2000e-004	0.0000	2.5128	2.5128	6.0000e-005	0.0000	2.5143

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	0.0791	0.7860	0.5391	9.7000e-004		0.0388	0.0388		0.0360	0.0360	0.0000	85.0019	85.0019	0.0239	0.0000	85.6000
Total	0.0791	0.7860	0.5391	9.7000e-004		0.0388	0.0388		0.0360	0.0360	0.0000	85.0019	85.0019	0.0239	0.0000	85.6000

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Annual

3.2 Demolition - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	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	1.3000e-003	8.4000e-004	9.2400e-003	3.0000e-005	3.0200e-003	2.0000e-005	3.0500e-003	8.0000e-004	2.0000e-005	8.2000e-004	0.0000	2.5128	2.5128	6.0000e-005	0.0000	2.5143
Total	1.3000e-003	8.4000e-004	9.2400e-003	3.0000e-005	3.0200e-003	2.0000e-005	3.0500e-003	8.0000e-004	2.0000e-005	8.2000e-004	0.0000	2.5128	2.5128	6.0000e-005	0.0000	2.5143

3.3 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.3613	0.0000	0.3613	0.1986	0.0000	0.1986	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0389	0.4050	0.2115	3.8000e-004		0.0204	0.0204		0.0188	0.0188	0.0000	33.4357	33.4357	0.0108	0.0000	33.7061
Total	0.0389	0.4050	0.2115	3.8000e-004	0.3613	0.0204	0.3818	0.1986	0.0188	0.2174	0.0000	33.4357	33.4357	0.0108	0.0000	33.7061

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Annual

3.3 Site Preparation - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	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	6.2000e-004	4.0000e-004	4.4300e-003	1.0000e-005	1.4500e-003	1.0000e-005	1.4600e-003	3.9000e-004	1.0000e-005	3.9000e-004	0.0000	1.2061	1.2061	3.0000e-005	0.0000	1.2069
Total	6.2000e-004	4.0000e-004	4.4300e-003	1.0000e-005	1.4500e-003	1.0000e-005	1.4600e-003	3.9000e-004	1.0000e-005	3.9000e-004	0.0000	1.2061	1.2061	3.0000e-005	0.0000	1.2069

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					0.1626	0.0000	0.1626	0.0894	0.0000	0.0894	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0389	0.4050	0.2115	3.8000e-004		0.0204	0.0204		0.0188	0.0188	0.0000	33.4357	33.4357	0.0108	0.0000	33.7060
Total	0.0389	0.4050	0.2115	3.8000e-004	0.1626	0.0204	0.1830	0.0894	0.0188	0.1082	0.0000	33.4357	33.4357	0.0108	0.0000	33.7060

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Annual

3.3 Site Preparation - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	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	6.2000e-004	4.0000e-004	4.4300e-003	1.0000e-005	1.4500e-003	1.0000e-005	1.4600e-003	3.9000e-004	1.0000e-005	3.9000e-004	0.0000	1.2061	1.2061	3.0000e-005	0.0000	1.2069
Total	6.2000e-004	4.0000e-004	4.4300e-003	1.0000e-005	1.4500e-003	1.0000e-005	1.4600e-003	3.9000e-004	1.0000e-005	3.9000e-004	0.0000	1.2061	1.2061	3.0000e-005	0.0000	1.2069

3.4 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.4770	0.0000	0.4770	0.1978	0.0000	0.1978	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0419	0.4640	0.3088	6.2000e-004		0.0199	0.0199		0.0183	0.0183	0.0000	54.4950	54.4950	0.0176	0.0000	54.9356
Total	0.0419	0.4640	0.3088	6.2000e-004	0.4770	0.0199	0.4969	0.1978	0.0183	0.2161	0.0000	54.4950	54.4950	0.0176	0.0000	54.9356

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Annual

3.4 Grading - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	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	6.9000e-004	4.5000e-004	4.9300e-003	1.0000e-005	1.6100e-003	1.0000e-005	1.6200e-003	4.3000e-004	1.0000e-005	4.4000e-004	0.0000	1.3401	1.3401	3.0000e-005	0.0000	1.3410
Total	6.9000e-004	4.5000e-004	4.9300e-003	1.0000e-005	1.6100e-003	1.0000e-005	1.6200e-003	4.3000e-004	1.0000e-005	4.4000e-004	0.0000	1.3401	1.3401	3.0000e-005	0.0000	1.3410

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					0.2147	0.0000	0.2147	0.0890	0.0000	0.0890	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0419	0.4640	0.3088	6.2000e-004		0.0199	0.0199		0.0183	0.0183	0.0000	54.4949	54.4949	0.0176	0.0000	54.9355
Total	0.0419	0.4640	0.3088	6.2000e-004	0.2147	0.0199	0.2345	0.0890	0.0183	0.1073	0.0000	54.4949	54.4949	0.0176	0.0000	54.9355

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Annual

3.4 Grading - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	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	6.9000e-004	4.5000e-004	4.9300e-003	1.0000e-005	1.6100e-003	1.0000e-005	1.6200e-003	4.3000e-004	1.0000e-005	4.4000e-004	0.0000	1.3401	1.3401	3.0000e-005	0.0000	1.3410
Total	6.9000e-004	4.5000e-004	4.9300e-003	1.0000e-005	1.6100e-003	1.0000e-005	1.6200e-003	4.3000e-004	1.0000e-005	4.4000e-004	0.0000	1.3401	1.3401	3.0000e-005	0.0000	1.3410

3.5 Building Construction - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1625	1.4904	1.4172	2.3000e-003		0.0820	0.0820		0.0771	0.0771	0.0000	198.0499	198.0499	0.0478	0.0000	199.2444
Total	0.1625	1.4904	1.4172	2.3000e-003		0.0820	0.0820		0.0771	0.0771	0.0000	198.0499	198.0499	0.0478	0.0000	199.2444

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Annual

3.5 Building Construction - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0325	1.1008	0.2963	2.8600e-003	0.0751	3.1000e-003	0.0782	0.0217	2.9700e-003	0.0246	0.0000	279.2503	279.2503	0.0222	0.0000	279.8052
Worker	0.1704	0.1103	1.2131	3.6500e-003	0.3971	2.8000e-003	0.3999	0.1055	2.5800e-003	0.1081	0.0000	329.9943	329.9943	8.3500e-003	0.0000	330.2031
Total	0.2029	1.2110	1.5094	6.5100e-003	0.4722	5.9000e-003	0.4781	0.1272	5.5500e-003	0.1327	0.0000	609.2445	609.2445	0.0306	0.0000	610.0083

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	0.1625	1.4904	1.4172	2.3000e-003		0.0820	0.0820		0.0771	0.0771	0.0000	198.0496	198.0496	0.0478	0.0000	199.2442
Total	0.1625	1.4904	1.4172	2.3000e-003		0.0820	0.0820		0.0771	0.0771	0.0000	198.0496	198.0496	0.0478	0.0000	199.2442

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Annual

3.5 Building Construction - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0325	1.1008	0.2963	2.8600e-003	0.0751	3.1000e-003	0.0782	0.0217	2.9700e-003	0.0246	0.0000	279.2503	279.2503	0.0222	0.0000	279.8052
Worker	0.1704	0.1103	1.2131	3.6500e-003	0.3971	2.8000e-003	0.3999	0.1055	2.5800e-003	0.1081	0.0000	329.9943	329.9943	8.3500e-003	0.0000	330.2031
Total	0.2029	1.2110	1.5094	6.5100e-003	0.4722	5.9000e-003	0.4781	0.1272	5.5500e-003	0.1327	0.0000	609.2445	609.2445	0.0306	0.0000	610.0083

3.5 Building Construction - 2022

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	0.2218	2.0300	2.1272	3.5000e-003		0.1052	0.1052		0.0990	0.0990	0.0000	301.2428	301.2428	0.0722	0.0000	303.0471
Total	0.2218	2.0300	2.1272	3.5000e-003		0.1052	0.1052		0.0990	0.0990	0.0000	301.2428	301.2428	0.0722	0.0000	303.0471

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Annual

3.5 Building Construction - 2022

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	0.0460	1.5731	0.4273	4.3000e-003	0.1143	4.0800e-003	0.1183	0.0330	3.9100e-003	0.0369	0.0000	420.6550	420.6550	0.0325	0.0000	421.4675
Worker	0.2437	0.1513	1.7046	5.3500e-003	0.6038	4.1600e-003	0.6079	0.1604	3.8300e-003	0.1642	0.0000	483.3103	483.3103	0.0115	0.0000	483.5971
Total	0.2897	1.7244	2.1319	9.6500e-003	0.7180	8.2400e-003	0.7263	0.1933	7.7400e-003	0.2011	0.0000	903.9653	903.9653	0.0440	0.0000	905.0646

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	0.2218	2.0300	2.1272	3.5000e-003		0.1052	0.1052		0.0990	0.0990	0.0000	301.2425	301.2425	0.0722	0.0000	303.0467
Total	0.2218	2.0300	2.1272	3.5000e-003		0.1052	0.1052		0.0990	0.0990	0.0000	301.2425	301.2425	0.0722	0.0000	303.0467

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Annual

3.5 Building Construction - 2022

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	0.0460	1.5731	0.4273	4.3000e-003	0.1143	4.0800e-003	0.1183	0.0330	3.9100e-003	0.0369	0.0000	420.6550	420.6550	0.0325	0.0000	421.4675
Worker	0.2437	0.1513	1.7046	5.3500e-003	0.6038	4.1600e-003	0.6079	0.1604	3.8300e-003	0.1642	0.0000	483.3103	483.3103	0.0115	0.0000	483.5971
Total	0.2897	1.7244	2.1319	9.6500e-003	0.7180	8.2400e-003	0.7263	0.1933	7.7400e-003	0.2011	0.0000	903.9653	903.9653	0.0440	0.0000	905.0646

3.5 Building Construction - 2023

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	0.1565	1.4313	1.6163	2.6800e-003		0.0696	0.0696		0.0655	0.0655	0.0000	230.6457	230.6457	0.0549	0.0000	232.0174
Total	0.1565	1.4313	1.6163	2.6800e-003		0.0696	0.0696		0.0655	0.0655	0.0000	230.6457	230.6457	0.0549	0.0000	232.0174

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Annual

3.5 Building Construction - 2023

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	0.0261	0.9156	0.2961	3.2100e-003	0.0875	1.1800e-003	0.0886	0.0252	1.1300e-003	0.0264	0.0000	314.8843	314.8843	0.0222	0.0000	315.4393
Worker	0.1757	0.1046	1.2036	3.9300e-003	0.4621	3.1100e-003	0.4652	0.1228	2.8600e-003	0.1256	0.0000	355.7525	355.7525	7.9100e-003	0.0000	355.9502
Total	0.2018	1.0203	1.4997	7.1400e-003	0.5496	4.2900e-003	0.5539	0.1480	3.9900e-003	0.1520	0.0000	670.6368	670.6368	0.0301	0.0000	671.3895

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	0.1565	1.4313	1.6163	2.6800e-003		0.0696	0.0696		0.0655	0.0655	0.0000	230.6455	230.6455	0.0549	0.0000	232.0171
Total	0.1565	1.4313	1.6163	2.6800e-003		0.0696	0.0696		0.0655	0.0655	0.0000	230.6455	230.6455	0.0549	0.0000	232.0171

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Annual

3.5 Building Construction - 2023

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	0.0261	0.9156	0.2961	3.2100e-003	0.0875	1.1800e-003	0.0886	0.0252	1.1300e-003	0.0264	0.0000	314.8843	314.8843	0.0222	0.0000	315.4393
Worker	0.1757	0.1046	1.2036	3.9300e-003	0.4621	3.1100e-003	0.4652	0.1228	2.8600e-003	0.1256	0.0000	355.7525	355.7525	7.9100e-003	0.0000	355.9502
Total	0.2018	1.0203	1.4997	7.1400e-003	0.5496	4.2900e-003	0.5539	0.1480	3.9900e-003	0.1520	0.0000	670.6368	670.6368	0.0301	0.0000	671.3895

3.6 Paving - 2023

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	0.0207	0.2038	0.2917	4.6000e-004		0.0102	0.0102		9.3900e-003	9.3900e-003	0.0000	40.0537	40.0537	0.0130	0.0000	40.3776
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0207	0.2038	0.2917	4.6000e-004		0.0102	0.0102		9.3900e-003	9.3900e-003	0.0000	40.0537	40.0537	0.0130	0.0000	40.3776

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Annual

3.6 Paving - 2023

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	9.2000e-004	5.5000e-004	6.3000e-003	2.0000e-005	2.4200e-003	2.0000e-005	2.4400e-003	6.4000e-004	1.0000e-005	6.6000e-004	0.0000	1.8622	1.8622	4.0000e-005	0.0000	1.8632
Total	9.2000e-004	5.5000e-004	6.3000e-003	2.0000e-005	2.4200e-003	2.0000e-005	2.4400e-003	6.4000e-004	1.0000e-005	6.6000e-004	0.0000	1.8622	1.8622	4.0000e-005	0.0000	1.8632

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	0.0207	0.2038	0.2917	4.6000e-004		0.0102	0.0102		9.3900e-003	9.3900e-003	0.0000	40.0537	40.0537	0.0130	0.0000	40.3775
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0207	0.2038	0.2917	4.6000e-004		0.0102	0.0102		9.3900e-003	9.3900e-003	0.0000	40.0537	40.0537	0.0130	0.0000	40.3775

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Annual

3.6 Paving - 2023

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	9.2000e-004	5.5000e-004	6.3000e-003	2.0000e-005	2.4200e-003	2.0000e-005	2.4400e-003	6.4000e-004	1.0000e-005	6.6000e-004	0.0000	1.8622	1.8622	4.0000e-005	0.0000	1.8632
Total	9.2000e-004	5.5000e-004	6.3000e-003	2.0000e-005	2.4200e-003	2.0000e-005	2.4400e-003	6.4000e-004	1.0000e-005	6.6000e-004	0.0000	1.8622	1.8622	4.0000e-005	0.0000	1.8632

3.7 Architectural Coating - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	1.0032					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.6700e-003	0.0528	0.0680	1.1000e-004		3.0600e-003	3.0600e-003		3.0600e-003	3.0600e-003	0.0000	9.5747	9.5747	6.2000e-004	0.0000	9.5903
Total	1.0109	0.0528	0.0680	1.1000e-004		3.0600e-003	3.0600e-003		3.0600e-003	3.0600e-003	0.0000	9.5747	9.5747	6.2000e-004	0.0000	9.5903

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Annual

3.7 Architectural Coating - 2022

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	0.0140	8.7200e-003	0.0982	3.1000e-004	0.0348	2.4000e-004	0.0350	9.2400e-003	2.2000e-004	9.4600e-003	0.0000	27.8349	27.8349	6.6000e-004	0.0000	27.8514
Total	0.0140	8.7200e-003	0.0982	3.1000e-004	0.0348	2.4000e-004	0.0350	9.2400e-003	2.2000e-004	9.4600e-003	0.0000	27.8349	27.8349	6.6000e-004	0.0000	27.8514

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	1.0032					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.6700e-003	0.0528	0.0680	1.1000e-004		3.0600e-003	3.0600e-003		3.0600e-003	3.0600e-003	0.0000	9.5747	9.5747	6.2000e-004	0.0000	9.5903
Total	1.0109	0.0528	0.0680	1.1000e-004		3.0600e-003	3.0600e-003		3.0600e-003	3.0600e-003	0.0000	9.5747	9.5747	6.2000e-004	0.0000	9.5903

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Annual

3.7 Architectural Coating - 2022

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	0.0140	8.7200e-003	0.0982	3.1000e-004	0.0348	2.4000e-004	0.0350	9.2400e-003	2.2000e-004	9.4600e-003	0.0000	27.8349	27.8349	6.6000e-004	0.0000	27.8514
Total	0.0140	8.7200e-003	0.0982	3.1000e-004	0.0348	2.4000e-004	0.0350	9.2400e-003	2.2000e-004	9.4600e-003	0.0000	27.8349	27.8349	6.6000e-004	0.0000	27.8514

3.7 Architectural Coating - 2023

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	3.4777					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0249	0.1694	0.2355	3.9000e-004		9.2100e-003	9.2100e-003		9.2100e-003	9.2100e-003	0.0000	33.1923	33.1923	1.9900e-003	0.0000	33.2419
Total	3.5026	0.1694	0.2355	3.9000e-004		9.2100e-003	9.2100e-003		9.2100e-003	9.2100e-003	0.0000	33.1923	33.1923	1.9900e-003	0.0000	33.2419

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Annual

3.7 Architectural Coating - 2023

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	0.0458	0.0273	0.3140	1.0300e-003	0.1205	8.1000e-004	0.1214	0.0320	7.5000e-004	0.0328	0.0000	92.7991	92.7991	2.0600e-003	0.0000	92.8506
Total	0.0458	0.0273	0.3140	1.0300e-003	0.1205	8.1000e-004	0.1214	0.0320	7.5000e-004	0.0328	0.0000	92.7991	92.7991	2.0600e-003	0.0000	92.8506

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	3.4777					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0249	0.1694	0.2354	3.9000e-004		9.2100e-003	9.2100e-003		9.2100e-003	9.2100e-003	0.0000	33.1923	33.1923	1.9900e-003	0.0000	33.2419
Total	3.5026	0.1694	0.2354	3.9000e-004		9.2100e-003	9.2100e-003		9.2100e-003	9.2100e-003	0.0000	33.1923	33.1923	1.9900e-003	0.0000	33.2419

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Annual

3.7 Architectural Coating - 2023

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	0.0458	0.0273	0.3140	1.0300e-003	0.1205	8.1000e-004	0.1214	0.0320	7.5000e-004	0.0328	0.0000	92.7991	92.7991	2.0600e-003	0.0000	92.8506
Total	0.0458	0.0273	0.3140	1.0300e-003	0.1205	8.1000e-004	0.1214	0.0320	7.5000e-004	0.0328	0.0000	92.7991	92.7991	2.0600e-003	0.0000	92.8506

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Density

Increase Transit Accessibility

Integrate Below Market Rate Housing

Improve Pedestrian Network

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Annual

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.3836	5.6991	15.4475	0.0660	7.7612	0.0444	7.8056	2.0752	0.0412	2.1164	0.0000	6,107.131 2	6,107.131 2	0.2206	0.0000	6,112.645 8
Unmitigated	1.4934	6.2471	18.5227	0.0827	9.8740	0.0543	9.9283	2.6401	0.0504	2.6905	0.0000	7,646.203 1	7,646.203 1	0.2672	0.0000	7,652.882 6

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	1,925.16	1,883.08	1596.41	5,172,981	4,066,099
Apartments Mid Rise	1,756.80	1,533.60	1406.40	4,627,752	3,637,534
City Park	130.00	147.88	108.81	276,520	217,352
General Office Building	6,000.00	123.00	52.50	10,301,712	8,097,416
Single Family Housing	2,076.80	2,076.80	2076.80	5,738,349	4,510,493
Total	11,888.76	5,764.36	5,240.92	26,117,314	20,528,894

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	10.80	7.30	7.50	32.90	18.00	49.10	86	11	3
Apartments Mid Rise	10.80	7.30	7.50	32.90	18.00	49.10	86	11	3
City Park	9.50	7.30	7.30	33.00	48.00	19.00	66	28	6
General Office Building	9.50	7.30	7.30	33.00	48.00	19.00	77	19	4
Single Family Housing	10.80	7.30	7.50	32.90	18.00	49.10	86	11	3

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Annual

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.611155	0.038739	0.187677	0.096955	0.013383	0.005563	0.020646	0.018593	0.001209	0.001094	0.003654	0.000418	0.000914
Apartments Mid Rise	0.611155	0.038739	0.187677	0.096955	0.013383	0.005563	0.020646	0.018593	0.001209	0.001094	0.003654	0.000418	0.000914
City Park	0.611155	0.038739	0.187677	0.096955	0.013383	0.005563	0.020646	0.018593	0.001209	0.001094	0.003654	0.000418	0.000914
General Office Building	0.611155	0.038739	0.187677	0.096955	0.013383	0.005563	0.020646	0.018593	0.001209	0.001094	0.003654	0.000418	0.000914
Single Family Housing	0.611155	0.038739	0.187677	0.096955	0.013383	0.005563	0.020646	0.018593	0.001209	0.001094	0.003654	0.000418	0.000914

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Kilowatt Hours of Renewable Electricity Generated

	ROG	NOx	CO	SO2	Fugitive 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	373.7811	373.7811	0.0155	3.3200e-003	375.1579
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	678.7647	678.7647	0.0281	6.0300e-003	681.2650
NaturalGas Mitigated	0.0660	0.5650	0.2497	3.6000e-003		0.0456	0.0456		0.0456	0.0456	0.0000	652.7697	652.7697	0.0125	0.0120	656.6488
NaturalGas Unmitigated	0.0660	0.5650	0.2497	3.6000e-003		0.0456	0.0456		0.0456	0.0456	0.0000	652.7697	652.7697	0.0125	0.0120	656.6488

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Annual

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Low Rise	3.35577e+006	0.0181	0.1546	0.0658	9.9000e-004		0.0125	0.0125		0.0125	0.0125	0.0000	179.0768	179.0768	3.4300e-003	3.2800e-003	180.1410
Apartments Mid Rise	2.74259e+006	0.0148	0.1264	0.0538	8.1000e-004		0.0102	0.0102		0.0102	0.0102	0.0000	146.3551	146.3551	2.8100e-003	2.6800e-003	147.2248
City Park	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
General Office Building	457000	2.4600e-003	0.0224	0.0188	1.3000e-004		1.7000e-003	1.7000e-003		1.7000e-003	1.7000e-003	0.0000	24.3873	24.3873	4.7000e-004	4.5000e-004	24.5322
Single Family Housing	5.67708e+006	0.0306	0.2616	0.1113	1.6700e-003		0.0212	0.0212		0.0212	0.0212	0.0000	302.9506	302.9506	5.8100e-003	5.5500e-003	304.7509
Total		0.0660	0.5650	0.2497	3.6000e-003		0.0456	0.0456		0.0456	0.0456	0.0000	652.7697	652.7697	0.0125	0.0120	656.6488

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Annual

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					
Apartments Low Rise	3.35577e+006	0.0181	0.1546	0.0658	9.9000e-004		0.0125	0.0125		0.0125	0.0125	0.0000	179.0768	179.0768	3.4300e-003	3.2800e-003	180.1410
Apartments Mid Rise	2.74259e+006	0.0148	0.1264	0.0538	8.1000e-004		0.0102	0.0102		0.0102	0.0102	0.0000	146.3551	146.3551	2.8100e-003	2.6800e-003	147.2248
City Park	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
General Office Building	457000	2.4600e-003	0.0224	0.0188	1.3000e-004		1.7000e-003	1.7000e-003		1.7000e-003	1.7000e-003	0.0000	24.3873	24.3873	4.7000e-004	4.5000e-004	24.5322
Single Family Housing	5.67708e+006	0.0306	0.2616	0.1113	1.6700e-003		0.0212	0.0212		0.0212	0.0212	0.0000	302.9506	302.9506	5.8100e-003	5.5500e-003	304.7509
Total		0.0660	0.5650	0.2497	3.6000e-003		0.0456	0.0456		0.0456	0.0456	0.0000	652.7697	652.7697	0.0125	0.0120	656.6488

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Annual

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

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	1.09086e+006	167.1002	6.9300e-003	1.4800e-003	167.7157
Apartments Mid Rise	951053	145.6848	6.0400e-003	1.2900e-003	146.2215
City Park	0	0.0000	0.0000	0.0000	0.0000
General Office Building	629000	96.3519	3.9900e-003	8.6000e-004	96.7068
Single Family Housing	1.76017e+006	269.6278	0.0112	2.4000e-003	270.6210
Total		678.7647	0.0281	6.0300e-003	681.2650

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Annual

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	692660	106.1035	4.4000e-003	9.4000e-004	106.4943
Apartments Mid Rise	552857	84.6881	3.5100e-003	7.5000e-004	85.0001
City Park	-398196	-60.9967	-0.0025	-0.0005	-61.2214
General Office Building	230804	35.3552	1.4700e-003	3.1000e-004	35.4854
Single Family Housing	1.36198e+006	208.6311	8.6500e-003	1.8500e-003	209.3996
Total		373.7811	0.0155	3.3100e-003	375.1579

6.0 Area Detail

6.1 Mitigation Measures Area

- Use Low VOC Paint - Residential Interior
- Use Low VOC Paint - Residential Exterior
- Use Low VOC Paint - Non-Residential Interior
- Use Low VOC Paint - Non-Residential Exterior
- No Hearths Installed

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Annual

	ROG	NOx	CO	SO2	Fugitive 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	5.4233	0.0617	5.3547	2.8000e-004		0.0298	0.0298		0.0298	0.0298	0.0000	8.7701	8.7701	8.3600e-003	0.0000	8.9791
Unmitigated	5.4233	0.0617	5.3547	2.8000e-004		0.0298	0.0298		0.0298	0.0298	0.0000	8.7701	8.7701	8.3600e-003	0.0000	8.9791

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	0.4510					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	4.8121					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	0.1602	0.0617	5.3547	2.8000e-004		0.0298	0.0298		0.0298	0.0298	0.0000	8.7701	8.7701	8.3600e-003	0.0000	8.9791
Total	5.4233	0.0617	5.3547	2.8000e-004		0.0298	0.0298		0.0298	0.0298	0.0000	8.7701	8.7701	8.3600e-003	0.0000	8.9791

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Annual

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	0.4510					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	4.8121					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	0.1602	0.0617	5.3547	2.8000e-004		0.0298	0.0298		0.0298	0.0298	0.0000	8.7701	8.7701	8.3600e-003	0.0000	8.9791
Total	5.4233	0.0617	5.3547	2.8000e-004		0.0298	0.0298		0.0298	0.0298	0.0000	8.7701	8.7701	8.3600e-003	0.0000	8.9791

7.0 Water Detail

7.1 Mitigation Measures Water

- Apply Water Conservation Strategy
- Use Reclaimed Water
- Install Low Flow Bathroom Faucet
- Install Low Flow Kitchen Faucet
- Install Low Flow Toilet
- Install Low Flow Shower

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Annual

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	176.5485	1.4664	0.0359	223.9078
Unmitigated	202.4380	1.8322	0.0447	261.5698

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	17.1355 / 10.8028	57.9995	0.5605	0.0137	76.0810
Apartments Mid Rise	15.637 / 9.85809	52.9273	0.5115	0.0125	69.4276
City Park	0 / 7.74463	13.1803	5.5000e-004	1.2000e-004	13.2288
General Office Building	8.88669 / 5.44668	29.8141	0.2907	7.0800e-003	39.1905
Single Family Housing	14.3339 / 9.03658	48.5167	0.4689	0.0114	63.6419
Total		202.4380	1.8322	0.0447	261.5698

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Annual

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	13.7084 / 10.8028	50.0766	0.4486	0.0110	64.5554
Apartments Mid Rise	12.5096 / 9.85809	45.6973	0.4094	0.0100	58.9098
City Park	0 / 7.74463	13.1803	5.5000e-004	1.2000e-004	13.2288
General Office Building	7.10935 / 5.44668	25.7052	0.2326	5.6800e-003	33.2131
Single Family Housing	11.4671 / 9.03658	41.8892	0.3752	9.1600e-003	54.0007
Total		176.5485	1.4664	0.0359	223.9078

8.0 Waste Detail

8.1 Mitigation Measures Waste

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Annual

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	98.2984	5.8093	0.0000	243.5301
Unmitigated	98.2984	5.8093	0.0000	243.5301

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	90.73	18.4174	1.0884	0.0000	45.6283
Apartments Mid Rise	82.8	16.8077	0.9933	0.0000	41.6403
City Park	0.42	0.0853	5.0400e-003	0.0000	0.2112
General Office Building	41.85	8.4952	0.5021	0.0000	21.0464
Single Family Housing	268.45	54.4929	3.2204	0.0000	135.0039
Total		98.2984	5.8093	0.0000	243.5301

Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Annual

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	90.73	18.4174	1.0884	0.0000	45.6283
Apartments Mid Rise	82.8	16.8077	0.9933	0.0000	41.6403
City Park	0.42	0.0853	5.0400e-003	0.0000	0.2112
General Office Building	41.85	8.4952	0.5021	0.0000	21.0464
Single Family Housing	268.45	54.4929	3.2204	0.0000	135.0039
Total		98.2984	5.8093	0.0000	243.5301

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

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

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
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Oxnard Teal Club Reduced Intensity Phase 1 - Ventura County, Annual

User Defined Equipment

Equipment Type	Number
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11.0 Vegetation

Oxnard Teal Club Reduced Intensity Alternative Phase 2 - Ventura County, Annual

**Oxnard Teal Club Reduced Intensity Alternative Phase 2
Ventura County, Annual**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
City Park	10.88	Acre	10.88	473,932.80	0
Apartments Low Rise	100.00	Dwelling Unit	8.35	100,000.00	397
Single Family Housing	167.00	Dwelling Unit	23.94	300,600.00	663

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.6	Precipitation Freq (Days)	31
Climate Zone	8			Operational Year	2030
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	337.71	CH4 Intensity (lb/MWhr)	0.014	N2O Intensity (lb/MWhr)	0.003

1.3 User Entered Comments & Non-Default Data

Oxnard Teal Club Reduced Intensity Alternative Phase 2 - Ventura County, Annual

Project Characteristics - Based on 2030 projections for SCE 60% renewable with CPUC 2011 SCE factor for 2009. 337.71; 0.014; 0.003

Land Use - Based on PD 8/2019 and Reduced Intensity Specific Plan Alternative. Pop based on CDF 2019 3.97 people/household.

Construction Phase - Ph II completed 2024-2025 per PD 8/2019. AC extended to overlap with half of construction phase.

Trips and VMT - Landfill located 4 miles east at Del Norte Regional Recycling and Transfer

Demolition - No demolition

Grading - No export/import

Architectural Coating - Per VCAPCD Rule 74.2

Vehicle Trips - Trip Rates from Stantec Traffic Study 3/26/2019.

Woodstoves - No fireplaces or woodstoves

Area Coating - Per VCAPCD Rule 74.2

Energy Use - 7% decrease in electricity factor for residential and 30% decrease for commercial per 2019 CalGreen standards

Water And Wastewater -

Solid Waste - 25% waste reduction beyond AB 939 due to AB 341, Athens Services compliant

Area Mitigation - Per VCAPCD Rule 74.2 AC. 50 interior, 100 exterior

Energy Mitigation - Per residential low-rise solar PV requirement (2019 California Energy Code Section 150.1(b)14)

Water Mitigation - 20% water reduction indoor and water efficient fixtures per CalGreen Building Standards Update 2016, Recycled water used for all landscaping

Fleet Mix -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	250.00	100.00
tblArchitecturalCoating	EF_Nonresidential_Interior	250.00	50.00
tblArchitecturalCoating	EF_Parking	250.00	100.00
tblArchitecturalCoating	EF_Residential_Interior	75.00	50.00
tblAreaCoating	Area_Residential_Exterior	270405	180225
tblAreaCoating	Area_Residential_Interior	811215	540675
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblConstructionPhase	NumDays	50.00	25.00

Oxnard Teal Club Reduced Intensity Alternative Phase 2 - Ventura County, Annual

tblConstructionPhase	NumDays	30.00	15.00
tblConstructionPhase	NumDays	75.00	15.00
tblConstructionPhase	NumDays	740.00	430.00
tblConstructionPhase	NumDays	55.00	250.00
tblConstructionPhase	NumDays	55.00	33.00
tblConstructionPhase	PhaseEndDate	11/4/2019	2/2/2024
tblConstructionPhase	PhaseEndDate	12/16/2019	2/23/2024
tblConstructionPhase	PhaseEndDate	3/30/2020	3/15/2024
tblConstructionPhase	PhaseEndDate	1/30/2023	11/6/2025
tblConstructionPhase	PhaseEndDate	4/17/2023	12/30/2025
tblConstructionPhase	PhaseEndDate	7/3/2023	12/24/2025
tblConstructionPhase	PhaseStartDate	8/27/2019	1/1/2024
tblConstructionPhase	PhaseStartDate	11/5/2019	2/3/2024
tblConstructionPhase	PhaseStartDate	12/17/2019	2/24/2024
tblConstructionPhase	PhaseStartDate	3/31/2020	3/15/2024
tblConstructionPhase	PhaseStartDate	1/31/2023	1/15/2025
tblConstructionPhase	PhaseStartDate	4/18/2023	11/8/2025
tblEnergyUse	T24E	177.01	164.62
tblEnergyUse	T24E	253.73	235.97
tblGrading	AcresOfGrading	187.50	37.50
tblLandUse	LotAcreage	6.25	8.35
tblLandUse	LotAcreage	54.22	23.94
tblLandUse	Population	306.00	397.00
tblLandUse	Population	511.00	663.00
tblProjectCharacteristics	CH4IntensityFactor	0.029	0.014
tblProjectCharacteristics	CO2IntensityFactor	702.44	337.71
tblProjectCharacteristics	N2OIntensityFactor	0.006	0.003

Oxnard Teal Club Reduced Intensity Alternative Phase 2 - Ventura County, Annual

tblSolidWaste	SolidWasteGenerationRate	46.00	92.11
tblSolidWaste	SolidWasteGenerationRate	0.94	0.71
tblSolidWaste	SolidWasteGenerationRate	271.83	79.64
tblTripsAndVMT	WorkerTripNumber	331.00	391.00
tblTripsAndVMT	WorkerTripNumber	66.00	78.00
tblTripsAndVMT	WorkerTripNumber	66.00	15.00
tblVehicleTrips	WD_TR	6.59	7.32
tblVehicleTrips	WD_TR	1.89	20.00
tblVehicleTrips	WD_TR	9.52	9.44

2.0 Emissions Summary

Oxnard Teal Club Reduced Intensity Alternative Phase 2 - Ventura County, Annual

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
18	11-27-2023	2-26-2024	0.5361	0.5361
19	2-27-2024	5-26-2024	0.8584	0.8584
20	5-27-2024	8-26-2024	0.7909	0.7909
21	8-27-2024	11-26-2024	0.7956	0.7956
22	11-27-2024	2-26-2025	0.7716	0.7716
23	2-27-2025	5-26-2025	0.7262	0.7262
24	5-27-2025	8-26-2025	0.7481	0.7481
25	8-27-2025	9-30-2025	0.2846	0.2846
		Highest	0.8584	0.8584

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	1.7639	0.0228	1.9774	1.0000e-004		0.0110	0.0110		0.0110	0.0110	0.0000	3.2386	3.2386	3.0900e-003	0.0000	3.3157
Energy	0.0301	0.2574	0.1095	1.6400e-003		0.0208	0.0208		0.0208	0.0208	0.0000	566.2653	566.2653	0.0168	7.8500e-003	569.0245
Mobile	0.3761	1.5776	4.7511	0.0214	2.5567	0.0140	2.5707	0.6836	0.0130	0.6966	0.0000	1,974.9336	1,974.9336	0.0687	0.0000	1,976.6497
Waste						0.0000	0.0000		0.0000	0.0000	35.0078	0.0000	35.0078	2.0689	0.0000	86.7304
Water						0.0000	0.0000		0.0000	0.0000	5.5190	75.4244	80.9434	0.5700	0.0141	99.3812
Total	2.1701	1.8578	6.8380	0.0231	2.5567	0.0458	2.6025	0.6836	0.0448	0.7284	40.5268	2,619.8619	2,660.3887	2.7275	0.0219	2,735.1015

Oxnard Teal Club Reduced Intensity Alternative Phase 2 - Ventura County, Annual

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.7639	0.0228	1.9774	1.0000e-004		0.0110	0.0110		0.0110	0.0110	0.0000	3.2386	3.2386	3.0900e-003	0.0000	3.3157
Energy	0.0301	0.2574	0.1095	1.6400e-003		0.0208	0.0208		0.0208	0.0208	0.0000	387.4921	387.4921	9.4200e-003	6.2600e-003	389.5927
Mobile	0.3761	1.5776	4.7511	0.0214	2.5567	0.0140	2.5707	0.6836	0.0130	0.6966	0.0000	1,974.9336	1,974.9336	0.0687	0.0000	1,976.6497
Waste						0.0000	0.0000		0.0000	0.0000	35.0078	0.0000	35.0078	2.0689	0.0000	86.7304
Water						0.0000	0.0000		0.0000	0.0000	4.4152	68.4848	72.9000	0.4563	0.0113	87.6802
Total	2.1701	1.8578	6.8380	0.0231	2.5567	0.0458	2.6025	0.6836	0.0448	0.7284	39.4230	2,434.1490	2,473.5721	2.6064	0.0176	2,543.9688

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.72	7.09	7.02	4.44	19.73	6.99

3.0 Construction Detail

Construction Phase

Oxnard Teal Club Reduced Intensity Alternative Phase 2 - Ventura County, Annual

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	1/1/2024	2/2/2024	5	25	
2	Site Preparation	Site Preparation	2/3/2024	2/23/2024	5	15	
3	Grading	Grading	2/24/2024	3/15/2024	5	15	
4	Building Construction	Building Construction	3/15/2024	11/6/2025	5	430	
5	Paving	Paving	1/15/2025	12/30/2025	5	250	
6	Architectural Coating	Architectural Coating	11/8/2025	12/24/2025	5	33	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 37.5

Acres of Paving: 0

Residential Indoor: 811,215; Residential Outdoor: 270,405; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Oxnard Teal Club Reduced Intensity Alternative Phase 2 - Ventura County, Annual

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Architectural Coating	Air Compressors	1	6.00	78	0.48
Architectural Coating	Pavers	2	8.00	130	0.42
Architectural Coating	Paving Equipment	2	8.00	132	0.36
Architectural Coating	Rollers	2	8.00	80	0.38

Trips and VMT

Oxnard Teal Club Reduced Intensity Alternative Phase 2 - Ventura County, Annual

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	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	391.00	106.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	7	78.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	7	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving			0.00	0.00	10.80	7.30				

3.1 Mitigation Measures Construction

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					
Off-Road	0.0281	0.2610	0.2463	4.9000e-004		0.0120	0.0120		0.0112	0.0112	0.0000	42.4951	42.4951	0.0119	0.0000	42.7923
Total	0.0281	0.2610	0.2463	4.9000e-004		0.0120	0.0120		0.0112	0.0112	0.0000	42.4951	42.4951	0.0119	0.0000	42.7923

Oxnard Teal Club Reduced Intensity Alternative Phase 2 - Ventura County, Annual

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	0.0000	0.0000	0.0000	0.0000	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	5.4000e-004	3.1000e-004	3.6600e-003	1.0000e-005	1.5100e-003	1.0000e-005	1.5200e-003	4.0000e-004	1.0000e-005	4.1000e-004	0.0000	1.1227	1.1227	2.0000e-005	0.0000	1.1233
Total	5.4000e-004	3.1000e-004	3.6600e-003	1.0000e-005	1.5100e-003	1.0000e-005	1.5200e-003	4.0000e-004	1.0000e-005	4.1000e-004	0.0000	1.1227	1.1227	2.0000e-005	0.0000	1.1233

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	0.0281	0.2610	0.2463	4.9000e-004		0.0120	0.0120		0.0112	0.0112	0.0000	42.4950	42.4950	0.0119	0.0000	42.7922
Total	0.0281	0.2610	0.2463	4.9000e-004		0.0120	0.0120		0.0112	0.0112	0.0000	42.4950	42.4950	0.0119	0.0000	42.7922

Oxnard Teal Club Reduced Intensity Alternative Phase 2 - Ventura County, Annual

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	0.0000	0.0000	0.0000	0.0000	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	5.4000e-004	3.1000e-004	3.6600e-003	1.0000e-005	1.5100e-003	1.0000e-005	1.5200e-003	4.0000e-004	1.0000e-005	4.1000e-004	0.0000	1.1227	1.1227	2.0000e-005	0.0000	1.1233
Total	5.4000e-004	3.1000e-004	3.6600e-003	1.0000e-005	1.5100e-003	1.0000e-005	1.5200e-003	4.0000e-004	1.0000e-005	4.1000e-004	0.0000	1.1227	1.1227	2.0000e-005	0.0000	1.1233

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					0.2710	0.0000	0.2710	0.1490	0.0000	0.1490	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0200	0.2038	0.1375	2.9000e-004		9.2200e-003	9.2200e-003		8.4800e-003	8.4800e-003	0.0000	25.0928	25.0928	8.1200e-003	0.0000	25.2957
Total	0.0200	0.2038	0.1375	2.9000e-004	0.2710	9.2200e-003	0.2802	0.1490	8.4800e-003	0.1574	0.0000	25.0928	25.0928	8.1200e-003	0.0000	25.2957

Oxnard Teal Club Reduced Intensity Alternative Phase 2 - Ventura County, Annual

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	3.9000e-004	2.2000e-004	2.6400e-003	1.0000e-005	1.0900e-003	1.0000e-005	1.1000e-003	2.9000e-004	1.0000e-005	3.0000e-004	0.0000	0.8083	0.8083	2.0000e-005	0.0000	0.8088
Total	3.9000e-004	2.2000e-004	2.6400e-003	1.0000e-005	1.0900e-003	1.0000e-005	1.1000e-003	2.9000e-004	1.0000e-005	3.0000e-004	0.0000	0.8083	0.8083	2.0000e-005	0.0000	0.8088

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					0.2710	0.0000	0.2710	0.1490	0.0000	0.1490	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0200	0.2038	0.1375	2.9000e-004		9.2200e-003	9.2200e-003		8.4800e-003	8.4800e-003	0.0000	25.0928	25.0928	8.1200e-003	0.0000	25.2957
Total	0.0200	0.2038	0.1375	2.9000e-004	0.2710	9.2200e-003	0.2802	0.1490	8.4800e-003	0.1574	0.0000	25.0928	25.0928	8.1200e-003	0.0000	25.2957

Oxnard Teal Club Reduced Intensity Alternative Phase 2 - Ventura County, Annual

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	3.9000e-004	2.2000e-004	2.6400e-003	1.0000e-005	1.0900e-003	1.0000e-005	1.1000e-003	2.9000e-004	1.0000e-005	3.0000e-004	0.0000	0.8083	0.8083	2.0000e-005	0.0000	0.8088
Total	3.9000e-004	2.2000e-004	2.6400e-003	1.0000e-005	1.0900e-003	1.0000e-005	1.1000e-003	2.9000e-004	1.0000e-005	3.0000e-004	0.0000	0.8083	0.8083	2.0000e-005	0.0000	0.8088

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					0.2457	0.0000	0.2457	0.1263	0.0000	0.1263	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0241	0.2428	0.2079	4.7000e-004		0.0100	0.0100		9.2100e-003	9.2100e-003	0.0000	40.8896	40.8896	0.0132	0.0000	41.2203
Total	0.0241	0.2428	0.2079	4.7000e-004	0.2457	0.0100	0.2557	0.1263	9.2100e-003	0.1355	0.0000	40.8896	40.8896	0.0132	0.0000	41.2203

Oxnard Teal Club Reduced Intensity Alternative Phase 2 - Ventura County, Annual

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	4.4000e-004	2.5000e-004	2.9300e-003	1.0000e-005	1.2100e-003	1.0000e-005	1.2200e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	0.8982	0.8982	2.0000e-005	0.0000	0.8986
Total	4.4000e-004	2.5000e-004	2.9300e-003	1.0000e-005	1.2100e-003	1.0000e-005	1.2200e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	0.8982	0.8982	2.0000e-005	0.0000	0.8986

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					0.2457	0.0000	0.2457	0.1263	0.0000	0.1263	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0241	0.2428	0.2079	4.7000e-004		0.0100	0.0100		9.2100e-003	9.2100e-003	0.0000	40.8896	40.8896	0.0132	0.0000	41.2202
Total	0.0241	0.2428	0.2079	4.7000e-004	0.2457	0.0100	0.2557	0.1263	9.2100e-003	0.1355	0.0000	40.8896	40.8896	0.0132	0.0000	41.2202

Oxnard Teal Club Reduced Intensity Alternative Phase 2 - Ventura County, Annual

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	4.4000e-004	2.5000e-004	2.9300e-003	1.0000e-005	1.2100e-003	1.0000e-005	1.2200e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	0.8982	0.8982	2.0000e-005	0.0000	0.8986
Total	4.4000e-004	2.5000e-004	2.9300e-003	1.0000e-005	1.2100e-003	1.0000e-005	1.2200e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	0.8982	0.8982	2.0000e-005	0.0000	0.8986

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	0.1530	1.3982	1.6814	2.8000e-003		0.0638	0.0638		0.0600	0.0600	0.0000	241.1231	241.1231	0.0570	0.0000	242.5485
Total	0.1530	1.3982	1.6814	2.8000e-003		0.0638	0.0638		0.0600	0.0600	0.0000	241.1231	241.1231	0.0570	0.0000	242.5485

Oxnard Teal Club Reduced Intensity Alternative Phase 2 - Ventura County, Annual

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	0.0212	0.7597	0.2421	2.6800e-003	0.0734	9.7000e-004	0.0744	0.0212	9.3000e-004	0.0221	0.0000	262.9994	262.9994	0.0183	0.0000	263.4571
Worker	0.1179	0.0674	0.7941	2.6900e-003	0.3279	2.1700e-003	0.3301	0.0871	2.0000e-003	0.0891	0.0000	243.4821	243.4821	5.1100e-003	0.0000	243.6100
Total	0.1392	0.8272	1.0362	5.3700e-003	0.4013	3.1400e-003	0.4044	0.1083	2.9300e-003	0.1112	0.0000	506.4815	506.4815	0.0234	0.0000	507.0671

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	0.1530	1.3982	1.6814	2.8000e-003		0.0638	0.0638		0.0600	0.0600	0.0000	241.1228	241.1228	0.0570	0.0000	242.5483
Total	0.1530	1.3982	1.6814	2.8000e-003		0.0638	0.0638		0.0600	0.0600	0.0000	241.1228	241.1228	0.0570	0.0000	242.5483

Oxnard Teal Club Reduced Intensity Alternative Phase 2 - Ventura County, Annual

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	0.0212	0.7597	0.2421	2.6800e-003	0.0734	9.7000e-004	0.0744	0.0212	9.3000e-004	0.0221	0.0000	262.9994	262.9994	0.0183	0.0000	263.4571
Worker	0.1179	0.0674	0.7941	2.6900e-003	0.3279	2.1700e-003	0.3301	0.0871	2.0000e-003	0.0891	0.0000	243.4821	243.4821	5.1100e-003	0.0000	243.6100
Total	0.1392	0.8272	1.0362	5.3700e-003	0.4013	3.1400e-003	0.4044	0.1083	2.9300e-003	0.1112	0.0000	506.4815	506.4815	0.0234	0.0000	507.0671

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	0.1518	1.3841	1.7854	2.9900e-003		0.0586	0.0586		0.0551	0.0551	0.0000	257.4306	257.4306	0.0605	0.0000	258.9434
Total	0.1518	1.3841	1.7854	2.9900e-003		0.0586	0.0586		0.0551	0.0551	0.0000	257.4306	257.4306	0.0605	0.0000	258.9434

Oxnard Teal Club Reduced Intensity Alternative Phase 2 - Ventura County, Annual

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	0.0219	0.7982	0.2531	2.8400e-003	0.0784	1.0100e-003	0.0794	0.0226	9.7000e-004	0.0236	0.0000	278.9553	278.9553	0.0192	0.0000	279.4361
Worker	0.1196	0.0657	0.7864	2.7600e-003	0.3500	2.2800e-003	0.3522	0.0930	2.1000e-003	0.0951	0.0000	249.3621	249.3621	4.9700e-003	0.0000	249.4863
Total	0.1415	0.8639	1.0395	5.6000e-003	0.4283	3.2900e-003	0.4316	0.1156	3.0700e-003	0.1186	0.0000	528.3174	528.3174	0.0242	0.0000	528.9224

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	0.1518	1.3841	1.7854	2.9900e-003		0.0586	0.0586		0.0551	0.0551	0.0000	257.4303	257.4303	0.0605	0.0000	258.9431
Total	0.1518	1.3841	1.7854	2.9900e-003		0.0586	0.0586		0.0551	0.0551	0.0000	257.4303	257.4303	0.0605	0.0000	258.9431

Oxnard Teal Club Reduced Intensity Alternative Phase 2 - Ventura County, Annual

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
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
Worker					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					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

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	1.5667					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0179	0.1605	0.2704	4.3000e-004		7.7600e-003	7.7600e-003		7.2000e-003	7.2000e-003	0.0000	37.2446	37.2446	0.0109	0.0000	37.5175
Total	1.5846	0.1605	0.2704	4.3000e-004		7.7600e-003	7.7600e-003		7.2000e-003	7.2000e-003	0.0000	37.2446	37.2446	0.0109	0.0000	37.5175

Oxnard Teal Club Reduced Intensity Alternative Phase 2 - Ventura County, Annual

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	4.2300e-003	2.3200e-003	0.0278	1.0000e-004	0.0231	8.0000e-005	0.0232	5.9200e-003	7.0000e-005	5.9900e-003	0.0000	8.8165	8.8165	1.8000e-004	0.0000	8.8209
Total	4.2300e-003	2.3200e-003	0.0278	1.0000e-004	0.0231	8.0000e-005	0.0232	5.9200e-003	7.0000e-005	5.9900e-003	0.0000	8.8165	8.8165	1.8000e-004	0.0000	8.8209

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	1.5667					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0179	0.1605	0.2704	4.3000e-004		7.7600e-003	7.7600e-003		7.2000e-003	7.2000e-003	0.0000	37.2446	37.2446	0.0109	0.0000	37.5174
Total	1.5846	0.1605	0.2704	4.3000e-004		7.7600e-003	7.7600e-003		7.2000e-003	7.2000e-003	0.0000	37.2446	37.2446	0.0109	0.0000	37.5174

Oxnard Teal Club Reduced Intensity Alternative Phase 2 - Ventura County, Annual

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	4.2300e-003	2.3200e-003	0.0278	1.0000e-004	0.0231	8.0000e-005	0.0232	5.9200e-003	7.0000e-005	5.9900e-003	0.0000	8.8165	8.8165	1.8000e-004	0.0000	8.8209
Total	4.2300e-003	2.3200e-003	0.0278	1.0000e-004	0.0231	8.0000e-005	0.0232	5.9200e-003	7.0000e-005	5.9900e-003	0.0000	8.8165	8.8165	1.8000e-004	0.0000	8.8209

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Oxnard Teal Club Reduced Intensity Alternative Phase 2 - Ventura County, Annual

	ROG	NOx	CO	SO2	Fugitive 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	0.3761	1.5776	4.7511	0.0214	2.5567	0.0140	2.5707	0.6836	0.0130	0.6966	0.0000	1,974.9336	1,974.9336	0.0687	0.0000	1,976.6497
Unmitigated	0.3761	1.5776	4.7511	0.0214	2.5567	0.0140	2.5707	0.6836	0.0130	0.6966	0.0000	1,974.9336	1,974.9336	0.0687	0.0000	1,976.6497

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Low Rise	732.00	716.00	607.00	1,966,913	1,966,913
City Park	217.60	247.52	182.13	462,852	462,852
Single Family Housing	1,576.48	1,654.97	1439.54	4,332,857	4,332,857
Total	2,526.08	2,618.49	2,228.67	6,762,622	6,762,622

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Low Rise	10.80	7.30	7.50	32.90	18.00	49.10	86	11	3
City Park	9.50	7.30	7.30	33.00	48.00	19.00	66	28	6
Single Family Housing	10.80	7.30	7.50	32.90	18.00	49.10	86	11	3

4.4 Fleet Mix

Oxnard Teal Club Reduced Intensity Alternative Phase 2 - Ventura County, Annual

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Low Rise	0.611155	0.038739	0.187677	0.096955	0.013383	0.005563	0.020646	0.018593	0.001209	0.001094	0.003654	0.000418	0.000914
City Park	0.611155	0.038739	0.187677	0.096955	0.013383	0.005563	0.020646	0.018593	0.001209	0.001094	0.003654	0.000418	0.000914
Single Family Housing	0.611155	0.038739	0.187677	0.096955	0.013383	0.005563	0.020646	0.018593	0.001209	0.001094	0.003654	0.000418	0.000914

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Kilowatt Hours of Renewable Electricity Generated

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	89.4350	89.4350	3.7100e-003	7.9000e-004	89.7644
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	268.2082	268.2082	0.0111	2.3800e-003	269.1962
NaturalGas Mitigated	0.0301	0.2574	0.1095	1.6400e-003		0.0208	0.0208		0.0208	0.0208	0.0000	298.0571	298.0571	5.7100e-003	5.4600e-003	299.8283
NaturalGas Unmitigated	0.0301	0.2574	0.1095	1.6400e-003		0.0208	0.0208		0.0208	0.0208	0.0000	298.0571	298.0571	5.7100e-003	5.4600e-003	299.8283

Oxnard Teal Club Reduced Intensity Alternative Phase 2 - Ventura County, Annual

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Low Rise	1.27596e+006	6.8800e-003	0.0588	0.0250	3.8000e-004		4.7500e-003	4.7500e-003		4.7500e-003	4.7500e-003	0.0000	68.0900	68.0900	1.3100e-003	1.2500e-003	68.4947
City Park	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
Single Family Housing	4.30942e+006	0.0232	0.1986	0.0845	1.2700e-003		0.0161	0.0161		0.0161	0.0161	0.0000	229.9671	229.9671	4.4100e-003	4.2200e-003	231.3336
Total		0.0301	0.2574	0.1095	1.6500e-003		0.0208	0.0208		0.0208	0.0208	0.0000	298.0571	298.0571	5.7200e-003	5.4700e-003	299.8283

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Apartments Low Rise	1.27596e+006	6.8800e-003	0.0588	0.0250	3.8000e-004		4.7500e-003	4.7500e-003		4.7500e-003	4.7500e-003	0.0000	68.0900	68.0900	1.3100e-003	1.2500e-003	68.4947
City Park	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
Single Family Housing	4.30942e+006	0.0232	0.1986	0.0845	1.2700e-003		0.0161	0.0161		0.0161	0.0161	0.0000	229.9671	229.9671	4.4100e-003	4.2200e-003	231.3336
Total		0.0301	0.2574	0.1095	1.6500e-003		0.0208	0.0208		0.0208	0.0208	0.0000	298.0571	298.0571	5.7200e-003	5.4700e-003	299.8283

Oxnard Teal Club Reduced Intensity Alternative Phase 2 - Ventura County, Annual

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	414774	63.5362	2.6300e-003	5.6000e-004	63.7702
City Park	0	0.0000	0.0000	0.0000	0.0000
Single Family Housing	1.33613e+006	204.6720	8.4800e-003	1.8200e-003	205.4260
Total		268.2082	0.0111	2.3800e-003	269.1962

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Low Rise	25754.3	3.9451	1.6000e-004	4.0000e-005	3.9597
City Park	-389020	-59.5911	-0.0025	-0.0005	-59.8106
Single Family Housing	947111	145.0809	6.0100e-003	1.2900e-003	145.6154
Total		89.4350	3.7000e-003	8.0000e-004	89.7644

6.0 Area Detail

Oxnard Teal Club Reduced Intensity Alternative Phase 2 - Ventura County, Annual

6.1 Mitigation Measures Area

- Use Low VOC Paint - Residential Interior
- Use Low VOC Paint - Residential Exterior
- 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	1.7639	0.0228	1.9774	1.0000e-004		0.0110	0.0110		0.0110	0.0110	0.0000	3.2386	3.2386	3.0900e-003	0.0000	3.3157
Unmitigated	1.7639	0.0228	1.9774	1.0000e-004		0.0110	0.0110		0.0110	0.0110	0.0000	3.2386	3.2386	3.0900e-003	0.0000	3.3157

Oxnard Teal Club Reduced Intensity Alternative Phase 2 - Ventura County, Annual

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	0.1357					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.5690					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	0.0592	0.0228	1.9774	1.0000e-004		0.0110	0.0110		0.0110	0.0110	0.0000	3.2386	3.2386	3.0900e-003	0.0000	3.3157
Total	1.7639	0.0228	1.9774	1.0000e-004		0.0110	0.0110		0.0110	0.0110	0.0000	3.2386	3.2386	3.0900e-003	0.0000	3.3157

Oxnard Teal Club Reduced Intensity Alternative Phase 2 - Ventura County, Annual

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	0.1357					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.5690					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	0.0592	0.0228	1.9774	1.0000e-004		0.0110	0.0110		0.0110	0.0110	0.0000	3.2386	3.2386	3.0900e-003	0.0000	3.3157
Total	1.7639	0.0228	1.9774	1.0000e-004		0.0110	0.0110		0.0110	0.0110	0.0000	3.2386	3.2386	3.0900e-003	0.0000	3.3157

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

Use Reclaimed Water

Oxnard Teal Club Reduced Intensity Alternative Phase 2 - Ventura County, Annual

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	72.9000	0.4563	0.0113	87.6802
Unmitigated	80.9434	0.5700	0.0141	99.3812

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	6.5154 / 4.10754	22.0531	0.2131	5.1900e-003	28.9282
City Park	0 / 12.9633	22.0618	9.1000e-004	2.0000e-004	22.1430
Single Family Housing	10.8807 / 6.85959	36.8286	0.3559	8.6700e-003	48.3100
Total		80.9434	0.5700	0.0141	99.3812

Oxnard Teal Club Reduced Intensity Alternative Phase 2 - Ventura County, Annual

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Low Rise	5.21232 / 4.10754	19.0405	0.1706	4.1600e-003	24.5458
City Park	0 / 12.9633	22.0618	9.1000e-004	2.0000e-004	22.1430
Single Family Housing	8.70458 / 6.85959	31.7977	0.2848	6.9600e-003	40.9914
Total		72.9000	0.4563	0.0113	87.6802

8.0 Waste Detail

8.1 Mitigation Measures Waste

Oxnard Teal Club Reduced Intensity Alternative Phase 2 - Ventura County, Annual

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	35.0078	2.0689	0.0000	86.7304
Unmitigated	35.0078	2.0689	0.0000	86.7304

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	92.11	18.6975	1.1050	0.0000	46.3223
City Park	0.71	0.1441	8.5200e-003	0.0000	0.3571
Single Family Housing	79.64	16.1662	0.9554	0.0000	40.0511
Total		35.0078	2.0689	0.0000	86.7304

Oxnard Teal Club Reduced Intensity Alternative Phase 2 - Ventura County, Annual

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Low Rise	92.11	18.6975	1.1050	0.0000	46.3223
City Park	0.71	0.1441	8.5200e-003	0.0000	0.3571
Single Family Housing	79.64	16.1662	0.9554	0.0000	40.0511
Total		35.0078	2.0689	0.0000	86.7304

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

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

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

Equipment Type	Number
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Oxnard Teal Club Reduced Intensity Alternative Phase 2 - Ventura County, Annual

11.0 Vegetation
