



APPENDIX A

AIR QUALITY, GREENHOUSE GASES, AND ENERGY ANALYSIS DATA



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Citrus Square Project - South Coast AQMD Air District, Annual

Citrus Square Project
South Coast AQMD Air District, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Parking Lot	123.00	Space	1.30	49,200.00	0
Retirement Community	98.00	Dwelling Unit	5.00	87,278.00	280

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	8			Operational Year	2024
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	470.63	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

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Project Characteristics - CO2 Intensity Reduction Factor Based on 2020 RPS

Land Use - Eight Market Rate Buildings and Two Affordable Buildings = 98 Total DU (87,278 sq ft). Parking counting outdoor or covered spaces only (50 carport and 73 open uncovered spaces =123 total outdoor parking). Lot 6.3 acres.

Construction Phase - Tentative construction schedule provided by the Project Applicant

Demolition - Approximately 42,750 sf of existing structure would be demolished.

Grading - Project cut 15,135 cy, fill of 6,094 cy, for a net export of 9,041 cy.

Vehicle Trips - Trip generation = 363 average daily trips.

Woodstoves - No wood burning stoves or fireplaces.

Energy Use -

Construction Off-road Equipment Mitigation - All construction equipment rated over 50 HP would utilize at minimum Tier 2 engines. Water exposed areas a least 3 times daily.

Area Mitigation -

Energy Mitigation - Compliance with current Title 24standards for high efficiency lighting. 30% reduction over 2016 Title 24 standards.

Water Mitigation - Water efficient faucets and fixtures. Water efficient landscaping and sprinklers.

Waste Mitigation - 75 percent waste reduction in compliance with CalRecycle

Table Name	Column Name	Default Value	New Value
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
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tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	6.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	10.00

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tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
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tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstructionPhase	NumDays	20.00	60.00
tblConstructionPhase	NumDays	230.00	450.00
tblConstructionPhase	NumDays	20.00	30.00
tblConstructionPhase	NumDays	20.00	60.00
tblConstructionPhase	NumDays	10.00	55.00
tblConstructionPhase	PhaseEndDate	7/21/2023	9/15/2023
tblConstructionPhase	PhaseEndDate	5/26/2023	3/29/2024
tblConstructionPhase	PhaseEndDate	5/27/2022	6/10/2022
tblConstructionPhase	PhaseEndDate	6/23/2023	8/18/2023
tblConstructionPhase	PhaseEndDate	6/10/2022	8/12/2022
tblFireplaces	NumberWood	4.90	0.00
tblGrading	MaterialExported	0.00	9,041.00
tblLandUse	LandUseSquareFeet	98,000.00	87,278.00
tblLandUse	LotAcreage	1.11	1.30
tblLandUse	LotAcreage	19.60	5.00
tblProjectCharacteristics	CO2IntensityFactor	702.44	470.63

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tblVehicleTrips	WD_TR	2.40	3.70
tblWoodstoves	NumberCatalytic	4.90	0.00
tblWoodstoves	NumberNoncatalytic	4.90	0.00

2.0 Emissions Summary

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2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.2864	2.7666	2.3001	5.0700e-003	0.6747	0.1241	0.7988	0.3344	0.1155	0.4499	0.0000	451.8296	451.8296	0.0938	0.0000	454.1744
2023	0.5750	2.4177	3.0340	6.1300e-003	0.1562	0.1096	0.2658	0.0419	0.1029	0.1448	0.0000	540.7758	540.7758	0.0974	0.0000	543.2118
2024	0.0594	0.4862	0.6194	1.3100e-003	0.0363	0.0202	0.0566	9.7400e-003	0.0190	0.0287	0.0000	115.1634	115.1634	0.0192	0.0000	115.6426
Maximum	0.5750	2.7666	3.0340	6.1300e-003	0.6747	0.1241	0.7988	0.3344	0.1155	0.4499	0.0000	540.7758	540.7758	0.0974	0.0000	543.2118

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					
2022	0.1740	3.4245	2.5950	5.0700e-003	0.3185	0.1027	0.4212	0.1453	0.1026	0.2479	0.0000	451.8293	451.8293	0.0938	0.0000	454.1740
2023	0.5273	3.8723	3.3508	6.1300e-003	0.1562	0.1347	0.2909	0.0419	0.1346	0.1764	0.0000	540.7754	540.7754	0.0974	0.0000	543.2114
2024	0.0509	0.8048	0.6803	1.3100e-003	0.0363	0.0279	0.0642	9.7400e-003	0.0278	0.0376	0.0000	115.1633	115.1633	0.0192	0.0000	115.6425
Maximum	0.5273	3.8723	3.3508	6.1300e-003	0.3185	0.1347	0.4212	0.1453	0.1346	0.2479	0.0000	540.7754	540.7754	0.0974	0.0000	543.2114

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	18.31	-42.87	-11.30	0.00	41.07	-4.45	30.76	48.99	-11.66	25.90	0.00	0.00	0.00	0.00	0.00	0.00

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	5-2-2022	8-1-2022	1.8196	1.9750
2	8-2-2022	11-1-2022	0.7900	1.0232
3	11-2-2022	2-1-2023	0.6271	0.8804
4	2-2-2023	5-1-2023	0.5679	0.8399
5	5-2-2023	8-1-2023	1.0104	1.5266
6	8-2-2023	11-1-2023	0.8313	1.1721
7	11-2-2023	2-1-2024	0.5752	0.8676
8	2-2-2024	5-1-2024	0.3420	0.5362
		Highest	1.8196	1.9750

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2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.3791	0.0289	1.0191	1.6000e-004		7.0000e-003	7.0000e-003		7.0000e-003	7.0000e-003	0.0000	21.6573	21.6573	1.9800e-003	3.7000e-004	21.8160
Energy	6.7400e-003	0.0576	0.0245	3.7000e-004		4.6600e-003	4.6600e-003		4.6600e-003	4.6600e-003	0.0000	161.4265	161.4265	7.1100e-003	2.4300e-003	162.3287
Mobile	0.0803	0.4029	1.1046	4.5900e-003	0.4086	3.2700e-003	0.4119	0.1095	3.0400e-003	0.1125	0.0000	424.4935	424.4935	0.0187	0.0000	424.9598
Waste						0.0000	0.0000		0.0000	0.0000	9.1508	0.0000	9.1508	0.5408	0.0000	22.6708
Water						0.0000	0.0000		0.0000	0.0000	2.0257	27.2953	29.3210	0.2097	5.2600e-003	36.1322
Total	0.4662	0.4895	2.1482	5.1200e-003	0.4086	0.0149	0.4236	0.1095	0.0147	0.1242	11.1765	634.8727	646.0492	0.7783	8.0600e-003	667.9075

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2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.3791	0.0289	1.0191	1.6000e-004		7.0000e-003	7.0000e-003		7.0000e-003	7.0000e-003	0.0000	21.6573	21.6573	1.9800e-003	3.7000e-004	21.8160
Energy	5.5900e-003	0.0478	0.0203	3.1000e-004		3.8700e-003	3.8700e-003		3.8700e-003	3.8700e-003	0.0000	147.2278	147.2278	6.7200e-003	2.1900e-003	148.0473
Mobile	0.0803	0.4029	1.1046	4.5900e-003	0.4086	3.2700e-003	0.4119	0.1095	3.0400e-003	0.1125	0.0000	424.4935	424.4935	0.0187	0.0000	424.9598
Waste						0.0000	0.0000		0.0000	0.0000	2.2877	0.0000	2.2877	0.1352	0.0000	5.6677
Water						0.0000	0.0000		0.0000	0.0000	1.6206	23.1633	24.7838	0.1679	4.2300e-003	30.2399
Total	0.4650	0.4797	2.1441	5.0600e-003	0.4086	0.0141	0.4228	0.1095	0.0139	0.1234	3.9083	616.5419	620.4502	0.3304	6.7900e-003	630.7306

	ROG	NOx	CO	SO2	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	0.25	2.00	0.19	1.17	0.00	5.29	0.19	0.00	5.37	0.64	65.03	2.89	3.96	57.54	15.76	5.57

3.0 Construction Detail

Construction Phase

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Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	5/2/2022	6/10/2022	5	30	
2	Site Preparation	Site Preparation	5/28/2022	8/12/2022	5	55	
3	Grading	Grading	6/11/2022	7/8/2022	5	20	
4	Building Construction	Building Construction	7/9/2022	3/29/2024	5	450	
5	Paving	Paving	5/27/2023	8/18/2023	5	60	
6	Architectural Coating	Architectural Coating	6/24/2023	9/15/2023	5	60	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 10

Acres of Paving: 1.3

Residential Indoor: 176,738; Residential Outdoor: 58,913; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 2,952 (Architectural Coating – sqft)

OffRoad Equipment

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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	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	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

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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	194.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	1,130.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	91.00	19.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Water Exposed Area

3.2 Demolition - 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					
Fugitive Dust					0.0210	0.0000	0.0210	3.1900e-003	0.0000	3.1900e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0396	0.3858	0.3089	5.8000e-004		0.0186	0.0186		0.0173	0.0173	0.0000	50.9853	50.9853	0.0143	0.0000	51.3434
Total	0.0396	0.3858	0.3089	5.8000e-004	0.0210	0.0186	0.0397	3.1900e-003	0.0173	0.0205	0.0000	50.9853	50.9853	0.0143	0.0000	51.3434

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3.2 Demolition - 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	6.8000e-004	0.0233	5.2900e-003	7.0000e-005	1.6700e-003	7.0000e-005	1.7300e-003	4.6000e-004	6.0000e-005	5.2000e-004	0.0000	7.1571	7.1571	4.9000e-004	0.0000	7.1692
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	8.8000e-004	6.3000e-004	7.2400e-003	2.0000e-005	2.4700e-003	2.0000e-005	2.4900e-003	6.6000e-004	2.0000e-005	6.7000e-004	0.0000	2.0731	2.0731	5.0000e-005	0.0000	2.0745
Total	1.5600e-003	0.0240	0.0125	9.0000e-005	4.1400e-003	9.0000e-005	4.2200e-003	1.1200e-003	8.0000e-005	1.1900e-003	0.0000	9.2302	9.2302	5.4000e-004	0.0000	9.2437

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					8.2100e-003	0.0000	8.2100e-003	1.2400e-003	0.0000	1.2400e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0189	0.4900	0.3701	5.8000e-004		0.0137	0.0137		0.0137	0.0137	0.0000	50.9853	50.9853	0.0143	0.0000	51.3433
Total	0.0189	0.4900	0.3701	5.8000e-004	8.2100e-003	0.0137	0.0219	1.2400e-003	0.0137	0.0149	0.0000	50.9853	50.9853	0.0143	0.0000	51.3433

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3.2 Demolition - 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	6.8000e-004	0.0233	5.2900e-003	7.0000e-005	1.6700e-003	7.0000e-005	1.7300e-003	4.6000e-004	6.0000e-005	5.2000e-004	0.0000	7.1571	7.1571	4.9000e-004	0.0000	7.1692
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	8.8000e-004	6.3000e-004	7.2400e-003	2.0000e-005	2.4700e-003	2.0000e-005	2.4900e-003	6.6000e-004	2.0000e-005	6.7000e-004	0.0000	2.0731	2.0731	5.0000e-005	0.0000	2.0745
Total	1.5600e-003	0.0240	0.0125	9.0000e-005	4.1400e-003	9.0000e-005	4.2200e-003	1.1200e-003	8.0000e-005	1.1900e-003	0.0000	9.2302	9.2302	5.4000e-004	0.0000	9.2437

3.3 Site Preparation - 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					
Fugitive Dust					0.4968	0.0000	0.4968	0.2731	0.0000	0.2731	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0872	0.9098	0.5417	1.0500e-003		0.0444	0.0444		0.0408	0.0408	0.0000	91.9583	91.9583	0.0297	0.0000	92.7019
Total	0.0872	0.9098	0.5417	1.0500e-003	0.4968	0.0444	0.5412	0.2731	0.0408	0.3139	0.0000	91.9583	91.9583	0.0297	0.0000	92.7019

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3.3 Site Preparation - 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	1.9400e-003	1.3800e-003	0.0159	5.0000e-005	5.4300e-003	4.0000e-005	5.4700e-003	1.4400e-003	4.0000e-005	1.4800e-003	0.0000	4.5609	4.5609	1.1000e-004	0.0000	4.5638
Total	1.9400e-003	1.3800e-003	0.0159	5.0000e-005	5.4300e-003	4.0000e-005	5.4700e-003	1.4400e-003	4.0000e-005	1.4800e-003	0.0000	4.5609	4.5609	1.1000e-004	0.0000	4.5638

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					0.1938	0.0000	0.1938	0.1065	0.0000	0.1065	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0333	0.9273	0.6314	1.0500e-003		0.0260	0.0260		0.0260	0.0260	0.0000	91.9582	91.9582	0.0297	0.0000	92.7017
Total	0.0333	0.9273	0.6314	1.0500e-003	0.1938	0.0260	0.2198	0.1065	0.0260	0.1325	0.0000	91.9582	91.9582	0.0297	0.0000	92.7017

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3.3 Site Preparation - 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	1.9400e-003	1.3800e-003	0.0159	5.0000e-005	5.4300e-003	4.0000e-005	5.4700e-003	1.4400e-003	4.0000e-005	1.4800e-003	0.0000	4.5609	4.5609	1.1000e-004	0.0000	4.5638
Total	1.9400e-003	1.3800e-003	0.0159	5.0000e-005	5.4300e-003	4.0000e-005	5.4700e-003	1.4400e-003	4.0000e-005	1.4800e-003	0.0000	4.5609	4.5609	1.1000e-004	0.0000	4.5638

3.4 Grading - 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					
Fugitive Dust					0.0660	0.0000	0.0660	0.0338	0.0000	0.0338	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0195	0.2086	0.1527	3.0000e-004		9.4100e-003	9.4100e-003		8.6600e-003	8.6600e-003	0.0000	26.0548	26.0548	8.4300e-003	0.0000	26.2654
Total	0.0195	0.2086	0.1527	3.0000e-004	0.0660	9.4100e-003	0.0754	0.0338	8.6600e-003	0.0424	0.0000	26.0548	26.0548	8.4300e-003	0.0000	26.2654

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3.4 Grading - 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	3.9400e-003	0.1359	0.0308	4.2000e-004	9.7100e-003	3.8000e-004	0.0101	2.6700e-003	3.7000e-004	3.0300e-003	0.0000	41.6881	41.6881	2.8300e-003	0.0000	41.7590
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	5.9000e-004	4.2000e-004	4.8300e-003	2.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.3821	1.3821	3.0000e-005	0.0000	1.3830
Total	4.5300e-003	0.1363	0.0357	4.4000e-004	0.0114	3.9000e-004	0.0118	3.1100e-003	3.8000e-004	3.4800e-003	0.0000	43.0702	43.0702	2.8600e-003	0.0000	43.1420

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					0.0258	0.0000	0.0258	0.0132	0.0000	0.0132	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0101	0.2628	0.1899	3.0000e-004		7.7200e-003	7.7200e-003		7.7200e-003	7.7200e-003	0.0000	26.0547	26.0547	8.4300e-003	0.0000	26.2654
Total	0.0101	0.2628	0.1899	3.0000e-004	0.0258	7.7200e-003	0.0335	0.0132	7.7200e-003	0.0209	0.0000	26.0547	26.0547	8.4300e-003	0.0000	26.2654

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3.4 Grading - 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	3.9400e-003	0.1359	0.0308	4.2000e-004	9.7100e-003	3.8000e-004	0.0101	2.6700e-003	3.7000e-004	3.0300e-003	0.0000	41.6881	41.6881	2.8300e-003	0.0000	41.7590
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	5.9000e-004	4.2000e-004	4.8300e-003	2.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.3821	1.3821	3.0000e-005	0.0000	1.3830
Total	4.5300e-003	0.1363	0.0357	4.4000e-004	0.0114	3.9000e-004	0.0118	3.1100e-003	3.8000e-004	3.4800e-003	0.0000	43.0702	43.0702	2.8600e-003	0.0000	43.1420

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	0.1066	0.9760	1.0227	1.6800e-003		0.0506	0.0506		0.0476	0.0476	0.0000	144.8283	144.8283	0.0347	0.0000	145.6957
Total	0.1066	0.9760	1.0227	1.6800e-003		0.0506	0.0506		0.0476	0.0476	0.0000	144.8283	144.8283	0.0347	0.0000	145.6957

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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	3.1700e-003	0.1090	0.0269	3.0000e-004	7.4900e-003	2.0000e-004	7.6900e-003	2.1600e-003	1.9000e-004	2.3500e-003	0.0000	28.7371	28.7371	1.7600e-003	0.0000	28.7812
Worker	0.0223	0.0158	0.1830	5.8000e-004	0.0624	4.5000e-004	0.0629	0.0166	4.2000e-004	0.0170	0.0000	52.4045	52.4045	1.3200e-003	0.0000	52.4374
Total	0.0254	0.1248	0.2099	8.8000e-004	0.0699	6.5000e-004	0.0705	0.0187	6.1000e-004	0.0193	0.0000	81.1416	81.1416	3.0800e-003	0.0000	81.2186

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	0.0782	1.4579	1.1296	1.6800e-003		0.0541	0.0541		0.0541	0.0541	0.0000	144.8281	144.8281	0.0347	0.0000	145.6955
Total	0.0782	1.4579	1.1296	1.6800e-003		0.0541	0.0541		0.0541	0.0541	0.0000	144.8281	144.8281	0.0347	0.0000	145.6955

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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	3.1700e-003	0.1090	0.0269	3.0000e-004	7.4900e-003	2.0000e-004	7.6900e-003	2.1600e-003	1.9000e-004	2.3500e-003	0.0000	28.7371	28.7371	1.7600e-003	0.0000	28.7812
Worker	0.0223	0.0158	0.1830	5.8000e-004	0.0624	4.5000e-004	0.0629	0.0166	4.2000e-004	0.0170	0.0000	52.4045	52.4045	1.3200e-003	0.0000	52.4374
Total	0.0254	0.1248	0.2099	8.8000e-004	0.0699	6.5000e-004	0.0705	0.0187	6.1000e-004	0.0193	0.0000	81.1416	81.1416	3.0800e-003	0.0000	81.2186

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	0.2045	1.8700	2.1117	3.5000e-003		0.0910	0.0910		0.0856	0.0856	0.0000	301.3462	301.3462	0.0717	0.0000	303.1383
Total	0.2045	1.8700	2.1117	3.5000e-003		0.0910	0.0910		0.0856	0.0856	0.0000	301.3462	301.3462	0.0717	0.0000	303.1383

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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	4.9200e-003	0.1705	0.0501	6.0000e-004	0.0156	1.9000e-004	0.0158	4.4900e-003	1.9000e-004	4.6800e-003	0.0000	57.9715	57.9715	3.1900e-003	0.0000	58.0513
Worker	0.0436	0.0298	0.3510	1.1600e-003	0.1298	9.2000e-004	0.1307	0.0345	8.5000e-004	0.0353	0.0000	104.9361	104.9361	2.4700e-003	0.0000	104.9978
Total	0.0485	0.2003	0.4011	1.7600e-003	0.1454	1.1100e-003	0.1465	0.0390	1.0400e-003	0.0400	0.0000	162.9077	162.9077	5.6600e-003	0.0000	163.0491

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	0.1598	3.0270	2.3471	3.5000e-003		0.1113	0.1113		0.1113	0.1113	0.0000	301.3458	301.3458	0.0717	0.0000	303.1380
Total	0.1598	3.0270	2.3471	3.5000e-003		0.1113	0.1113		0.1113	0.1113	0.0000	301.3458	301.3458	0.0717	0.0000	303.1380

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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	4.9200e-003	0.1705	0.0501	6.0000e-004	0.0156	1.9000e-004	0.0158	4.4900e-003	1.9000e-004	4.6800e-003	0.0000	57.9715	57.9715	3.1900e-003	0.0000	58.0513
Worker	0.0436	0.0298	0.3510	1.1600e-003	0.1298	9.2000e-004	0.1307	0.0345	8.5000e-004	0.0353	0.0000	104.9361	104.9361	2.4700e-003	0.0000	104.9978
Total	0.0485	0.2003	0.4011	1.7600e-003	0.1454	1.1100e-003	0.1465	0.0390	1.0400e-003	0.0400	0.0000	162.9077	162.9077	5.6600e-003	0.0000	163.0491

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	0.0478	0.4369	0.5254	8.8000e-004		0.0199	0.0199		0.0188	0.0188	0.0000	75.3510	75.3510	0.0178	0.0000	75.7964
Total	0.0478	0.4369	0.5254	8.8000e-004		0.0199	0.0199		0.0188	0.0188	0.0000	75.3510	75.3510	0.0178	0.0000	75.7964

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3.5 Building Construction - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.2000e-003	0.0425	0.0122	1.5000e-004	3.8900e-003	5.0000e-005	3.9400e-003	1.1200e-003	5.0000e-005	1.1700e-003	0.0000	14.4417	14.4417	7.8000e-004	0.0000	14.4613
Worker	0.0103	6.7800e-003	0.0818	2.8000e-004	0.0325	2.3000e-004	0.0327	8.6200e-003	2.1000e-004	8.8300e-003	0.0000	25.3707	25.3707	5.6000e-004	0.0000	25.3848
Total	0.0115	0.0493	0.0940	4.3000e-004	0.0363	2.8000e-004	0.0366	9.7400e-003	2.6000e-004	1.0000e-002	0.0000	39.8124	39.8124	1.3400e-003	0.0000	39.8461

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	0.0394	0.7555	0.5863	8.8000e-004		0.0276	0.0276		0.0276	0.0276	0.0000	75.3509	75.3509	0.0178	0.0000	75.7963
Total	0.0394	0.7555	0.5863	8.8000e-004		0.0276	0.0276		0.0276	0.0276	0.0000	75.3509	75.3509	0.0178	0.0000	75.7963

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3.5 Building Construction - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.2000e-003	0.0425	0.0122	1.5000e-004	3.8900e-003	5.0000e-005	3.9400e-003	1.1200e-003	5.0000e-005	1.1700e-003	0.0000	14.4417	14.4417	7.8000e-004	0.0000	14.4613
Worker	0.0103	6.7800e-003	0.0818	2.8000e-004	0.0325	2.3000e-004	0.0327	8.6200e-003	2.1000e-004	8.8300e-003	0.0000	25.3707	25.3707	5.6000e-004	0.0000	25.3848
Total	0.0115	0.0493	0.0940	4.3000e-004	0.0363	2.8000e-004	0.0366	9.7400e-003	2.6000e-004	1.0000e-002	0.0000	39.8124	39.8124	1.3400e-003	0.0000	39.8461

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	0.0310	0.3058	0.4375	6.8000e-004		0.0153	0.0153		0.0141	0.0141	0.0000	60.0806	60.0806	0.0194	0.0000	60.5664
Paving	1.7000e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0327	0.3058	0.4375	6.8000e-004		0.0153	0.0153		0.0141	0.0141	0.0000	60.0806	60.0806	0.0194	0.0000	60.5664

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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	1.6600e-003	1.1300e-003	0.0134	4.0000e-005	4.9400e-003	4.0000e-005	4.9700e-003	1.3100e-003	3.0000e-005	1.3400e-003	0.0000	3.9917	3.9917	9.0000e-005	0.0000	3.9940
Total	1.6600e-003	1.1300e-003	0.0134	4.0000e-005	4.9400e-003	4.0000e-005	4.9700e-003	1.3100e-003	3.0000e-005	1.3400e-003	0.0000	3.9917	3.9917	9.0000e-005	0.0000	3.9940

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	0.0279	0.6034	0.5189	6.8000e-004		0.0200	0.0200		0.0200	0.0200	0.0000	60.0805	60.0805	0.0194	0.0000	60.5663
Paving	1.7000e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0296	0.6034	0.5189	6.8000e-004		0.0200	0.0200		0.0200	0.0200	0.0000	60.0805	60.0805	0.0194	0.0000	60.5663

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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	1.6600e-003	1.1300e-003	0.0134	4.0000e-005	4.9400e-003	4.0000e-005	4.9700e-003	1.3100e-003	3.0000e-005	1.3400e-003	0.0000	3.9917	3.9917	9.0000e-005	0.0000	3.9940
Total	1.6600e-003	1.1300e-003	0.0134	4.0000e-005	4.9400e-003	4.0000e-005	4.9700e-003	1.3100e-003	3.0000e-005	1.3400e-003	0.0000	3.9917	3.9917	9.0000e-005	0.0000	3.9940

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	0.2799					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	5.7500e-003	0.0391	0.0543	9.0000e-005		2.1200e-003	2.1200e-003		2.1200e-003	2.1200e-003	0.0000	7.6598	7.6598	4.6000e-004	0.0000	7.6712
Total	0.2857	0.0391	0.0543	9.0000e-005		2.1200e-003	2.1200e-003		2.1200e-003	2.1200e-003	0.0000	7.6598	7.6598	4.6000e-004	0.0000	7.6712

Citrus Square Project - South Coast AQMD Air District, 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	1.9900e-003	1.3600e-003	0.0160	5.0000e-005	5.9200e-003	4.0000e-005	5.9700e-003	1.5700e-003	4.0000e-005	1.6100e-003	0.0000	4.7900	4.7900	1.1000e-004	0.0000	4.7928
Total	1.9900e-003	1.3600e-003	0.0160	5.0000e-005	5.9200e-003	4.0000e-005	5.9700e-003	1.5700e-003	4.0000e-005	1.6100e-003	0.0000	4.7900	4.7900	1.1000e-004	0.0000	4.7928

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.2799					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	5.7500e-003	0.0391	0.0543	9.0000e-005		2.1200e-003	2.1200e-003		2.1200e-003	2.1200e-003	0.0000	7.6598	7.6598	4.6000e-004	0.0000	7.6712
Total	0.2857	0.0391	0.0543	9.0000e-005		2.1200e-003	2.1200e-003		2.1200e-003	2.1200e-003	0.0000	7.6598	7.6598	4.6000e-004	0.0000	7.6712

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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	1.9900e-003	1.3600e-003	0.0160	5.0000e-005	5.9200e-003	4.0000e-005	5.9700e-003	1.5700e-003	4.0000e-005	1.6100e-003	0.0000	4.7900	4.7900	1.1000e-004	0.0000	4.7928
Total	1.9900e-003	1.3600e-003	0.0160	5.0000e-005	5.9200e-003	4.0000e-005	5.9700e-003	1.5700e-003	4.0000e-005	1.6100e-003	0.0000	4.7900	4.7900	1.1000e-004	0.0000	4.7928

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0803	0.4029	1.1046	4.5900e-003	0.4086	3.2700e-003	0.4119	0.1095	3.0400e-003	0.1125	0.0000	424.4935	424.4935	0.0187	0.0000	424.9598
Unmitigated	0.0803	0.4029	1.1046	4.5900e-003	0.4086	3.2700e-003	0.4119	0.1095	3.0400e-003	0.1125	0.0000	424.4935	424.4935	0.0187	0.0000	424.9598

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Parking Lot	0.00	0.00	0.00		
Retirement Community	362.60	198.94	191.10	1,075,446	1,075,446
Total	362.60	198.94	191.10	1,075,446	1,075,446

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
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Retirement Community	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Parking Lot	0.550809	0.042355	0.203399	0.115606	0.014562	0.005806	0.021810	0.035336	0.002134	0.001736	0.004891	0.000712	0.000845
Retirement Community	0.550809	0.042355	0.203399	0.115606	0.014562	0.005806	0.021810	0.035336	0.002134	0.001736	0.004891	0.000712	0.000845

Citrus Square Project - South Coast AQMD Air District, Annual

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

Install High Efficiency Lighting

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	91.8640	91.8640	5.6600e-003	1.1700e-003	92.3545
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	94.6983	94.6983	5.8400e-003	1.2100e-003	95.2039
NaturalGas Mitigated	5.5900e-003	0.0478	0.0203	3.1000e-004		3.8700e-003	3.8700e-003		3.8700e-003	3.8700e-003	0.0000	55.3638	55.3638	1.0600e-003	1.0200e-003	55.6928
NaturalGas Unmitigated	6.7400e-003	0.0576	0.0245	3.7000e-004		4.6600e-003	4.6600e-003		4.6600e-003	4.6600e-003	0.0000	66.7282	66.7282	1.2800e-003	1.2200e-003	67.1248

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5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Parking Lot	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
Retirement Community	1.25044e+006	6.7400e-003	0.0576	0.0245	3.7000e-004		4.6600e-003	4.6600e-003		4.6600e-003	4.6600e-003	0.0000	66.7282	66.7282	1.2800e-003	1.2200e-003	67.1248
Total		6.7400e-003	0.0576	0.0245	3.7000e-004		4.6600e-003	4.6600e-003		4.6600e-003	4.6600e-003	0.0000	66.7282	66.7282	1.2800e-003	1.2200e-003	67.1248

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					
Parking Lot	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
Retirement Community	1.03748e+006	5.5900e-003	0.0478	0.0203	3.1000e-004		3.8700e-003	3.8700e-003		3.8700e-003	3.8700e-003	0.0000	55.3638	55.3638	1.0600e-003	1.0200e-003	55.6928
Total		5.5900e-003	0.0478	0.0203	3.1000e-004		3.8700e-003	3.8700e-003		3.8700e-003	3.8700e-003	0.0000	55.3638	55.3638	1.0600e-003	1.0200e-003	55.6928

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5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Parking Lot	17220	3.6760	2.3000e-004	5.0000e-005	3.6957
Retirement Community	426385	91.0222	5.6100e-003	1.1600e-003	91.5083
Total		94.6983	5.8400e-003	1.2100e-003	95.2039

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Parking Lot	16014.6	3.4187	2.1000e-004	4.0000e-005	3.4370
Retirement Community	414314	88.4453	5.4500e-003	1.1300e-003	88.9175
Total		91.8640	5.6600e-003	1.1700e-003	92.3545

6.0 Area Detail

6.1 Mitigation Measures Area

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.3791	0.0289	1.0191	1.6000e-004		7.0000e-003	7.0000e-003		7.0000e-003	7.0000e-003	0.0000	21.6573	21.6573	1.9800e-003	3.7000e-004	21.8160
Unmitigated	0.3791	0.0289	1.0191	1.6000e-004		7.0000e-003	7.0000e-003		7.0000e-003	7.0000e-003	0.0000	21.6573	21.6573	1.9800e-003	3.7000e-004	21.8160

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	0.0280					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.3186					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	2.0200e-003	0.0173	7.3500e-003	1.1000e-004		1.4000e-003	1.4000e-003		1.4000e-003	1.4000e-003	0.0000	20.0034	20.0034	3.8000e-004	3.7000e-004	20.1223
Landscaping	0.0305	0.0117	1.0118	5.0000e-005		5.6000e-003	5.6000e-003		5.6000e-003	5.6000e-003	0.0000	1.6539	1.6539	1.5900e-003	0.0000	1.6937
Total	0.3791	0.0289	1.0191	1.6000e-004		7.0000e-003	7.0000e-003		7.0000e-003	7.0000e-003	0.0000	21.6573	21.6573	1.9700e-003	3.7000e-004	21.8160

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6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0280					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.3186					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	2.0200e-003	0.0173	7.3500e-003	1.1000e-004		1.4000e-003	1.4000e-003		1.4000e-003	1.4000e-003	0.0000	20.0034	20.0034	3.8000e-004	3.7000e-004	20.1223
Landscaping	0.0305	0.0117	1.0118	5.0000e-005		5.6000e-003	5.6000e-003		5.6000e-003	5.6000e-003	0.0000	1.6539	1.6539	1.5900e-003	0.0000	1.6937
Total	0.3791	0.0289	1.0191	1.6000e-004		7.0000e-003	7.0000e-003		7.0000e-003	7.0000e-003	0.0000	21.6573	21.6573	1.9700e-003	3.7000e-004	21.8160

7.0 Water Detail

7.1 Mitigation Measures Water

- Install Low Flow Bathroom Faucet
- Install Low Flow Kitchen Faucet
- Install Low Flow Toilet
- Install Low Flow Shower
- Use Water Efficient Irrigation System

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	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	24.7838	0.1679	4.2300e-003	30.2399
Unmitigated	29.3210	0.2097	5.2600e-003	36.1322

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Retirement Community	6.38509 / 4.02539	29.3210	0.2097	5.2600e-003	36.1322
Total		29.3210	0.2097	5.2600e-003	36.1322

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7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Retirement Community	5.10808 / 3.77984	24.7838	0.1679	4.2300e-003	30.2399
Total		24.7838	0.1679	4.2300e-003	30.2399

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Citrus Square Project - South Coast AQMD Air District, Annual

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	2.2877	0.1352	0.0000	5.6677
Unmitigated	9.1508	0.5408	0.0000	22.6708

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Retirement Community	45.08	9.1508	0.5408	0.0000	22.6708
Total		9.1508	0.5408	0.0000	22.6708

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8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Retirement Community	11.27	2.2877	0.1352	0.0000	5.6677
Total		2.2877	0.1352	0.0000	5.6677

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

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

11.0 Vegetation

Citrus Square Project - South Coast AQMD Air District, Annual

Citrus Square Project - South Coast AQMD Air District, Summer

Citrus Square Project
South Coast AQMD Air District, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Parking Lot	123.00	Space	1.30	49,200.00	0
Retirement Community	98.00	Dwelling Unit	5.00	87,278.00	280

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	8			Operational Year	2024
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	470.63	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Citrus Square Project - South Coast AQMD Air District, Summer

Project Characteristics - CO2 Intensity Reduction Factor Based on 2020 RPS

Land Use - Eight Market Rate Buildings and Two Affordable Buildings = 98 Total DU (87,278 sq ft). Parking counting outdoor or covered spaces only (50 carport and 73 open uncovered spaces =123 total outdoor parking). Lot 6.3 acres.

Construction Phase - Tentative construction schedule provided by the Project Applicant

Demolition - Approximately 42,750 sf of existing structure would be demolished.

Grading - Project cut 15,135 cy, fill of 6,094 cy, for a net export of 9,041 cy.

Vehicle Trips - Trip generation = 363 average daily trips.

Woodstoves - No wood burning stoves or fireplaces.

Energy Use -

Construction Off-road Equipment Mitigation - All construction equipment rated over 50 HP would utilize at minimum Tier 2 engines. Water exposed areas a least 3 times daily.

Area Mitigation -

Energy Mitigation - Compliance with current Title 24standards for high efficiency lighting. 30% reduction over 2016 Title 24 standards.

Water Mitigation - Water efficient faucets and fixtures. Water efficient landscaping and sprinklers.

Waste Mitigation - 75 percent waste reduction in compliance with CalRecycle

Table Name	Column Name	Default Value	New Value
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	4.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	6.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	10.00

Citrus Square Project - South Coast AQMD Air District, Summer

tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstructionPhase	NumDays	20.00	60.00
tblConstructionPhase	NumDays	230.00	450.00
tblConstructionPhase	NumDays	20.00	30.00
tblConstructionPhase	NumDays	20.00	60.00
tblConstructionPhase	NumDays	10.00	55.00
tblConstructionPhase	PhaseEndDate	7/21/2023	9/15/2023
tblConstructionPhase	PhaseEndDate	5/26/2023	3/29/2024
tblConstructionPhase	PhaseEndDate	5/27/2022	6/10/2022
tblConstructionPhase	PhaseEndDate	6/23/2023	8/18/2023
tblConstructionPhase	PhaseEndDate	6/10/2022	8/12/2022
tblFireplaces	NumberWood	4.90	0.00
tblGrading	MaterialExported	0.00	9,041.00
tblLandUse	LandUseSquareFeet	98,000.00	87,278.00
tblLandUse	LotAcreage	1.11	1.30
tblLandUse	LotAcreage	19.60	5.00
tblProjectCharacteristics	CO2IntensityFactor	702.44	470.63

Citrus Square Project - South Coast AQMD Air District, Summer

tblVehicleTrips	WD_TR	2.40	3.70
tblWoodstoves	NumberCatalytic	4.90	0.00
tblWoodstoves	NumberNoncatalytic	4.90	0.00

2.0 Emissions Summary

Citrus Square Project - South Coast AQMD Air District, Summer

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					
2022	5.9845	67.2276	41.7838	0.1140	26.0258	2.8622	28.6200	13.6743	2.6454	16.0623	0.0000	11,542.07 26	11,542.07 26	2.4369	0.0000	11,602.99 59
2023	12.6826	27.4574	36.9945	0.0702	1.5076	1.2919	2.7995	0.4026	1.2089	1.6115	0.0000	6,816.424 2	6,816.424 2	1.3951	0.0000	6,851.300 3
2024	1.8284	14.9265	19.2570	0.0407	1.1388	0.6218	1.7605	0.3048	0.5847	0.8895	0.0000	3,956.173 8	3,956.173 8	0.6505	0.0000	3,972.435 7
Maximum	12.6826	67.2276	41.7838	0.1140	26.0258	2.8622	28.6200	13.6743	2.6454	16.0623	0.0000	11,542.07 26	11,542.07 26	2.4369	0.0000	11,602.99 59

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					
2022	2.9426	73.2895	49.1258	0.1140	10.9773	1.8667	12.7367	5.5577	1.8663	7.3152	0.0000	11,542.07 26	11,542.07 26	2.4369	0.0000	11,602.99 59
2023	12.2376	46.2801	41.5168	0.0702	1.5076	1.6054	3.1130	0.4026	1.6045	2.0071	0.0000	6,816.424 2	6,816.424 2	1.3951	0.0000	6,851.300 3
2024	1.5677	24.7276	21.1308	0.0407	1.1388	0.8572	1.9960	0.3048	0.8566	1.1614	0.0000	3,956.173 8	3,956.173 8	0.6505	0.0000	3,972.435 7
Maximum	12.2376	73.2895	49.1258	0.1140	10.9773	1.8667	12.7367	5.5577	1.8663	7.3152	0.0000	11,542.07 26	11,542.07 26	2.4369	0.0000	11,602.99 59

Citrus Square Project - South Coast AQMD Air District, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	18.29	-31.64	-14.01	0.00	52.48	9.35	46.22	56.44	2.51	43.52	0.00	0.00	0.00	0.00	0.00	0.00

Citrus Square Project - South Coast AQMD Air District, Summer

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.3048	1.4750	8.6823	9.2500e-003		0.1566	0.1566		0.1566	0.1566	0.0000	1,778.5850	1,778.5850	0.0479	0.0323	1,789.4186
Energy	0.0370	0.3157	0.1344	2.0200e-003		0.0255	0.0255		0.0255	0.0255		403.0427	403.0427	7.7200e-003	7.3900e-003	405.4377
Mobile	0.5479	2.4632	7.3845	0.0302	2.6345	0.0207	2.6552	0.7048	0.0193	0.7241		3,080.7749	3,080.7749	0.1311		3,084.0533
Total	2.8896	4.2539	16.2012	0.0415	2.6345	0.2028	2.8373	0.7048	0.2013	0.9062	0.0000	5,262.4026	5,262.4026	0.1867	0.0397	5,278.9096

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.3048	1.4750	8.6823	9.2500e-003		0.1566	0.1566		0.1566	0.1566	0.0000	1,778.5850	1,778.5850	0.0479	0.0323	1,789.4186
Energy	0.0307	0.2620	0.1115	1.6700e-003		0.0212	0.0212		0.0212	0.0212		334.4007	334.4007	6.4100e-003	6.1300e-003	336.3879
Mobile	0.5479	2.4632	7.3845	0.0302	2.6345	0.0207	2.6552	0.7048	0.0193	0.7241		3,080.7749	3,080.7749	0.1311		3,084.0533
Total	2.8833	4.2001	16.1783	0.0411	2.6345	0.1985	2.8329	0.7048	0.1970	0.9018	0.0000	5,193.7607	5,193.7607	0.1854	0.0385	5,209.8598

Citrus Square Project - South Coast AQMD Air District, Summer

	ROG	NOx	CO	SO2	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	0.22	1.26	0.14	0.84	0.00	2.14	0.15	0.00	2.16	0.48	0.00	1.30	1.30	0.70	3.17	1.31

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	5/2/2022	6/10/2022	5	30	
2	Site Preparation	Site Preparation	5/28/2022	8/12/2022	5	55	
3	Grading	Grading	6/11/2022	7/8/2022	5	20	
4	Building Construction	Building Construction	7/9/2022	3/29/2024	5	450	
5	Paving	Paving	5/27/2023	8/18/2023	5	60	
6	Architectural Coating	Architectural Coating	6/24/2023	9/15/2023	5	60	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 10

Acres of Paving: 1.3

Residential Indoor: 176,738; Residential Outdoor: 58,913; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 2,952 (Architectural Coating – sqft)

OffRoad Equipment

Citrus Square Project - South Coast AQMD Air District, Summer

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	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	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

Citrus Square Project - South Coast AQMD Air District, Summer

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	194.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	1,130.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	91.00	19.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Water Exposed Area

3.2 Demolition - 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					
Fugitive Dust					1.4027	0.0000	1.4027	0.2124	0.0000	0.2124			0.0000			0.0000
Off-Road	2.6392	25.7194	20.5941	0.0388		1.2427	1.2427		1.1553	1.1553		3,746.7812	3,746.7812	1.0524		3,773.0920
Total	2.6392	25.7194	20.5941	0.0388	1.4027	1.2427	2.6454	0.2124	1.1553	1.3676		3,746.7812	3,746.7812	1.0524		3,773.0920

Citrus Square Project - South Coast AQMD Air District, Summer

3.2 Demolition - 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	0.0446	1.5116	0.3424	4.8900e-003	0.1130	4.3600e-003	0.1174	0.0310	4.1700e-003	0.0351		530.1082	530.1082	0.0351		530.9867
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	0.0594	0.0371	0.5225	1.6100e-003	0.1677	1.2000e-003	0.1689	0.0445	1.1000e-003	0.0456		160.1586	160.1586	4.0400e-003		160.2595
Total	0.1040	1.5487	0.8649	6.5000e-003	0.2807	5.5600e-003	0.2862	0.0754	5.2700e-003	0.0807		690.2668	690.2668	0.0392		691.2462

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.5471	0.0000	0.5471	0.0828	0.0000	0.0828			0.0000			0.0000
Off-Road	1.2617	32.6638	24.6739	0.0388		0.9135	0.9135		0.9135	0.9135	0.0000	3,746.7812	3,746.7812	1.0524		3,773.0920
Total	1.2617	32.6638	24.6739	0.0388	0.5471	0.9135	1.4606	0.0828	0.9135	0.9964	0.0000	3,746.7812	3,746.7812	1.0524		3,773.0920

Citrus Square Project - South Coast AQMD Air District, Summer

3.2 Demolition - 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	0.0446	1.5116	0.3424	4.8900e-003	0.1130	4.3600e-003	0.1174	0.0310	4.1700e-003	0.0351		530.1082	530.1082	0.0351		530.9867
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	0.0594	0.0371	0.5225	1.6100e-003	0.1677	1.2000e-003	0.1689	0.0445	1.1000e-003	0.0456		160.1586	160.1586	4.0400e-003		160.2595
Total	0.1040	1.5487	0.8649	6.5000e-003	0.2807	5.5600e-003	0.2862	0.0754	5.2700e-003	0.0807		690.2668	690.2668	0.0392		691.2462

3.3 Site Preparation - 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					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.1701	33.0835	19.6978	0.0380		1.6126	1.6126		1.4836	1.4836		3,686.0619	3,686.0619	1.1922		3,715.8655
Total	3.1701	33.0835	19.6978	0.0380	18.0663	1.6126	19.6788	9.9307	1.4836	11.4143		3,686.0619	3,686.0619	1.1922		3,715.8655

Citrus Square Project - South Coast AQMD Air District, Summer

3.3 Site Preparation - 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	0.0713	0.0445	0.6270	1.9300e-003	0.2012	1.4400e-003	0.2026	0.0534	1.3200e-003	0.0547		192.1903	192.1903	4.8400e-003		192.3114
Total	0.0713	0.0445	0.6270	1.9300e-003	0.2012	1.4400e-003	0.2026	0.0534	1.3200e-003	0.0547		192.1903	192.1903	4.8400e-003		192.3114

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0458	0.0000	7.0458	3.8730	0.0000	3.8730			0.0000			0.0000
Off-Road	1.2097	33.7214	22.9600	0.0380		0.9462	0.9462		0.9462	0.9462	0.0000	3,686.0619	3,686.0619	1.1922		3,715.8655
Total	1.2097	33.7214	22.9600	0.0380	7.0458	0.9462	7.9920	3.8730	0.9462	4.8191	0.0000	3,686.0619	3,686.0619	1.1922		3,715.8655

Citrus Square Project - South Coast AQMD Air District, Summer

3.3 Site Preparation - 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	0.0713	0.0445	0.6270	1.9300e-003	0.2012	1.4400e-003	0.2026	0.0534	1.3200e-003	0.0547		192.1903	192.1903	4.8400e-003		192.3114
Total	0.0713	0.0445	0.6270	1.9300e-003	0.2012	1.4400e-003	0.2026	0.0534	1.3200e-003	0.0547		192.1903	192.1903	4.8400e-003		192.3114

3.4 Grading - 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					
Fugitive Dust					6.6035	0.0000	6.6035	3.3752	0.0000	3.3752			0.0000			0.0000
Off-Road	1.9486	20.8551	15.2727	0.0297		0.9409	0.9409		0.8656	0.8656		2,872.0464	2,872.0464	0.9289		2,895.2684
Total	1.9486	20.8551	15.2727	0.0297	6.6035	0.9409	7.5443	3.3752	0.8656	4.2408		2,872.0464	2,872.0464	0.9289		2,895.2684

Citrus Square Project - South Coast AQMD Air District, Summer

3.4 Grading - 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	0.3893	13.2074	2.9913	0.0427	0.9873	0.0381	1.0254	0.2706	0.0365	0.3070		4,631.6155	4,631.6155	0.3070		4,639.2911
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	0.0594	0.0371	0.5225	1.6100e-003	0.1677	1.2000e-003	0.1689	0.0445	1.1000e-003	0.0456		160.1586	160.1586	4.0400e-003		160.2595
Total	0.4487	13.2445	3.5138	0.0444	1.1549	0.0393	1.1942	0.3150	0.0376	0.3526		4,791.7741	4,791.7741	0.3111		4,799.5506

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.5754	0.0000	2.5754	1.3163	0.0000	1.3163			0.0000			0.0000
Off-Road	1.0093	26.2791	18.9906	0.0297		0.7725	0.7725		0.7725	0.7725	0.0000	2,872.0464	2,872.0464	0.9289		2,895.2684
Total	1.0093	26.2791	18.9906	0.0297	2.5754	0.7725	3.3478	1.3163	0.7725	2.0888	0.0000	2,872.0464	2,872.0464	0.9289		2,895.2684

Citrus Square Project - South Coast AQMD Air District, Summer

3.4 Grading - 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	0.3893	13.2074	2.9913	0.0427	0.9873	0.0381	1.0254	0.2706	0.0365	0.3070		4,631.6155	4,631.6155	0.3070		4,639.2911
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	0.0594	0.0371	0.5225	1.6100e-003	0.1677	1.2000e-003	0.1689	0.0445	1.1000e-003	0.0456		160.1586	160.1586	4.0400e-003		160.2595
Total	0.4487	13.2445	3.5138	0.0444	1.1549	0.0393	1.1942	0.3150	0.0376	0.3526		4,791.7741	4,791.7741	0.3111		4,799.5506

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

Citrus Square Project - South Coast AQMD Air District, Summer

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	0.0496	1.7201	0.4064	4.8000e-003	0.1216	3.1600e-003	0.1248	0.0350	3.0200e-003	0.0380		513.1123	513.1123	0.0301		513.8659
Worker	0.3603	0.2250	3.1700	9.7500e-003	1.0172	7.2700e-003	1.0244	0.2698	6.7000e-003	0.2765		971.6288	971.6288	0.0245		972.2411
Total	0.4099	1.9452	3.5764	0.0146	1.1388	0.0104	1.1492	0.3048	9.7200e-003	0.3145		1,484.7411	1,484.7411	0.0546		1,486.1070

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	1.2517	23.3270	18.0727	0.0269		0.8652	0.8652		0.8652	0.8652	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322
Total	1.2517	23.3270	18.0727	0.0269		0.8652	0.8652		0.8652	0.8652	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322

Citrus Square Project - South Coast AQMD Air District, Summer

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	0.0496	1.7201	0.4064	4.8000e-003	0.1216	3.1600e-003	0.1248	0.0350	3.0200e-003	0.0380		513.1123	513.1123	0.0301		513.8659
Worker	0.3603	0.2250	3.1700	9.7500e-003	1.0172	7.2700e-003	1.0244	0.2698	6.7000e-003	0.2765		971.6288	971.6288	0.0245		972.2411
Total	0.4099	1.9452	3.5764	0.0146	1.1388	0.0104	1.1492	0.3048	9.7200e-003	0.3145		1,484.7411	1,484.7411	0.0546		1,486.1070

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

Citrus Square Project - South Coast AQMD Air District, Summer

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	0.0370	1.3004	0.3662	4.6500e-003	0.1216	1.4600e-003	0.1231	0.0350	1.4000e-003	0.0364		497.5487	497.5487	0.0263		498.2058
Worker	0.3388	0.2036	2.9274	9.3800e-003	1.0172	7.0800e-003	1.0243	0.2698	6.5200e-003	0.2763		935.4165	935.4165	0.0221		935.9687
Total	0.3758	1.5041	3.2936	0.0140	1.1388	8.5400e-003	1.1473	0.3048	7.9200e-003	0.3127		1,432.9651	1,432.9651	0.0484		1,434.1745

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	1.2295	23.2846	18.0549	0.0269		0.8565	0.8565		0.8565	0.8565	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
Total	1.2295	23.2846	18.0549	0.0269		0.8565	0.8565		0.8565	0.8565	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061

Citrus Square Project - South Coast AQMD Air District, Summer

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	0.0370	1.3004	0.3662	4.6500e-003	0.1216	1.4600e-003	0.1231	0.0350	1.4000e-003	0.0364		497.5487	497.5487	0.0263		498.2058
Worker	0.3388	0.2036	2.9274	9.3800e-003	1.0172	7.0800e-003	1.0243	0.2698	6.5200e-003	0.2763		935.4165	935.4165	0.0221		935.9687
Total	0.3758	1.5041	3.2936	0.0140	1.1388	8.5400e-003	1.1473	0.3048	7.9200e-003	0.3127		1,432.9651	1,432.9651	0.0484		1,434.1745

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

Citrus Square Project - South Coast AQMD Air District, Summer

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	0.0362	1.2972	0.3556	4.6300e-003	0.1216	1.4500e-003	0.1231	0.0350	1.3800e-003	0.0364		495.7447	495.7447	0.0259		496.3916
Worker	0.3206	0.1856	2.7346	9.0700e-003	1.0172	6.9900e-003	1.0242	0.2698	6.4300e-003	0.2762		904.7301	904.7301	0.0203		905.2364
Total	0.3568	1.4828	3.0902	0.0137	1.1388	8.4400e-003	1.1472	0.3048	7.8100e-003	0.3126		1,400.4749	1,400.4749	0.0461		1,401.6280

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	1.2108	23.2448	18.0406	0.0270		0.8488	0.8488		0.8488	0.8488	0.0000	2,555.6989	2,555.6989	0.6044		2,570.8077
Total	1.2108	23.2448	18.0406	0.0270		0.8488	0.8488		0.8488	0.8488	0.0000	2,555.6989	2,555.6989	0.6044		2,570.8077

Citrus Square Project - South Coast AQMD Air District, Summer

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	0.0362	1.2972	0.3556	4.6300e-003	0.1216	1.4500e-003	0.1231	0.0350	1.3800e-003	0.0364		495.7447	495.7447	0.0259		496.3916
Worker	0.3206	0.1856	2.7346	9.0700e-003	1.0172	6.9900e-003	1.0242	0.2698	6.4300e-003	0.2762		904.7301	904.7301	0.0203		905.2364
Total	0.3568	1.4828	3.0902	0.0137	1.1388	8.4400e-003	1.1472	0.3048	7.8100e-003	0.3126		1,400.4749	1,400.4749	0.0461		1,401.6280

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	0.0568					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.0895	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

Citrus Square Project - South Coast AQMD Air District, Summer

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	0.0558	0.0336	0.4825	1.5500e-003	0.1677	1.1700e-003	0.1688	0.0445	1.0800e-003	0.0455		154.1895	154.1895	3.6400e-003		154.2806
Total	0.0558	0.0336	0.4825	1.5500e-003	0.1677	1.1700e-003	0.1688	0.0445	1.0800e-003	0.0455		154.1895	154.1895	3.6400e-003		154.2806

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	0.9311	20.1146	17.2957	0.0228		0.6670	0.6670		0.6670	0.6670	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0568					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.9878	20.1146	17.2957	0.0228		0.6670	0.6670		0.6670	0.6670	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336

Citrus Square Project - South Coast AQMD Air District, Summer

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	0.0558	0.0336	0.4825	1.5500e-003	0.1677	1.1700e-003	0.1688	0.0445	1.0800e-003	0.0455		154.1895	154.1895	3.6400e-003		154.2806
Total	0.0558	0.0336	0.4825	1.5500e-003	0.1677	1.1700e-003	0.1688	0.0445	1.0800e-003	0.0455		154.1895	154.1895	3.6400e-003		154.2806

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	9.3301					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	9.5217	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690

Citrus Square Project - South Coast AQMD Air District, Summer

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	0.0670	0.0403	0.5791	1.8600e-003	0.2012	1.4000e-003	0.2026	0.0534	1.2900e-003	0.0547		185.0274	185.0274	4.3700e-003		185.1367
Total	0.0670	0.0403	0.5791	1.8600e-003	0.2012	1.4000e-003	0.2026	0.0534	1.2900e-003	0.0547		185.0274	185.0274	4.3700e-003		185.1367

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	9.3301					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	9.5217	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

Citrus Square Project - South Coast AQMD Air District, Summer

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	0.0670	0.0403	0.5791	1.8600e-003	0.2012	1.4000e-003	0.2026	0.0534	1.2900e-003	0.0547		185.0274	185.0274	4.3700e-003		185.1367
Total	0.0670	0.0403	0.5791	1.8600e-003	0.2012	1.4000e-003	0.2026	0.0534	1.2900e-003	0.0547		185.0274	185.0274	4.3700e-003		185.1367

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Citrus Square Project - South Coast AQMD Air District, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.5479	2.4632	7.3845	0.0302	2.6345	0.0207	2.6552	0.7048	0.0193	0.7241		3,080.7749	3,080.7749	0.1311		3,084.0533
Unmitigated	0.5479	2.4632	7.3845	0.0302	2.6345	0.0207	2.6552	0.7048	0.0193	0.7241		3,080.7749	3,080.7749	0.1311		3,084.0533

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Parking Lot	0.00	0.00	0.00		
Retirement Community	362.60	198.94	191.10	1,075,446	1,075,446
Total	362.60	198.94	191.10	1,075,446	1,075,446

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
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Retirement Community	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Parking Lot	0.550809	0.042355	0.203399	0.115606	0.014562	0.005806	0.021810	0.035336	0.002134	0.001736	0.004891	0.000712	0.000845
Retirement Community	0.550809	0.042355	0.203399	0.115606	0.014562	0.005806	0.021810	0.035336	0.002134	0.001736	0.004891	0.000712	0.000845

Citrus Square Project - South Coast AQMD Air District, Summer

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

Install High Efficiency Lighting

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0307	0.2620	0.1115	1.6700e-003		0.0212	0.0212		0.0212	0.0212		334.4007	334.4007	6.4100e-003	6.1300e-003	336.3879
NaturalGas Unmitigated	0.0370	0.3157	0.1344	2.0200e-003		0.0255	0.0255		0.0255	0.0255		403.0427	403.0427	7.7200e-003	7.3900e-003	405.4377

Citrus Square Project - South Coast AQMD Air District, Summer

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					
Parking Lot	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
Retirement Community	3425.86	0.0370	0.3157	0.1344	2.0200e-003		0.0255	0.0255		0.0255	0.0255		403.0427	403.0427	7.7200e-003	7.3900e-003	405.4377
Total		0.0370	0.3157	0.1344	2.0200e-003		0.0255	0.0255		0.0255	0.0255		403.0427	403.0427	7.7200e-003	7.3900e-003	405.4377

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					
Parking Lot	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
Retirement Community	2.84241	0.0307	0.2620	0.1115	1.6700e-003		0.0212	0.0212		0.0212	0.0212		334.4007	334.4007	6.4100e-003	6.1300e-003	336.3879
Total		0.0307	0.2620	0.1115	1.6700e-003		0.0212	0.0212		0.0212	0.0212		334.4007	334.4007	6.4100e-003	6.1300e-003	336.3879

6.0 Area Detail

6.1 Mitigation Measures Area

Citrus Square Project - South Coast AQMD Air District, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	2.3048	1.4750	8.6823	9.2500e-003		0.1566	0.1566		0.1566	0.1566	0.0000	1,778.5850	1,778.5850	0.0479	0.0323	1,789.4186
Unmitigated	2.3048	1.4750	8.6823	9.2500e-003		0.1566	0.1566		0.1566	0.1566	0.0000	1,778.5850	1,778.5850	0.0479	0.0323	1,789.4186

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	0.1534					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.7455					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.1617	1.3818	0.5880	8.8200e-003		0.1117	0.1117		0.1117	0.1117	0.0000	1,764.0000	1,764.0000	0.0338	0.0323	1,774.4826
Landscaping	0.2442	0.0932	8.0943	4.3000e-004		0.0448	0.0448		0.0448	0.0448		14.5850	14.5850	0.0140		14.9360
Total	2.3048	1.4750	8.6823	9.2500e-003		0.1566	0.1566		0.1566	0.1566	0.0000	1,778.5850	1,778.5850	0.0479	0.0323	1,789.4186

Citrus Square Project - South Coast AQMD Air District, Summer

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	0.1534					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.7455					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.1617	1.3818	0.5880	8.8200e-003		0.1117	0.1117		0.1117	0.1117	0.0000	1,764.0000	1,764.0000	0.0338	0.0323	1,774.4826
Landscaping	0.2442	0.0932	8.0943	4.3000e-004		0.0448	0.0448		0.0448	0.0448		14.5850	14.5850	0.0140		14.9360
Total	2.3048	1.4750	8.6823	9.2500e-003		0.1566	0.1566		0.1566	0.1566	0.0000	1,778.5850	1,778.5850	0.0479	0.0323	1,789.4186

7.0 Water Detail

7.1 Mitigation Measures Water

- Install Low Flow Bathroom Faucet
- Install Low Flow Kitchen Faucet
- Install Low Flow Toilet
- Install Low Flow Shower
- Use Water Efficient Irrigation System

8.0 Waste Detail

8.1 Mitigation Measures Waste

Citrus Square Project - South Coast AQMD Air District, Summer

Institute Recycling and Composting Services

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

Citrus Square Project - South Coast AQMD Air District, Winter

Citrus Square Project
South Coast AQMD Air District, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Parking Lot	123.00	Space	1.30	49,200.00	0
Retirement Community	98.00	Dwelling Unit	5.00	87,278.00	280

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	8			Operational Year	2024
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	470.63	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Citrus Square Project - South Coast AQMD Air District, Winter

Project Characteristics - CO2 Intensity Reduction Factor Based on 2020 RPS

Land Use - Eight Market Rate Buildings and Two Affordable Buildings = 98 Total DU (87,278 sq ft). Parking counting outdoor or covered spaces only (50 carport and 73 open uncovered spaces =123 total outdoor parking). Lot 6.3 acres.

Construction Phase - Tentative construction schedule provided by the Project Applicant

Demolition - Approximately 42,750 sf of existing structure would be demolished.

Grading - Project cut 15,135 cy, fill of 6,094 cy, for a net export of 9,041 cy.

Vehicle Trips - Trip generation = 363 average daily trips.

Woodstoves - No wood burning stoves or fireplaces.

Energy Use -

Construction Off-road Equipment Mitigation - All construction equipment rated over 50 HP would utilize at minimum Tier 2 engines. Water exposed areas a least 3 times daily.

Area Mitigation -

Energy Mitigation - Compliance with current Title 24 standards for high efficiency lighting. 30% reduction over 2016 Title 24 standards.

Water Mitigation - Water efficient faucets and fixtures. Water efficient landscaping and sprinklers.

Waste Mitigation - 75 percent waste reduction in compliance with CalRecycle

Table Name	Column Name	Default Value	New Value
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	4.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	6.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	10.00

Citrus Square Project - South Coast AQMD Air District, Winter

tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstEquipMitigation	Tier	No Change	Tier 2
tblConstructionPhase	NumDays	20.00	60.00
tblConstructionPhase	NumDays	230.00	450.00
tblConstructionPhase	NumDays	20.00	30.00
tblConstructionPhase	NumDays	20.00	60.00
tblConstructionPhase	NumDays	10.00	55.00
tblConstructionPhase	PhaseEndDate	7/21/2023	9/15/2023
tblConstructionPhase	PhaseEndDate	5/26/2023	3/29/2024
tblConstructionPhase	PhaseEndDate	5/27/2022	6/10/2022
tblConstructionPhase	PhaseEndDate	6/23/2023	8/18/2023
tblConstructionPhase	PhaseEndDate	6/10/2022	8/12/2022
tblFireplaces	NumberWood	4.90	0.00
tblGrading	MaterialExported	0.00	9,041.00
tblLandUse	LandUseSquareFeet	98,000.00	87,278.00
tblLandUse	LotAcreage	1.11	1.30
tblLandUse	LotAcreage	19.60	5.00
tblProjectCharacteristics	CO2IntensityFactor	702.44	470.63

Citrus Square Project - South Coast AQMD Air District, Winter

tblVehicleTrips	WD_TR	2.40	3.70
tblWoodstoves	NumberCatalytic	4.90	0.00
tblWoodstoves	NumberNoncatalytic	4.90	0.00

2.0 Emissions Summary

Citrus Square Project - South Coast AQMD Air District, 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					
2022	5.9983	67.3767	41.6896	0.1129	26.0258	2.8623	28.6206	13.6743	2.6455	16.0629	0.0000	11,432.84 28	11,432.84 28	2.4489	0.0000	11,494.06 52
2023	12.7302	27.4752	36.6128	0.0692	1.5076	1.2919	2.7996	0.4026	1.2090	1.6116	0.0000	6,719.536 8	6,719.536 8	1.3947	0.0000	6,754.403 7
2024	1.8630	14.9360	19.0011	0.0399	1.1388	0.6218	1.7606	0.3048	0.5848	0.8895	0.0000	3,883.298 8	3,883.298 8	0.6507	0.0000	3,899.566 7
Maximum	12.7302	67.3767	41.6896	0.1129	26.0258	2.8623	28.6206	13.6743	2.6455	16.0629	0.0000	11,432.84 28	11,432.84 28	2.4489	0.0000	11,494.06 52

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					
2022	2.9864	73.4385	49.0317	0.1129	10.9773	1.8668	12.7373	5.5577	1.8664	7.3158	0.0000	11,432.84 28	11,432.84 28	2.4489	0.0000	11,494.06 52
2023	12.2852	46.2979	41.1351	0.0692	1.5076	1.6054	3.1131	0.4026	1.6046	2.0072	0.0000	6,719.536 8	6,719.536 8	1.3947	0.0000	6,754.403 7
2024	1.6023	24.7370	20.8749	0.0399	1.1388	0.8573	1.9961	0.3048	0.8567	1.1614	0.0000	3,883.298 8	3,883.298 8	0.6507	0.0000	3,899.566 7
Maximum	12.2852	73.4385	49.0317	0.1129	10.9773	1.8668	12.7373	5.5577	1.8664	7.3158	0.0000	11,432.84 28	11,432.84 28	2.4489	0.0000	11,494.06 52

Citrus Square Project - South Coast AQMD Air District, 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	18.05	-31.59	-14.12	0.00	52.48	9.35	46.21	56.44	2.51	43.52	0.00	0.00	0.00	0.00	0.00	0.00

Citrus Square Project - South Coast AQMD Air District, 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	2.3048	1.4750	8.6823	9.2500e-003		0.1566	0.1566		0.1566	0.1566	0.0000	1,778.5850	1,778.5850	0.0479	0.0323	1,789.4186
Energy	0.0370	0.3157	0.1344	2.0200e-003		0.0255	0.0255		0.0255	0.0255		403.0427	403.0427	7.7200e-003	7.3900e-003	405.4377
Mobile	0.5188	2.5089	6.8715	0.0286	2.6345	0.0208	2.6553	0.7048	0.0193	0.7241		2,919.6508	2,919.6508	0.1309		2,922.9228
Total	2.8605	4.2996	15.6881	0.0399	2.6345	0.2029	2.8374	0.7048	0.2014	0.9062	0.0000	5,101.2785	5,101.2785	0.1865	0.0397	5,117.7791

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	2.3048	1.4750	8.6823	9.2500e-003		0.1566	0.1566		0.1566	0.1566	0.0000	1,778.5850	1,778.5850	0.0479	0.0323	1,789.4186
Energy	0.0307	0.2620	0.1115	1.6700e-003		0.0212	0.0212		0.0212	0.0212		334.4007	334.4007	6.4100e-003	6.1300e-003	336.3879
Mobile	0.5188	2.5089	6.8715	0.0286	2.6345	0.0208	2.6553	0.7048	0.0193	0.7241		2,919.6508	2,919.6508	0.1309		2,922.9228
Total	2.8542	4.2458	15.6652	0.0395	2.6345	0.1985	2.8330	0.7048	0.1971	0.9019	0.0000	5,032.6366	5,032.6366	0.1851	0.0385	5,048.7293

Citrus Square Project - South Coast AQMD Air District, 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	0.22	1.25	0.15	0.88	0.00	2.14	0.15	0.00	2.16	0.48	0.00	1.35	1.35	0.70	3.17	1.35

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	5/2/2022	6/10/2022	5	30	
2	Site Preparation	Site Preparation	5/28/2022	8/12/2022	5	55	
3	Grading	Grading	6/11/2022	7/8/2022	5	20	
4	Building Construction	Building Construction	7/9/2022	3/29/2024	5	450	
5	Paving	Paving	5/27/2023	8/18/2023	5	60	
6	Architectural Coating	Architectural Coating	6/24/2023	9/15/2023	5	60	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 10

Acres of Paving: 1.3

Residential Indoor: 176,738; Residential Outdoor: 58,913; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 2,952 (Architectural Coating – sqft)

OffRoad Equipment

Citrus Square Project - South Coast AQMD Air District, 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	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	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

Citrus Square Project - South Coast AQMD Air District, 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	194.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	1,130.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	91.00	19.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Water Exposed Area

3.2 Demolition - 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					
Fugitive Dust					1.4027	0.0000	1.4027	0.2124	0.0000	0.2124			0.0000			0.0000
Off-Road	2.6392	25.7194	20.5941	0.0388		1.2427	1.2427		1.1553	1.1553		3,746.7812	3,746.7812	1.0524		3,773.0920
Total	2.6392	25.7194	20.5941	0.0388	1.4027	1.2427	2.6454	0.2124	1.1553	1.3676		3,746.7812	3,746.7812	1.0524		3,773.0920

Citrus Square Project - South Coast AQMD Air District, Winter

3.2 Demolition - 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	0.0458	1.5278	0.3666	4.8000e-003	0.1130	4.4300e-003	0.1174	0.0310	4.2400e-003	0.0352		520.2196	520.2196	0.0366		521.1341
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	0.0651	0.0406	0.4687	1.5000e-003	0.1677	1.2000e-003	0.1689	0.0445	1.1000e-003	0.0456		149.7805	149.7805	3.7600e-003		149.8745
Total	0.1109	1.5684	0.8353	6.3000e-003	0.2807	5.6300e-003	0.2863	0.0754	5.3400e-003	0.0808		670.0001	670.0001	0.0403		671.0085

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.5471	0.0000	0.5471	0.0828	0.0000	0.0828			0.0000			0.0000
Off-Road	1.2617	32.6638	24.6739	0.0388		0.9135	0.9135		0.9135	0.9135	0.0000	3,746.7812	3,746.7812	1.0524		3,773.0920
Total	1.2617	32.6638	24.6739	0.0388	0.5471	0.9135	1.4606	0.0828	0.9135	0.9964	0.0000	3,746.7812	3,746.7812	1.0524		3,773.0920

Citrus Square Project - South Coast AQMD Air District, Winter

3.2 Demolition - 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	0.0458	1.5278	0.3666	4.8000e-003	0.1130	4.4300e-003	0.1174	0.0310	4.2400e-003	0.0352		520.2196	520.2196	0.0366		521.1341
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	0.0651	0.0406	0.4687	1.5000e-003	0.1677	1.2000e-003	0.1689	0.0445	1.1000e-003	0.0456		149.7805	149.7805	3.7600e-003		149.8745
Total	0.1109	1.5684	0.8353	6.3000e-003	0.2807	5.6300e-003	0.2863	0.0754	5.3400e-003	0.0808		670.0001	670.0001	0.0403		671.0085

3.3 Site Preparation - 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					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.1701	33.0835	19.6978	0.0380		1.6126	1.6126		1.4836	1.4836		3,686.0619	3,686.0619	1.1922		3,715.8655
Total	3.1701	33.0835	19.6978	0.0380	18.0663	1.6126	19.6788	9.9307	1.4836	11.4143		3,686.0619	3,686.0619	1.1922		3,715.8655

Citrus Square Project - South Coast AQMD Air District, Winter

3.3 Site Preparation - 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	0.0781	0.0487	0.5625	1.8000e-003	0.2012	1.4400e-003	0.2026	0.0534	1.3200e-003	0.0547		179.7366	179.7366	4.5100e-003		179.8494
Total	0.0781	0.0487	0.5625	1.8000e-003	0.2012	1.4400e-003	0.2026	0.0534	1.3200e-003	0.0547		179.7366	179.7366	4.5100e-003		179.8494

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0458	0.0000	7.0458	3.8730	0.0000	3.8730			0.0000			0.0000
Off-Road	1.2097	33.7214	22.9600	0.0380		0.9462	0.9462		0.9462	0.9462	0.0000	3,686.0619	3,686.0619	1.1922		3,715.8655
Total	1.2097	33.7214	22.9600	0.0380	7.0458	0.9462	7.9920	3.8730	0.9462	4.8191	0.0000	3,686.0619	3,686.0619	1.1922		3,715.8655

Citrus Square Project - South Coast AQMD Air District, Winter

3.3 Site Preparation - 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	0.0781	0.0487	0.5625	1.8000e-003	0.2012	1.4400e-003	0.2026	0.0534	1.3200e-003	0.0547		179.7366	179.7366	4.5100e-003		179.8494
Total	0.0781	0.0487	0.5625	1.8000e-003	0.2012	1.4400e-003	0.2026	0.0534	1.3200e-003	0.0547		179.7366	179.7366	4.5100e-003		179.8494

3.4 Grading - 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					
Fugitive Dust					6.6035	0.0000	6.6035	3.3752	0.0000	3.3752			0.0000			0.0000
Off-Road	1.9486	20.8551	15.2727	0.0297		0.9409	0.9409		0.8656	0.8656		2,872.0464	2,872.0464	0.9289		2,895.2684
Total	1.9486	20.8551	15.2727	0.0297	6.6035	0.9409	7.5443	3.3752	0.8656	4.2408		2,872.0464	2,872.0464	0.9289		2,895.2684

Citrus Square Project - South Coast AQMD Air District, Winter

3.4 Grading - 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	0.4005	13.3487	3.2033	0.0419	0.9873	0.0387	1.0260	0.2706	0.0370	0.3076		4,545.2175	4,545.2175	0.3196		4,553.2075
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	0.0651	0.0406	0.4687	1.5000e-003	0.1677	1.2000e-003	0.1689	0.0445	1.1000e-003	0.0456		149.7805	149.7805	3.7600e-003		149.8745
Total	0.4655	13.3893	3.6720	0.0434	1.1549	0.0399	1.1948	0.3150	0.0381	0.3532		4,694.9980	4,694.9980	0.3234		4,703.0820

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.5754	0.0000	2.5754	1.3163	0.0000	1.3163			0.0000			0.0000
Off-Road	1.0093	26.2791	18.9906	0.0297		0.7725	0.7725		0.7725	0.7725	0.0000	2,872.0464	2,872.0464	0.9289		2,895.2684
Total	1.0093	26.2791	18.9906	0.0297	2.5754	0.7725	3.3478	1.3163	0.7725	2.0888	0.0000	2,872.0464	2,872.0464	0.9289		2,895.2684

Citrus Square Project - South Coast AQMD Air District, Winter

3.4 Grading - 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	0.4005	13.3487	3.2033	0.0419	0.9873	0.0387	1.0260	0.2706	0.0370	0.3076		4,545.2175	4,545.2175	0.3196		4,553.2075
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	0.0651	0.0406	0.4687	1.5000e-003	0.1677	1.2000e-003	0.1689	0.0445	1.1000e-003	0.0456		149.7805	149.7805	3.7600e-003		149.8745
Total	0.4655	13.3893	3.6720	0.0434	1.1549	0.0399	1.1948	0.3150	0.0381	0.3532		4,694.9980	4,694.9980	0.3234		4,703.0820

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

Citrus Square Project - South Coast AQMD Air District, 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	0.0522	1.7133	0.4550	4.6600e-003	0.1216	3.2700e-003	0.1249	0.0350	3.1200e-003	0.0381		498.1690	498.1690	0.0324		498.9779
Worker	0.3947	0.2463	2.8435	9.1200e-003	1.0172	7.2700e-003	1.0244	0.2698	6.7000e-003	0.2765		908.6682	908.6682	0.0228		909.2385
Total	0.4469	1.9595	3.2986	0.0138	1.1388	0.0105	1.1493	0.3048	9.8200e-003	0.3146		1,406.8373	1,406.8373	0.0552		1,408.2163

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	1.2517	23.3270	18.0727	0.0269		0.8652	0.8652		0.8652	0.8652	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322
Total	1.2517	23.3270	18.0727	0.0269		0.8652	0.8652		0.8652	0.8652	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322

Citrus Square Project - South Coast AQMD Air District, 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	0.0522	1.7133	0.4550	4.6600e-003	0.1216	3.2700e-003	0.1249	0.0350	3.1200e-003	0.0381		498.1690	498.1690	0.0324		498.9779
Worker	0.3947	0.2463	2.8435	9.1200e-003	1.0172	7.2700e-003	1.0244	0.2698	6.7000e-003	0.2765		908.6682	908.6682	0.0228		909.2385
Total	0.4469	1.9595	3.2986	0.0138	1.1388	0.0105	1.1493	0.3048	9.8200e-003	0.3146		1,406.8373	1,406.8373	0.0552		1,408.2163

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

Citrus Square Project - South Coast AQMD Air District, 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	0.0390	1.2921	0.4024	4.5200e-003	0.1216	1.5300e-003	0.1231	0.0350	1.4700e-003	0.0365		483.2872	483.2872	0.0280		483.9874
Worker	0.3722	0.2228	2.6208	8.7700e-003	1.0172	7.0800e-003	1.0243	0.2698	6.5200e-003	0.2763		874.7798	874.7798	0.0206		875.2935
Total	0.4112	1.5149	3.0231	0.0133	1.1388	8.6100e-003	1.1474	0.3048	7.9900e-003	0.3128		1,358.0669	1,358.0669	0.0486		1,359.2809

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	1.2295	23.2846	18.0549	0.0269		0.8565	0.8565		0.8565	0.8565	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
Total	1.2295	23.2846	18.0549	0.0269		0.8565	0.8565		0.8565	0.8565	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061

Citrus Square Project - South Coast AQMD Air District, 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	0.0390	1.2921	0.4024	4.5200e-003	0.1216	1.5300e-003	0.1231	0.0350	1.4700e-003	0.0365		483.2872	483.2872	0.0280		483.9874
Worker	0.3722	0.2228	2.6208	8.7700e-003	1.0172	7.0800e-003	1.0243	0.2698	6.5200e-003	0.2763		874.7798	874.7798	0.0206		875.2935
Total	0.4112	1.5149	3.0231	0.0133	1.1388	8.6100e-003	1.1474	0.3048	7.9900e-003	0.3128		1,358.0669	1,358.0669	0.0486		1,359.2809

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

Citrus Square Project - South Coast AQMD Air District, 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	0.0381	1.2893	0.3908	4.5000e-003	0.1216	1.5100e-003	0.1231	0.0350	1.4400e-003	0.0365		481.6434	481.6434	0.0276		482.3321
Worker	0.3533	0.2029	2.4435	8.4800e-003	1.0172	6.9900e-003	1.0242	0.2698	6.4300e-003	0.2762		845.9565	845.9565	0.0188		846.4269
Total	0.3915	1.4922	2.8343	0.0130	1.1388	8.5000e-003	1.1473	0.3048	7.8700e-003	0.3126		1,327.5999	1,327.5999	0.0464		1,328.7590

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	1.2108	23.2448	18.0406	0.0270		0.8488	0.8488		0.8488	0.8488	0.0000	2,555.6989	2,555.6989	0.6044		2,570.8077
Total	1.2108	23.2448	18.0406	0.0270		0.8488	0.8488		0.8488	0.8488	0.0000	2,555.6989	2,555.6989	0.6044		2,570.8077

Citrus Square Project - South Coast AQMD Air District, 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	0.0381	1.2893	0.3908	4.5000e-003	0.1216	1.5100e-003	0.1231	0.0350	1.4400e-003	0.0365		481.6434	481.6434	0.0276		482.3321
Worker	0.3533	0.2029	2.4435	8.4800e-003	1.0172	6.9900e-003	1.0242	0.2698	6.4300e-003	0.2762		845.9565	845.9565	0.0188		846.4269
Total	0.3915	1.4922	2.8343	0.0130	1.1388	8.5000e-003	1.1473	0.3048	7.8700e-003	0.3126		1,327.5999	1,327.5999	0.0464		1,328.7590

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	0.0568					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.0895	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

Citrus Square Project - South Coast AQMD Air District, 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	0.0614	0.0367	0.4320	1.4500e-003	0.1677	1.1700e-003	0.1688	0.0445	1.0800e-003	0.0455		144.1945	144.1945	3.3900e-003		144.2792
Total	0.0614	0.0367	0.4320	1.4500e-003	0.1677	1.1700e-003	0.1688	0.0445	1.0800e-003	0.0455		144.1945	144.1945	3.3900e-003		144.2792

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	0.9311	20.1146	17.2957	0.0228		0.6670	0.6670		0.6670	0.6670	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0568					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.9878	20.1146	17.2957	0.0228		0.6670	0.6670		0.6670	0.6670	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336

Citrus Square Project - South Coast AQMD Air District, 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	0.0614	0.0367	0.4320	1.4500e-003	0.1677	1.1700e-003	0.1688	0.0445	1.0800e-003	0.0455		144.1945	144.1945	3.3900e-003		144.2792
Total	0.0614	0.0367	0.4320	1.4500e-003	0.1677	1.1700e-003	0.1688	0.0445	1.0800e-003	0.0455		144.1945	144.1945	3.3900e-003		144.2792

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	9.3301					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	9.5217	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690

Citrus Square Project - South Coast AQMD Air District, 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	0.0736	0.0441	0.5184	1.7400e-003	0.2012	1.4000e-003	0.2026	0.0534	1.2900e-003	0.0547		173.0334	173.0334	4.0600e-003		173.1350
Total	0.0736	0.0441	0.5184	1.7400e-003	0.2012	1.4000e-003	0.2026	0.0534	1.2900e-003	0.0547		173.0334	173.0334	4.0600e-003		173.1350

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	9.3301					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	9.5217	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

Citrus Square Project - South Coast AQMD Air District, 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	0.0736	0.0441	0.5184	1.7400e-003	0.2012	1.4000e-003	0.2026	0.0534	1.2900e-003	0.0547		173.0334	173.0334	4.0600e-003		173.1350
Total	0.0736	0.0441	0.5184	1.7400e-003	0.2012	1.4000e-003	0.2026	0.0534	1.2900e-003	0.0547		173.0334	173.0334	4.0600e-003		173.1350

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Citrus Square Project - South Coast AQMD Air District, 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	0.5188	2.5089	6.8715	0.0286	2.6345	0.0208	2.6553	0.7048	0.0193	0.7241		2,919.6508	2,919.6508	0.1309		2,922.9228
Unmitigated	0.5188	2.5089	6.8715	0.0286	2.6345	0.0208	2.6553	0.7048	0.0193	0.7241		2,919.6508	2,919.6508	0.1309		2,922.9228

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Parking Lot	0.00	0.00	0.00		
Retirement Community	362.60	198.94	191.10	1,075,446	1,075,446
Total	362.60	198.94	191.10	1,075,446	1,075,446

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
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Retirement Community	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Parking Lot	0.550809	0.042355	0.203399	0.115606	0.014562	0.005806	0.021810	0.035336	0.002134	0.001736	0.004891	0.000712	0.000845
Retirement Community	0.550809	0.042355	0.203399	0.115606	0.014562	0.005806	0.021810	0.035336	0.002134	0.001736	0.004891	0.000712	0.000845

Citrus Square Project - South Coast AQMD Air District, Winter

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

Install High Efficiency Lighting

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0307	0.2620	0.1115	1.6700e-003		0.0212	0.0212		0.0212	0.0212		334.4007	334.4007	6.4100e-003	6.1300e-003	336.3879
NaturalGas Unmitigated	0.0370	0.3157	0.1344	2.0200e-003		0.0255	0.0255		0.0255	0.0255		403.0427	403.0427	7.7200e-003	7.3900e-003	405.4377

Citrus Square Project - South Coast AQMD Air District, 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					
Parking Lot	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
Retirement Community	3425.86	0.0370	0.3157	0.1344	2.0200e-003		0.0255	0.0255		0.0255	0.0255		403.0427	403.0427	7.7200e-003	7.3900e-003	405.4377
Total		0.0370	0.3157	0.1344	2.0200e-003		0.0255	0.0255		0.0255	0.0255		403.0427	403.0427	7.7200e-003	7.3900e-003	405.4377

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					
Parking Lot	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
Retirement Community	2.84241	0.0307	0.2620	0.1115	1.6700e-003		0.0212	0.0212		0.0212	0.0212		334.4007	334.4007	6.4100e-003	6.1300e-003	336.3879
Total		0.0307	0.2620	0.1115	1.6700e-003		0.0212	0.0212		0.0212	0.0212		334.4007	334.4007	6.4100e-003	6.1300e-003	336.3879

6.0 Area Detail

6.1 Mitigation Measures Area

Citrus Square Project - South Coast AQMD Air District, 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	2.3048	1.4750	8.6823	9.2500e-003		0.1566	0.1566		0.1566	0.1566	0.0000	1,778.5850	1,778.5850	0.0479	0.0323	1,789.4186
Unmitigated	2.3048	1.4750	8.6823	9.2500e-003		0.1566	0.1566		0.1566	0.1566	0.0000	1,778.5850	1,778.5850	0.0479	0.0323	1,789.4186

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	0.1534					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.7455					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.1617	1.3818	0.5880	8.8200e-003		0.1117	0.1117		0.1117	0.1117	0.0000	1,764.0000	1,764.0000	0.0338	0.0323	1,774.4826
Landscaping	0.2442	0.0932	8.0943	4.3000e-004		0.0448	0.0448		0.0448	0.0448		14.5850	14.5850	0.0140		14.9360
Total	2.3048	1.4750	8.6823	9.2500e-003		0.1566	0.1566		0.1566	0.1566	0.0000	1,778.5850	1,778.5850	0.0479	0.0323	1,789.4186

Citrus Square Project - South Coast AQMD Air District, 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	0.1534					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.7455					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.1617	1.3818	0.5880	8.8200e-003		0.1117	0.1117		0.1117	0.1117	0.0000	1,764.0000	1,764.0000	0.0338	0.0323	1,774.4826
Landscaping	0.2442	0.0932	8.0943	4.3000e-004		0.0448	0.0448		0.0448	0.0448		14.5850	14.5850	0.0140		14.9360
Total	2.3048	1.4750	8.6823	9.2500e-003		0.1566	0.1566		0.1566	0.1566	0.0000	1,778.5850	1,778.5850	0.0479	0.0323	1,789.4186

7.0 Water Detail

7.1 Mitigation Measures Water

- Install Low Flow Bathroom Faucet
- Install Low Flow Kitchen Faucet
- Install Low Flow Toilet
- Install Low Flow Shower
- Use Water Efficient Irrigation System

8.0 Waste Detail

8.1 Mitigation Measures Waste

Citrus Square Project - South Coast AQMD Air District, Winter

Institute Recycling and Composting Services

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
