Environmental Checklist Form (Draft Initial Study)

County of Los Angeles, Department of Regional Planning

Project title: TR82400 / R2018-003138-(4) / Plan Amendment No. RPPL2018004781 / Vesting Tentative Tract Map No. TR82400 / CUP 2018004781 / Variance No. RPPL20180045398 / RENV 20180004780

Lead agency name and address: Los Angeles County, 320 West Temple Street, Los Angeles, CA 90012

Contact Person and phone number: Marie Pavlovic (213) 974-6433

Project sponsor's name and address: Tsai Capital LLC, 18267 Aguiro Street, Rowland Heights, CA 91748

Project location: 18002 Colima Road, Rowland Heights, CA 91748
APN: 8265-003-030 *USGS Quad*: La Habra

Gross Acreage: 0.78 net acres (33,850 s.f.)/1.2 gross acres (53,110 s.f.)

Community Plan designation: Rowland Heights Community Plan – C (Commercial)

Zoning: C-3-DP (General Commercial-Development Program) / Rowland Heights Community Standards District

Description of project: The Project consists of a subdivision to create 17 attached condominium units spread amongst six buildings. The buildings contain three levels reaching a maximum height of 35 feet. Units range in floor area from 1,544 to 2,063 s.f. and each unit is equipped with a two-car garage on the ground floor. The Project site is located in the Rowland Heights CSD which limits structures fronting Colima Road to a maximum of two stories and a building setback of 20 feet from the road right-of-way. Therefore, a Variance is sought to allow three-level buildings and a front setback reduction of 5 feet (from 20 feet to 15 feet). The property is zoned C-3-DP (Unlimited Commercial-Development Program); therefore, a CUP is requested to develop multi-family residential within the Commercial zone. The Project includes an amendment from the current land use designation of Commercial (C) to Urban 4 (U4). The U4 category is intended for the development of medium density residential such as townhomes, condominiums, and apartments at a maximum density of 22 dwelling units per gross acre. The requested plan amendment is needed to accommodate attached residential condominiums at a density of 13.9 units per gross acre. Grading totals 4,325 cubic yards including 1,700 c.y. of cut, 250 c.y. of fill, 2,375 c.y. over-excavation, and 1,450 c.y. of export. It is anticipated excess cut material will be exported to the Peck Road Gravel Pit located at 128 Live Oak Avenue in Irwindale. Trucks are expected take the following route: travel east on Colima Road, then north on Fullerton Road, merge onto the 60 Freeway (west), connect to 605 Freeway (north), exit Lower Azusa Road and head west, connect to Peck Road heading north, and then arrive at 128 Live Oak Avenue.

Surrounding land uses and setting: The site is located in Los Angeles County within the unincorporated community of Rowland Heights. The community is north of the City of La Habra Heights, south of the City of Industry, east of Hacienda Heights and west of the City of Diamond Bar. The project site is approximately 1/3 mile south of the Pomona (60) Freeway. The property is vacant except for a wireless telecommunications facility that will remain in the southwest portion of the property. Surrounding land uses

include single-family residential and commercial to the north, single-family to the south, single-family to the east and multi-family to the west.

Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code § 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

The Gabrieleño Band of Mission Indians - Kizh Nation and the Gabrieleno Tongva San Gabriel Band of Mission Indians have requested consultation pursuant to Public Resources Code § 21080.3.1. On May 18, 2021, letters were sent to representatives of these tribes in accordance with AB 52 procedure. Since the Project requests a General Plan amendment, letters were issued on May 18, 2021 to representatives of seven tribes inviting Project consultation under SB 18. This consultation process and potential Project impacts to Tribal Resources are discussed in Section 18 of this Initial Study.

Other public agencies whose approval may be required (e.g., permits, financing approval, or participation agreement):

Public Agency	*Approval Required*

Major projects in the area:

Project/Case No.	*Description and Status*

Reviewing Agencies:

Responsible Agencies

- ☒ None
- Regional Water Quality Control Board:
  - ☐ Los Angeles Region
  - ☐ Lahontan Region
- ☐ Coastal Commission
- ☐ Army Corps of Engineers

Special Reviewing Agencies

- ☒ None
- ☐ Santa Monica Mountains Conservancy
- ☐ National Parks
- ☐ National Forest
- ☐ Edwards Air Force Base
- ☐ Resource Conservation District of Santa Monica Mountains Area

Regional Significance

- ☐ None
- ☐ SCAG Criteria
- ☒ Air Quality
- ☒ Rowland Water Company
- ☐ Santa Monica Mtns. Area
- ☒ City of Industry
- ☒ Rowland Unified School District

Trustee Agencies

- ☒ None
- ☐ State Dept. of Fish and Wildlife
- ☐ State Dept. of Parks and Recreation
- ☐ State Lands Commission
- ☐ University of California (Natural Land and Water Reserves System)

County Reviewing Agencies

- ☒ Department of Public Works
- ☒ Fire Department
- ☒ Sanitation District
- ☒ Public Health/Environmental Health Division: Land Use Program (OWTS), Drinking Water Program (Private Wells), Toxics Epidemiology Program (Noise)
- ☒ Sheriff Department
- ☒ Parks and Recreation

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project.

☐ Aesthetics	☐ Greenhouse Gas Emissions	☐ Public Services
☐ Agriculture/Forestry	☒ Hazards/Hazardous Materials	☐ Recreation
☐ Air Quality	☐ Hydrology/Water Quality	☐ Transportation
☒ Biological Resources	☐ Land Use/Planning	☒ Tribal Cultural Resources
☒ Cultural Resources	☐ Mineral Resources	☐ Utilities/Services
☐ Energy	☒ Noise	☐ Wildfire
☐ Geology/Soils	☐ Population/Housing	☐ Mandatory Findings of Significance

DETERMINATION: (To be completed by the Lead Department.)
On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature (Prepared by) — Date: 04/20/22

Signature (Approved by) — Date: 04/20/22

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources the Lead Department cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the Lead Department has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level. (Mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced.)

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA processes, an effect has been adequately analyzed in an earlier EIR or negative declaration. (State CEQA Guidelines § 15063(c)(3)(D).) In this case, a brief discussion should identify the following:

   a) Earlier Analysis Used. Identify and state where they are available for review.

   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of, and adequately analyzed in, an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

7) The explanation of each issue should identify: the significance threshold, if any, used to evaluate each question, and; mitigation measures identified, if any, to reduce the impact to less than significance. Sources of thresholds include the County General Plan, General Plan EIR, other County planning documents, and County ordinances. Some thresholds are unique to geographical locations.

1. AESTHETICS

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒

The project site is not located along a scenic vista or highway, near an area with scenic resources, and does not contain scenic resources or historic buildings. The project site is located in an urbanized area and developed with a wireless telecommunication facility.

b) Be visible from or obstruct views from a regional riding or hiking trail?	☐	☐	☒	☐

There are three trails in close proximity to the property. A 12-foot-wide equestrian easement begins at Colima Road, runs adjacent to the project's southerly property line, and terminates at Schabarum Regional Park. Since the trail adjoins the project site's southerly property boundary, the project site would be visible from the equestrian easement and the project would obstruct view of the equestrian easement from Colima Road. To enhance pedestrian activity, the project is conditioned to provide an on-site 5-foot-wide public pedestrian connection to the equestrian trail as well as a signage on the private property advertising the trail connection. According to General Plan Figure 10.1 Regional Trail System Map, this easement is not considered a regional trail.

A 20-foot-wide easement for storm drain and public trail purposes exists beneath the project site and provides a pedestrian connection from the sidewalk on the north side of the Colima Road to the 12-foot-wide equestrian trail that parallels the south side of the project site. The underpass is and has been closed to public use due to vagrancy issues. According to the Department of Parks and Recreation, there are no plans to reopen the underpass in the near future. Since the easement is located underground, the project would not have an aesthetic impact on the trail easement.

The Schabarum-Skyline trail begins in front of the adjacent multi-family rental development, at Stoner Creek Road, and continues west along the public sidewalk (south of Colima Road) to Schabarum Park. This trail is also the public sidewalk which is a part of the public road right of way; therefore, the trail is visible from the project site and the project would be visible from the trail. Development of the project would obstruct views of the trail/public sidewalk for properties located south of the project site, but that is to be expected given the trail is part of road right-of-way and no mitigation is needed.

c) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒

According to General Plan Figure 9.7 Scenic Highways Map, of the Los Angeles County General Plan 2035, the property is not located within a state scenic highway. Nonetheless, the property does not include outcroppings and historic buildings.

d) Substantially degrade the existing visual character or quality of public views of the site and its surroundings because of height, bulk, pattern, scale, character, or other features and / or conflict with applicable zoning and other regulations governing	☐	☐	☒	☐

scenic quality? (Public views are those that are experienced from publicly accessible vantage points)

The property sits at the end of a large multi-family corridor. Single-family uses to the south are buffered by a 12-foot-wide equestrian easement and is surrounded by residential (single and multi-family) uses. The proposed project would be located downslope from a large single-family residential tract. The proposed residential building scale, height, and bulk is similar to the adjacent multi-family development. The project would also adhere to the building height and buffer limits set forth by the CSD.

e) Create a new source of substantial shadows, light, or glare which would adversely affect day or nighttime views in the area? ☐ ☐ ☒ ☐

The proposed project will be designed to meet County Code requirements to minimize substantial shadows, light or glare which would adversely affect day or nighttime views in the area. Consequently, the project would have a less than significant impact in creating new sources of substantial shadows, light, or glare.

REFERENCES:

- Los Angeles County General Plan 2035, Figure 10.1, Regional Trail System Map, https://planning.lacounty.gov/assets/upl/project/gp_2035_2018-FIG_10-1_regional_trail_system.pdf, accessed July 23, 2021.
- Los Angeles County General Plan 2035, Figure 9.7, Scenic Highways Map, https://planning.lacounty.gov/assets/upl/project/gp_2035_2017-FIG_9-7_scenic_highways.pdf, accessed July 23, 2021.

2. AGRICULTURE / FOREST

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒

The proposed project is zoned C-3 (Unlimited Commercial) and is intended to be developed with commercial uses or other uses that are compatible with commercial uses. The property is located in an urbanized area and is surrounded by residential and commercial uses. It is not designated Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the State's Department of Conservation, California Important Farmland Finder and the General Plan's Agricultural Resource Areas Policy Map.

b) Conflict with existing zoning for agricultural use, with a designated Agricultural Opportunity Area, or with a Williamson Act contract?	☐	☐	☐	☒

The Project site is zoned C-3 which is intended to be developed with commercial use or other uses that are compatible with commercial uses. The property is developed with a wireless telecommunications facility and surrounded, commercial uses as well as single-family and multi-family residences. The proposed project consists of residential condominium uses; therefore, the proposed use is consistent with the C-3 zoning. The Project site is not designated as an Agricultural Opportunity Area or with a Williamson Act contract.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code § 12220 (g)), timberland (as defined in Public Resources Code § 4526), or timberland zoned Timberland Production (as defined in Government Code § 51104(g))?	☐	☐	☐	☒

The Project site is not zoned for forestry uses. No forest land or timberland zoning is present on the site or in the surrounding area. As such, no impact would occur.

d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒

The General Plan identifies the Los Padres National Forest, Angeles National Forest and Santa Monica Mountains as natural forest areas within the County. Angeles National Forest is the closest forest area, approximately 20 miles north of the project site. There are no lands zoned for timberland production within the County. Consequently, the Project would not conflict with existing zoning for, or cause rezoning of forest land.

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

The Project site is within an urbanized area. There are no agricultural uses or related operations, and no forest land on or near the Project site. Therefore, the project would not involve the conversion of farmland or forest land to other uses, either directly or indirectly.

REFERENCES:

- Los Angeles County General Plan 2035, Figure 9.5, Agricultural Resource Areas Policy Map.
- State of California Department of Conservation Website, California Important Farmland Finder, https://maps.conservation.ca.gov/dlrp/ciff/, accessed June 2, 2021.

3. AIR QUALITY

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Conflict with or obstruct implementation of applicable air quality plans of either the South Coast AQMD (SCAQMD) or the Antelope Valley AQMD (AVAQMD)?	☐	☐	☒	☐

Applicable Air Quality Policies: The Project area is within Los Angeles County which is part of the the South Coast Air Basin (SCAB), which is bounded by the Pacific Ocean to the south and west and mountains to the north and east. Air quality in the South Coast Air Basin is managed by the South Coast Air Quality Management District (SCAQMD). The SCAQMD and the Southern California Association of Governments (SCAG) are the agencies responsible for preparing the Air Quality Management Plan (AQMP) for the SCAB. Since 1979, a number of AQMPs have been prepared. Every three (3) years the SCAQMD prepares a new AQMP, updating the previous plan and having a 20-year horizon. The latest version is the 2019 AQMP. The 2016 AQMP is a regional blueprint for achieving the federal air quality standards and healthful air. While air quality has dramatically improved over the years, the SCAB still exceeds federal public health standards for both ozone and particulate matter (PM) and experiences some of the worst air pollution in the nation.

Project Compliance with Air Quality Plan: CEQA requires that projects be consistent with the AQMP. A consistency determination plays an essential role in local agency project review by linking local planning and unique individual projects to the AQMP in the following ways: (1) it fulfills the CEQA goal of fully informing local agency decision-makers of the environmental costs of the project under consideration at a stage early enough to ensure that air quality concerns are fully addressed; and (2) it provides the local agency with ongoing information assuring local decision-makers that they are making real contributions to clean air goals contained in the AQMP.

Only new or amended General Plan elements, specific plans, and regionally significant projects need to undergo a consistency review. This is because the AQMP strategy is based on projections from local General Plans. Projects that are consistent with the local General Plan are, therefore, considered consistent with the air quality management plan.

To develop the Project site at a residential project at a density of 17 units per acre, the Project requires amendments to both the General Plan Land Use Map and zoning map. As proposed, the Project would amend the General Plan Land Use Map designation for the site from to C to U4, which permits townhomes, condominiums, and apartments. This transition would be consistent with the with the adjacent apartment use. This transition would not result in significant construction emissions nor significant operation emissions. Additionally, the Project would not result in significant localized air quality impacts. As such, the Project is consistent with the goals of the AQMP.

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☒	☐

A violation of an air quality standard could occur over the short-term during construction, or over the long-term during its subsequent operation. Each is addressed below.

Short-Term Impacts: Project construction raises localized ambient pollutant concentrations. Construction air quality impacts are considered significant if they exceed any of the following thresholds that have been established by SCAQMD to measure construction emissions. Each of the thresholds represents a daily maximum of acceptable pollutant emissions during the construction period[1]:

- 75 pounds per day for ROG (reactive organic gases)
- 100 pounds per day for NOx (oxides of nitrogen)
- 550 pounds per day for CO (carbon monoxide)
- 210 pounds per day for PM10 (respirable 10-micron diameter particulate matter)
- 55 pounds per day for PM2.5 (respirable 2.5-micron diameter particulate matter)
- 210 pounds per day of SOx (oxides of sulfur)

Air quality impacts may occur during demolition, site preparation and grading, and construction activities associated with the Project. Major sources of emissions during construction include exhaust emissions, fugitive dust generated as a result of soil and material disturbance during site preparation, and grading activities, and the emission of ROGs during the painting of the structures.

SCAQMD's Rule 403 governs fugitive dust emissions from construction projects. This rule sets forth a list of control measures that must be undertaken for all construction projects to ensure that no dust emissions from the Project are visible beyond the property boundaries. These measures include: (1) soil stabilizers shall be applied to unpaved roads; (2) ground cover shall be quickly applied in all disturbed areas; and (3) the active construction site shall be watered twice daily. Adherence to Rule 403 is mandatory. Consistent with SCAQMD established methodologies, this rule is a requirement and not a mitigation of the Project. The Project is a relatively small, under three acres, infill development. Construction of the Project would involve standard grading, trenching, paving, building and coatings, typical of construction activities that occur in Los Angeles County.

To evaluate Project air quality impacts, an Air Quality/Greenhouse Gas Analysis For Colima Villa City of Rowland Heights, Los Angeles County, California was prepared by Hana Resources, Inc.. To estimate Project air pollutant emissions, the Air Quality Impact Study uses the California Emissions Estimator Model Version 2016.3.2 (CalEEMod) to calculate criteria air pollutants from the construction and operation of the Project. CalEEMod is a statewide land use emissions computer model designed to provide a uniform platform for government agencies, land use planners, and environmental professionals to quantify criteria air pollutant and GHG emissions.

Based on these estimates, Table 1 presents the daily emissions projected for Project site construction and demonstrates that all Project construction emissions would be below their respective thresholds. With required SCAQMD's Rule 403 fugitive dust emission controls, as discussed above, Project construction related air quality impacts would be less than significant.

[1] ROG (reactive organic gases); NOx (oxides of nitrogen); CO (carbon monoxide); PM-10 (respirable 10-micron diameter particulate matter); PM-2.5 (respirable 2.5-micron diameter particulate matter; SOx (oxides of sulfur).

Table 1: Comparison of Project Construction Emissions and Daily Criteria Values (pounds/day) (lbs/day)[1]						
Activity	**ROG**	**NOx**	**CO**	**SO2**	**PM10**	**PM2.5**
Demolition	0.84	7.33	7.95	0.01	0.54	0.42
Site Preparation	0.66	7.83	4.21	0.01	0.56	0.31
Grading	0.84	7.28	7.94	0.01	0.81	0.58
Building Construction	0.83	8.21	7.76	0.01	0.59	0.45
Paving	0.72	5.96	7.66	0.01	0.49	0.33
Architectural Coating	21.4	1.41	1.88	3.81e-3	0.10	0.08
SCAQMD Threshold	75	100	550	150	150	55
Exceeds Threshold (?)	**No**	**No**	**No**	**No**	**No**	**No**
[1] Maximum daily emissions during summer or winter; includes both on-site and off-site project emissions.						

Long-Term Impacts: Long-term or operational Project emissions are caused by mobile emissions from truck and passenger vehicle traffic, and stationary source emissions from Project building heating and electrical systems. These air quality impacts are considered significant if they exceed any of the following thresholds that have been established by SCAQMD to measure long-term or operational emissions. Each of the thresholds represents a daily maximum of acceptable pollutant emissions:

- 55 pounds per day of ROG
- 55 pounds per day of NOx
- 550 pounds per day of CO
- 210 pounds per day of PM10
- 55 pounds per day of PM2.5
- 210 pounds per day of SOx

The major source of long-term air quality impacts for criteria pollutants is that associated with the emissions produced from project-generated vehicle trips, though stationary sources add to the total. Project traffic is estimated by the ITE Trip Generation Manual, 10th Edition. Based on these sources, the Project would generate 71 Average Daily Trips (ADT) on a weekday, 73 ADT on a Saturday, and 58 ADT on a Sunday.

With respect to summer and winter daily emissions, the CalEEMod model reports the day with the highest emissions production, which in this case actually works out to be Saturday. The estimations of weekday and Sunday values are used in the calculation of the annual and greenhouse gas emissions.

Major sources of stationary source emissions for the Project include combustion of natural gas for space and water heating. Additionally, the structures would be maintained, and this requires repainting over time, thus resulting in the release of additional ROG emissions. The Air Quality Impact Study also considered existing stationary source emissions from the site's existing church and preschool and deducted these from the Project stationary source emission calculations.

Long-term or operational Project mobile and stationary source emissions are presented in Table 2. All Project long-term emissions are below their respective threshold values and the impact is less than significant.

TABLE 2: COMPARISON OF PROJECT DAILY OPERATIONAL EMISSIONS AND DAILY CRITERIA VALUES (POUNDS/DAY)

Source	ROG	NOx	CO	SO_2	PM_{10}	$PM_{2.5}$
Total Daily Operational Emissions	**4.98**	**0.94**	**11.6**	**0.02**	**1.84**	**1.45**
SCAQMD Threshold	55	55	550	150	150	55
Exceeds Threshold?	**No**	**No**	**No**	**No**	**No**	**No**

Notes: The CalEEMod model projects summer and winter emissions. These can differ for mobile sources and the higher of the two values were included in the table.

c) Expose sensitive receptors to substantial pollutant concentrations? ☐ ☐ ☒ ☐

Project construction and operation has the potential to raise localized ambient pollutant concentrations that could be regionally insignificant but could impact nearby sensitive receptors or uses. Nearby sensitive receptors include adjacent and nearby residential uses, day care centers.

The SCAQMD has developed screening tables for the construction and operation of projects up to five acres in size. These tables are included in the SCAQMD's Final Localized Significance Threshold Methodology (June 2003) and are periodically updated on the SCAQMD Internet website. The most current update was in 2008 and these data are used in the Air Quality Impact Study. The screening tables calculate allowable emissions based on the source receptor area in which they are produced. In this case, the Project lies within SRA 10 (Pomona/Walnut Valley) and the distance of the sensitive uses from the site. Because of the proximity of the sensitive uses to the Project site, the Air Quality Impact Study applied a 25-meter threshold.

For construction, the SCAQMD screening tables set a CO threshold of 911 pounds per day, a NOx threshold of 129 pounds per day, a PM_{10} threshold of 11 pounds per day and a PM25 threshold of 4 pounds per day, PM10. For Project construction, the Air Quality Impact Study calculates peak values of 7.96 and 8.21 pounds per day for CO and NOx, respectively during demolition and building construction. These construction emissions would not create localized impacts to the adjacent and nearby sensitive uses.

Because the Basin is a non-attainment area for particulate matter, the thresholds for both PM10 and PM2.5 are much more stringent than those for CO and NOx. In this case, the screening level for a 1-acre site for PM10 with receptors at 25 meters is 4 pounds per day. For Project construction, the Air Quality Impact Study calculates peak values at 1.27 pounds per day for PM10, at 0.83 pounds per day for PM2.5. Similar to CO and NOx, these construction emissions would not create localized impacts to the adjacent and nearby sensitive uses, and no significant localized impacts would occur.

Long-term effects of the Project could also be significant if they exceed the California Ambient Air Quality Standards (CAAQS). As noted for construction, these criteria only apply to CO, NO2, PM10, and PM2.5. CO and NO2 would be significant if a project were to raise existing levels above those values included in the CAAQS.

Unlike construction equipment that generates exhaust and dust in a set area, the primary source of emissions from project operations is due to the addition of vehicles on the roadway system. These emissions are then spread over a vast area and do not result in localized concentrations in proximity to the project site. As such, localized modeling for the project operations is not prepared for residential, limited commercial, or light industrial development that does not include a truck terminal.

Because CO is the criteria pollutant that is produced in greatest quantities from vehicle combustion and does not readily disperse into the atmosphere, long-term impacts are typically demonstrated through an analysis of localized CO concentrations. In the past, areas of vehicle congestion had the potential to create "pockets" of CO called "hot spots." However, the SCAB has now been designated as an "attainment" area of both the State and federal CO standards, and no hot spots have been reported in project area in more than the last 5 years. CO is no longer a localized pollutant of concern near roadways and as such this analysis is no longer necessary. Consequently, no significant long-term operational emissions are associated with the Project and there would not be long-term exposure of sensitive receptors to substantial pollutant concentrations.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people? ☐ ☐ ☒ ☐

Project construction would involve the use of heavy equipment creating exhaust pollutants from on-site earth movement and from equipment bringing concrete and other building materials to the site. With regards to nuisance odors, any air quality impacts would be confined to the immediate vicinity of the equipment itself. By the time such emissions reach neighboring residential properties, they would be diluted to well below any level of air quality concern. Any exposure of the general public to common construction odors would be of short duration and not significant.

Operational odors associated with residential uses typically include cooking and vehicle use. These odors would be nominal, and consistent with the surrounding residential uses. Consequently, potential impacts associated with objectionable odors would not be significant.

Exposure to dust during construction will be limited through implementation of dust control measures. These measures are stated on the erosion control plan which is a part of the Project's grading plan.

REFERENCES:

- Air Quality/Greenhouse Gas Analysis For Colima Villa City of Rowland Heights, Los Angeles County, California, prepared by Hana Resources, Inc., dated July 8, 2021.

4. BIOLOGICAL RESOURCES

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?	☐	☐	☐	☒

The project site is located in an urbanized area and developed with a wireless telecommunications facility. Based on the County's Geographic Information Systems (GIS) - Net Mapping Tool that contains California Natural Diversity Database (CNDDB) layers, the property does not contain any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS) and the project will not have a substantial adverse effect on any identified species.

b) Have a substantial adverse effect on any sensitive natural communities (e.g., riparian habitat, coastal sage scrub, oak woodlands, non-jurisdictional wetlands) identified in local or regional plans, policies, regulations or by CDFW or USFWS?	☐	☐	☐	☒

The project site is developed with a wireless telecommunications facility. There are several mature trees on-site, but no sensitive natural communities identified in local, regional, state, or federal plans, policies, regulations.

c) Have a substantial adverse effect on federally or state protected wetlands (including, but not limited to, marshes, vernal pools, coastal wetlands, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☒	☐

The U.S. Army Corps of Engineers and the U.S Environmental Protection Agency define wetlands as, "areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions." Wetlands include areas such as swamps, marshes, streams, lakes, and bogs. According to the USFWS (United States Fish and Wildlife Service) National Wetlands Mapper, the project is located adjacent to a drainage channel under the Los Angeles County Flood Control District's jurisdiction; but, not located within a wetland. Consequently, the project would not cause a substantial adverse effect on federally protected wetlands.

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☒	☐	☐

The project site is developed with a wireless telecommunications facility. There are several mature trees on-site that are proposed to be removed. Habitat is present for nesting and roosting birds and bats, which may therefore utilize the site for reproductive or migratory purposes.

The project is required to comply with all applicable laws pertaining to migratory fish or wildlife species including the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R. Section 10.13); California Fish and Game Code Sections 3503, 3503.5, and 3513 which prohibit the take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA); and Fish and Game Code Section 4150, California Code of Regulations, Section 251.1) which provides protection for bats. With inclusion of the following measures, potential impacts relative to a substantial adverse effect, either directly or through habitat modifications, on a sensitive species would be reduced to less than significant levels.

MM Bio 4.1: Proposed project activities (including disturbances to native and nonnative vegetation, and substrates) shall occur outside of the avian breeding season which generally runs from February 1-August 31 (as early as January 1 for some raptors) to avoid take of birds or their eggs. Take means to hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture or kill (Fish and Game Code Section 86), and includes take of eggs and/or young resulting from disturbances which cause abandonment of active nests. Depending on the avian species present, a qualified biologist may determine that a change in the breeding season dates is warranted.

If avoidance of the avian breeding season is not feasible, a qualified biologist (as determined by Los Angeles County) with experience in conducting breeding bird surveys shall conduct a Mitigation bird survey to detect protected native birds occurring in suitable nesting habitat that is to be disturbed. The surveys shall be conducted no more than 3 days prior to the initiation of project activities. If a protected native bird is found, the project proponent shall delay all project activities within 300 feet of on- site suitable nesting habitat (within 500 feet for suitable raptor nesting habitat) until August 31. Alternatively, the qualified biologist could continue the surveys in order to locate any nests. If an active nest is located, project activities within 300 feet of the nest (within 500 feet for raptor nests) or as determined by a qualified biological monitor, must be postponed until the nest is vacated and juveniles have fledged. Flagging, stakes, and/or construction fencing shall be used to demarcate the inside boundary of the buffer of 300 feet (or 500 feet) between the project activities and the nest. Project personnel, including all contractors working on site, shall be instructed on the sensitivity of the area. If requested, the project proponent shall provide Los Angeles County the results of the recommended protective measures described above to document compliance with applicable State and Federal laws pertaining to the protection of native birds.

If the biological monitor determines that a narrower buffer between the project activities and observed active nests is warranted, he/she shall submit a written explanation as to why (e.g., species-specific information; ambient conditions and birds' habituation to them; and the terrain, vegetation, and birds' lines of sight between the project activities and the nest and foraging areas) to Los Angeles County and, upon request, the California Department of Fish and Wildlife (CDFW). Based on the submitted information, Los Angeles County (and CDFW, if CDFW requests) will determine whether to allow a narrower buffer.

The biological monitor shall be present on site during all grubbing and clearing of vegetation to ensure that these activities remain within the project footprint (i.e., outside the demarcated buffer) and that the flagging/stakes/fencing is being maintained, and to minimize the likelihood that active nests are abandoned or fail due to project activities. The biological

monitor shall send weekly monitoring reports to Los Angeles County during the grubbing and clearing of vegetation, and shall notify Los Angeles County immediately if project activities damage active avian nests.

MM Bio 4.2. Project disturbance impacting bat maternity or hibernation roosts shall be scheduled to avoid sensitive periods (April 1 to September 15 for maternity roosts and December 1 to March 31 for hibernation roosts). Where potential roost sites must be removed, a qualified biologist shall conduct a pre-construction survey to identify those structures and habitats proposed for disturbance that could provide bat hibernacula, nursery colony roosting habitat for bats or subterranean burrows for wildlife. Each structure or suitable habitat area identified as potentially supporting an active bat roost or burrow shall be closely inspected by the biologist no greater than seven (7) days prior to disturbance to more precisely determine the presence or absence of roosting bats or non-game wildlife.

e) Convert oak woodlands (as defined by the state, oak woodlands are oak stands with greater than 10% canopy cover with oaks at least 5 inch in diameter measured at 4.5 feet above mean natural grade) or other unique native woodlands (juniper, Joshua, southern California black walnut, etc.)? ☐ ☐ ☐ ☒

There are no oak trees or other unique native woodlands on-site. The project is also not located near an oak woodland. Consequently, there is no potential for the project to convert a woodland.

f) Conflict with any local policies or ordinances protecting biological resources, including Wildflower Reserve Areas (L.A. County Code, Title 12, Ch. 12.36), the Los Angeles County Oak Tree Ordinance (L.A. County Code, Title 22, Ch. 22.174), the Significant Ecological Areas (SEAs) (L.A. County Code, Title 22, Ch. 46), Community Standards Districts (L.A. County Code, Title 22, Ch. 22.300 et seq.), and/or Coastal Resources Areas (L.A. County General Plan, Figure 9.3)? ☐ ☐ ☐ ☒

The Project site is located within an urbanized area and does not contain any biological resources such as oak trees with a trunk diameter of 8" or wildflower reserve areas. There is no Significant Ecological Area ("SEA") or Sensitive Environmental Resource Area on-site or within the vicinity of the property. Consequently, the project would not conflict with local policies or ordinances protecting biological resources.

g) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved state, regional, or local habitat conservation plan? ☐ ☐ ☐ ☒

The Project site is not located within the boundaries of any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. The Project site is not located within any designated critical habitat for any Federal endangered or threatened species. As such, no impacts will occur.

REFERENCES:

- US Fish and Wildlife Service, USFWS Wetlands Mapper http://www.fws.gov/wetlands/Data/Mapper.html, accessed June 2, 2021.
- US Environmental Protection Agency Section, Clean Water Act, https://www.epda.gov/cwa-404/section-404-clean-water-act-how-wetlands-are-defined-and-identified, accessed June 2, 2021.
- Los Angeles County Internal GIS Mapping Tool, Environmental Resources Layer, https://rpags.hosted.lac.com/Html5Viewer/index.html?viewer=GISNET.GIS-NET, accessed July 23, 2021.

5. CULTURAL RESOURCES

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines § 15064.5?	☐	☐	☐	☒

The project site is located in an urbanized area and developed with a wireless telecommunications facility. Previously, a plant nursery was operated on-site. There are no listed national, state, or locally designated historic resources, or tribal cultural resources on-site or within the vicinity of the property.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines § 15064.5?	☐	☒	☐	☐

According to both the Rowland Heights Community Plan and the General Plan, there are no known archaeological resources on-site.

"Unique archaeological resources" are defined by §15064.5 of the CEQA Guidelines as an archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

(1) Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.

(2) Has a special and particular quality such as being the oldest of its type or the best available example of its type.

(3) Is directly associated with a scientifically recognized important prehistoric or historic event or person.

To identify potential archaeological resources on the Project site and its vicinity, a records search by the South Coast Central Information Center (SCCIC) was conducted. As summarized in the report, no records of archaeological resources in the vicinity of the site have been identified. However, the SCCIC report indicates the Project location has not been surveyed for the presence of cultural resources and subsurface prehistoric or historic cultural resources could be present. To ensure the protection of archaeological resources in the event unanticipated resources are encountered during grading activities, the following mitigation measure shall apply:

MM CR-1: In the event archaeological resources are encountered during Project grading, all ground-disturbing activities within the vicinity of the find shall cease and a qualified Archaeologist shall be retained to monitor all remaining grading activities within the project site. The archaeologist shall record all recovered archaeological resources on the appropriate California Department of Parks and Recreation Site Forms to be filed with the California Historical Resources Information System-South Central Information Center, evaluate the significance of the find, and if significant, determine and implement the appropriate mitigation in accordance with the U.S. Secretary of the Interior and California Office of Historic Preservation guidelines, including but not limited to a Phase

III data recovery and associated documentation. The archaeologist shall prepare a final report about the find to be filed with the County of Los Angeles Department of Regional Planning, and the California Historical Resources Information System-South Central Coastal Information Center. The archaeologist's report shall include documentation of the resources recovered, a full evaluation of eligibility with respect to the California Register of Historical Resources, and the treatment of the resources recovered. The monitor(s) shall photo-document the grading. The Monitoring log and photo documentation, accompanied by a photo key, shall be submitted to the Los Angeles County Department of Regional Planning upon completion of the grading activity. The on-site monitoring shall end when the grading activities are completed.

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature, or contain rock formations indicating potential paleontological resources?	☐	☒	☐	☐

According to the Rowland Heights Community Plan, adopted in 1981, significant paleontological resources are present in Rowland Heights, including, Chalk Hill, on the north side of Colima Road west of Larkvane Road. According to the Community Plan, this site has produced fossil material and is located northwest of the property (pg. 16). According to the General Plan 2035, adopted in 2015, the closest paleo sensitive site is within the Puente Hills area in Hacienda Heights and Diamond Bar. The project site is located in Rowland Heights outside of the Puente Hills area. The project site does not contain a unique geologic feature or rock formations indicating potential paleontological resources. To ensure the protection of paleontological resources in the event unanticipated resources are encountered during grading activities, the following mitigation measure shall apply:

MM CR-2: In the event paleontological resources are encountered during Project grading, all ground-disturbing activities within the vicinity of the find shall cease and a qualified Paleontologist shall be retained to monitor all remaining grading activities within the project site. If the paleontological resources are found to be significant, the paleontologist observer shall determine appropriate actions, in cooperation with the project applicant, for exploration and/or salvage. Prior to the release of the grading bond the applicant shall obtain approval of the paleontologist's follow-up report from the County. The report shall include the period of inspection, an analysis of any artifacts found and the present repository of the artifacts. Applicant shall prepare excavated material to the point of identification. The applicant shall offer excavated finds for curatorial purposes to the County of Los Angeles, or its designee, on a first refusal basis. These actions, as well as final mitigation and disposition of the resources, shall be subject to the approval of the County. Applicant shall pay curatorial fees if an applicable fee program has been adopted by the Board of Supervisors, and such fee program is in effect at the time of presentation of the materials to the County or its designee, all in a manner meeting the approval of the County.

Unanticipated discoveries shall be evaluated for significance by a County-certified a paleontologist. If the paleontological resources are found to be significant, then the project shall be required to perform data recovery, professional identification, radiocarbon dates as applicable, and other special studies; submit materials to the County of Los Angeles, or its designee, on a first refusal basis; and provide a comprehensive final report including appropriate records for the California Department of Parks and Recreation.

e) Disturb any human remains, including those interred outside of dedicated cemeteries? ☐ ☐ ☐ ☒

There are no known human remains interred on-site. A Sacred Land File search was requested on May 18, 2021. A letter from the Native American Heritage Commission, dated June 1, 2021, indicated the Sacred Lands File search yielded negative results. Pursuant to State of California Health and Safety Code provisions (notably Sections 7050.5-7055), if any human remains are discovered during construction, the project would be required to halt all development activities and contact the Los Angeles County Coroner in accordance with Safety Law.

REFERENCES:

- Native American Heritage Commission, June 1, 2021, Sacred Lands File Search of TR82400 Project, Los Angeles County.
- South Central Coast Information Center, California Historical Resources Information Center, July 14, 2021, Record Search Results for the Colima Villa.
- Los Angeles County, Rowland Heights Community Plan, 1981, https://planning.lacounty.gov/assets/upl/data/pd_rowland-heights.pdf, accessed July 23, 2021.

6. ENERGY

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☐	☒

As a new development, the project would be required to comply with Los Angeles County Green Building Code which is consistent with the Green Building Standards Code of Title 24 of the California Code of Regulations and the State of California Green Code. Consequently, the project would not result in the potentially significant wasteful consumption of energy resources.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒

The project is an infill project that would connect to existing on-and off-site utilities. As required by the 2019 Building Code, the project would be equipped with solar. Infill development constructed in compliance with the most current Green Building Code would not involve the inefficient use of energy resources.

7. GEOLOGY AND SOILS

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known active fault trace? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☒	☐

According to the General Plan Figure 12.1, Seismic and Geotechnical Hazard Zones Policy Map, the project site is not located along an earthquake fault line or a seismic zone. The nearest fault trace is approximately 2¼ miles south of the subject property.

ii) Strong seismic ground shaking?	☐	☐	☒	☐

According to the General Plan Figure 12.1, Seismic and Geotechnical Hazard Zones Policy Map, the project site is not located along an earthquake fault line or a seismic zone. The nearest fault trace is approximately 2¼ miles south of the subject property. Moderate seismic ground shaking is expected to occur in the event of an earthquake.

iii) Seismic-related ground failure, including liquefaction and lateral spreading?	☐	☐	☒	☐

Liquefaction occurs during moderate to great earthquakes, when ground shaking causes water-saturated soils to become fluid and lose strength, much like quicksand. If the liquefied layer is in the subsurface, the material above it may slide laterally depending on the confinement of the unstable mass. According to the General Plan Figure 12.1, Seismic and Geotechnical Hazard Zones Policy Map, Rowland Heights and the Project site are located in a liquefaction zone. Prior to development, the project would be required to provide a geotechnical study for review and approval by the County, and to comply with the requirements of the approved geotechnical report. Compliance with these measures would mitigate potential adverse impacts associated with seismic-related ground failure including liquefaction. Consequently, impacts related to liquefaction would be less than significant.

iv) Landslides?	☐	☐	☒	☐

According to the General Plan Figure 12.1, Seismic and Geotechnical Hazard Zones Policy Map, the project is not located in a landslide zone.

b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐

The project proposed 4,325 c.y. of grading. The grading permit for the project would require compliance with the Department of Public Works' grading best practices manual during construction by means of an Erosion and Sediment Control Plan.

The County's Low Impact Development (LID) Ordinance provides post-construction requirements for the management of storm runoff, which will lessen potential amounts of erosion activities resulting from stormwater (hydro-modification). In addition, the Regional Water Quality Control Board issued a Municipal Storm Water National Pollutant Discharge Elimination System Permit (NPDES Permit No. CAS004001) that requires new development and redevelopment projects to incorporate storm water mitigation measures. As such, compliance with the LID Ordinance and NPDES permit is required to reduce the quantity and improve the quality of rainfall runoff that leaves the site.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐

The project site is located within a liquefaction zone. Project construction must comply with the requirements of the approved geotechnical report and California Building Code. Although there is low probability for unstable soils on the site, compliance with these measures would further reduce potential adverse impacts from geologic hazards. Consequently, project impacts related to unstable soils, including liquefication or collapse liquefaction would be less than significant.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☒	☐

Expansive soils have not been identified on the site. Prior to development, the project would be required to provide a geotechnical study for review and approval by the County, and to comply with the requirements of the approved geotechnical report. Consequently, project impacts related to expansive soils would be less than significant.

e) Have soils incapable of adequately supporting the use of onsite wastewater treatment systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒

The project will connect the public sewer system.

f) Conflict with the Hillside Management Area Ordinance (L.A. County Code, Title 22, Ch. 22.104)?	☐	☐	☐	☒

The proposed project is not subject to the Hillside Management Area Ordinance.

REFERENCES:

- Los Angeles County General Plan Figure 12.1, Seismic and Geotechnical Hazard Zones Policy Map, https://planning.lacounty.gov/assets/upl/project/gp_2035_2021-FIG_12-1_seismic_hazards.pdf, accessed July 23, 2021.

8. GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Generate greenhouse gas (GHGs) emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐

The project consists of 17 residential condominium units ranging in size from 1,544 to 2,063 s.f. According to the Department of Public Work's recommendations report for the project, a Vehicle Miles Traveled traffic analysis is not required based on the project's size, type, and location and applicable screening criteria for the proposed multi-family residential project.

Greenhouse gases (GHGs) comprise less than 0.1 percent of the total atmospheric composition, yet they play an essential role in influencing climate. Greenhouse gases include naturally occurring compounds such as carbon dioxide (CO2), methane (CH4), water vapor (H2O), and nitrous oxide (N2O), while others are synthetic. Man-made GHGs include the chlorofluorocarbons (CFCs), hydrofluorocarbons (HFCs) and Perfluorocarbons (PFCs), as well as sulfur hexafluoride (SF6). Different GHGs have different effects on the Earth's warming. GHGs differ from each other in their ability to absorb energy (their "radiative efficiency") and how long they stay in the atmosphere, also known as the "lifetime".

To provide guidance to local lead agencies on determining significance for greenhouse gas (GHG) emissions in their CEQA documents, the SCAQMD has recommended a threshold of 3,000 metric tons (Mtons) of CO2e per year for residential and commercial projects. For construction, the SCAQMD recommends that construction GHG emissions be totaled and amortized over a period of 30 years, then added to the emissions generated by the project's operation.

The Air Quality Impact Study calculated GHG emissions for Project construction assuming construction would begin in September 2021 and last approximately 6 months. Table 3 shows the construction greenhouse gas emissions, including equipment and worker vehicle emissions for all phases of construction. Construction emissions are averaged over 30 years and added to the long term operational emissions pursuant to SCAQMD recommendations. As shown in the Table, emissions are well within the 3,000 Mtons threshold, and below a level of significance.

TABLE 3: PROJECT CONSTRUCTION-RELATED GREENHOUSE GAS EMISSIONS (MTONS/YEAR)

Year	**Emissions (MTC02e)[1]**
2021	44.52
2022	15.59
Total	60.11
Total Construction Emissions Amortized Over 20 Years	2.00
Threshold	**3,000**

Exceeds Threshold?	No

Site Operations: In the case of site operations, the majority of greenhouse gas emissions, and specifically CO_2, is due to vehicle travel and energy consumption. According to the Air Quality/Greenhouse Gas Analysis For Colima Villa dated July 8, 2021 that was prepared by Hana Resources, Inc., the combined, mobile, area source, energy, waste, and water conveyance, plus construction emissions amortized over 30 years, would generate 96.2 Mtons of CO2e on an annual basis. These emissions are below the threshold of 3,000 Mtons per year and the impact is less than significant.

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

In 2006, California passed the California Global Warming Solutions Act of 2006 (AB 32; California Health and Safety Code Division 25.5, Sections 38500, et seq.), which requires the California Air Resources Board (CARB) to design and implement emission limits, regulations, and other measures, such that feasible and cost-effective statewide GHG emissions are reduced to 1990 levels by 2020 (representing an approximate 25 percent reduction in emissions). Statewide strategies to reduce GHG emissions include reduced building emission requirements specified in the Building and Energy Efficiency Standards and California Green Building Standards Code, which was most recently updated in 2019.t

Additionally, the California legislature passed Senate Bill (SB) 375 to connect regional transportation planning to land use decisions made at a local level. SB 375 requires the metropolitan planning organizations to prepare a Sustainable Communities Strategy (SCS) in their regional transportation plans to achieve the per capita GHG reduction targets. For the SCAG region, Connect SoCal – The 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (Connect SoCal Plan) is a long-range visioning plan that balances future mobility and housing needs with economic, environmental and public health goals. The Connect SoCal Plan identifies land use siting and design measures that reduce GHG emissions, including infill development.

The Project is an infill development that would be constructed in compliance with the current CBC including the Green Building Code. The Project would be developed with energy efficient heating and ventilation, windows, roofs and building materials. The Project would install solar and energy efficient plumbing and electric fixtures, and appliances. As discussed in Sections 10 and 19 below, the Project also includes water quality improvements and would comply with waste recycling requirements. Consequently, the Project would not conflict with policies or regulations aimed at reducing GHG.

REFERENCES:

- Air Quality/Greenhouse Gas Analysis For Colima Villa City of Rowland Heights, Los Angeles County, California, prepared by Hana Resources, Inc., dated July 8, 2021.

9. HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, storage, production, use, or disposal of hazardous materials?	☐	☐	☒	☐

The type and amount of hazardous materials to be used in association with the Project would be typical of those used in single-family residential developments. Specifically, operation of the residential uses would involve the use and storage of small quantities of potentially hazardous materials in the form of cleaning solvents, painting supplies, pesticides for landscaping, batteries, and pool maintenance. While it is impossible to guarantee compliance from Project residents, it is likely that all potentially hazardous materials, presumed to be in small quantities, would be contained, stored, and used in accordance with manufacturers' instructions and handled in compliance with applicable standards and regulations.

The existing Hazardous Waste Management infrastructure in this County is inadequate to handle the hazardous waste currently being generated. Since the proposed project may generate household hazardous waste which could adversely impact existing Hazardous Waste Management infrastructure, implementation of the following mitigation measure would ensure the project's impacts is less than significant.

> **MM HAZ-1: Developer to provide new homeowners with the latest available materials on the proper management and disposal of household hazardous waste as published by the Los Angeles County Public Works Environmental Programs Division.**

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials or waste into the environment?	☐	☐	☒	☐

The type and amount of hazardous materials to be used in association with operation of the Project would be typical of those used in single-family residential developments. It is anticipated that the use and storage of such materials would occur in compliance with applicable standards and regulations, and would not pose significant hazards.

Construction of the Project would involve the use of potentially hazardous materials such as vehicle fuels, oils, and transmission fluids. All such potentially hazardous materials would be contained, stored, and used in accordance with manufacturers' instructions and handled in compliance with applicable standards and regulations. As such, the use of such materials is not expected to create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions. Overall, a less than significant impact would occur in this regard.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of sensitive land uses?	☐	☐	☒	☐

Sensitive land uses are generally considered to be uses such as playgrounds, schools, senior citizen centers, hospitals, day-care facilities, or other uses that are more susceptible to hazardous materials, such as residential neighborhoods. The sensitive uses within one-quarter mile of the Project site are residences. However, the

Project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste. Construction of the Project would involve the use of potentially hazardous materials such as vehicle fuels, oils, and transmission fluids. All such potentially hazardous materials would be contained, stored, and used in accordance with manufacturers' instructions and handled in compliance with applicable standards and regulations. Therefore, impacts would be less than significant.

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment? ☐ ☐ ☒ ☐

State law requires CalEPA (California Environmental Protection Agency) to maintain the Hazardous Waste and Substance Sites List (Cortese List) which provides information about all known hazardous materials release sites throughout the state. The Cortese List is comprised of data resources from various state agencies including DTSC's (California Department of Toxic Substances Control) EnviroStor database, State Water Resources Control Board's GeoTracker database, as well as other resources. Envirostor details site-specific contamination and may have requirements for cleanup or have restrictions on permitted uses, which may limit the scope of the proposed Project. According to these databases, a hazardous waste facility is not located on-site or within 1,000 feet of the Project site. Consequently, potential Project impacts associated with a Section 65962.5 are less than significant.

e) For a project located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? ☐ ☐ ☐ ☒

The closest airport is the Fullerton Municipal Airport which is located approximately 11 miles away in Orange County. According to Figure 11.1, Airport Noise Contours Map, of the General Plan, the property is not located within an Airport Runway Protection Zone and Inner Safety Zone or Airport Influence Area.

f) Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan? ☐ ☐ ☒ ☐

According to Figure 12.6, Disaster Routes, of the Los Angeles County General Plan 2035, the nearest disaster route to the Project site is Santa Anita Avenue to the 60 freeway, located approximately 1/3 of a mile to the north of the Project site. Implementation of the Project would not result in the closure of the 60 Freeway or any streets designated as an evacuation route in an adopted emergency response or evacuation plan. Construction activities and staging areas would be confined to the Project site. The construction activities would not physically impair access to and around the Project site. Furthermore, development of the Project would comply with County's building and applicable fire and safety codes, which would require adequate access for fire personnel and equipment in and out of the Project site. Therefore, impacts would be less than significant.

g) Expose people or structures to a significant risk of loss, injury or death involving fires, because the project is located:

i) within a high fire hazard area with inadequate access? ☐ ☐ ☐ ☒

According to Figure 12.5, Fire Hazard Severity Zones Policy Map, of the 2035 General Plan, the project is not located within a high fire hazard area.

ii) within an area with inadequate water and pressure to meet fire flow standards? ☐ ☐ ☒ ☐

The Fire Department has reviewed the project's ability to provide the requisite fire flow and has issued conditions of approval for the Project in a letter dated September 24, 2020.

iii) within proximity to land uses that have the potential for dangerous fire hazard? ☐ ☐ ☒ ☐

The Project is not located within proximity to land uses that have the potential for dangerous fire hazard.

h) Does the proposed use constitute a potentially dangerous fire hazard? ☐ ☐ ☒ ☐

The proposed project consisting of 17 residential condominium units does not constitute a potentially dangerous fire hazard because the site has adequate access, and the project will be required to comply with all Building and Fire Codes.

REFERECES:

- Los Angeles County General Plan 2035, Figure 11.1, Airport Noise Contours Map, Figure 12.5, Fire Hazard Severity Zones Policy Map, and Figure 12.6, Disaster Routes. https://planning.lacounty.gov/generalplan/figures2015, accessed July 23, 2021.
- California Department of Toxic Substances Control, ENVIROSTOR, http://www.envirostor.dtsc.ca.gov/public/map, accessed July 23, 2021.
- California Department of State Water Resources Control Board, GeoTracker database, http://geotracker.waterboards.ca.gov/, accessed July 23, 2021.

10. HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐

The Los Angeles Region of the Regional Water Quality Control Board (RWQCB) Basin Plan establishes water quality standards to protect waters in the region through the implementation of Waste Discharge Requirements (WDRs) and the control of point and non-point source pollutants. The project is proposed to be connected to public water and to the municipal wastewater treatment system, and would not violate any water quality standards or discharge requirements related to the point sources. In unincorporated Los Angeles County, the proposed project would be required to comply with the requirements of the Low-Impact Development Ordinance, as well as the requirements of the County's MS4 Permit (Municipal Separate Storm Sewer System), in order to control and minimize potentially polluted runoff. Because all projects are required to comply with these requirements in order to obtain construction permits and certificates of occupancy, the proposed project would not impact any nonpoint source requirements.

b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☒	☐

The Project site is developed with a wireless telecommunications facility, but is otherwise vacant in urban area. The project is served by the Rowland Water Company which is a public water system and would not make use of local groundwater.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of a Federal 100-year flood hazard area or County Capital Flood floodplain; the alteration of the course of a stream or river; or through the addition of impervious surfaces, in a manner which would:

i) Result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐

The project has been engineered to comply with all applicable LID standards. As such, the Project would not substantially alter the existing drainage pattern of the site or add impervious surfaces in a manner that would result in substantial erosion, contribute runoff that would exceed the capacity of existing stormwater drainage systems, or provide substantial additional sources of polluted runoff.

ii) Substantially increase the rate, amount, or depth of surface runoff in a manner which would result in flooding on- or offsite?	☐	☐	☒	☐

The project does not propose grading. Future residences will be required to comply with all applicable LID standards. As such, the Project would not contribute runoff that would exceed the capacity of existing stormwater drainage systems or provide substantial additional sources of polluted runoff.

iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? ☐ ☐ ☐ ☒

The project does not propose grading. Future residences will be required to comply with all applicable LID standards. As such, the Project would not contribute runoff that would exceed the capacity of existing stormwater drainage systems or provide substantial additional sources of polluted runoff.

iv) Impede or redirect flood flows which would expose existing housing or other insurable structures in a Federal 100-year flood hazard area or County Capital Flood floodplain to a significant risk of loss or damage involving flooding? ☐ ☐ ☐ ☒

Based on the review of the Federal Emergency Management Agency (FEMA) issued flood map, the project site is not located in a flood hazard area, floodway or floodplain.

d) Otherwise, place structures in Federal 100-year flood hazard or County Capital Flood floodplain areas which would require additional flood proofing and flood insurance requirements? ☐ ☐ ☐ ☒

Based on the review of the Federal Emergency Management Agency (FEMA) issued flood map, the project site is not located in a flood hazard area, floodway or floodplain.

e) Conflict with the Los Angeles County Low Impact Development Ordinance (L.A. County Code, Title 12, Ch. 12.84)? ☐ ☐ ☐ ☒

The Project will comply with the County's Low Impact Development Ordinance.

f) Use onsite wastewater treatment system in areas with known geological limitations (e.g. high groundwater) or in close proximity to surface water (including, but not limited to, streams, lakes, and drainage course)? ☐ ☐ ☐ ☒

The Project will connect to public sewer and will not utilize an onsite wastewater treatment system.

g) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation? ☐ ☐ ☐ ☒

The project site is not located within a flood hazard, tsunami, or seiche zones.

h) Conflict with or obstruct implementation of water quality control plan or sustainable groundwater management plan? ☐ ☐ ☐ ☒

The Project will connect to public water and comply with the County's Low Impact Development Ordinance.

REFERENCES:

- Flood Insurance Rate Map 06037C0815F, Federal Emergency Management Agency, September 26, 2008.

11. LAND USE AND PLANNING

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒

The project site is developed with a wireless telecommunications facility. The Project is located along a commercial corridor and is surrounded by both commercial and residential uses. The proposed project will not substantially change the character of the community. The Rowland Heights Community Plan designation of the subject property is C 1 (Commercial). The project is consistent with the requested land use designation of U4 (Urban Residential that allows a maximum of 22 dwelling units per gross acre). The Project site is adjacent to a 328-unit apartment complex and would not divide an established community.

b) Cause a significant environmental impact due to a conflict with any County land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐

The project is proposing a 17-unit residential condominium project and is requesting to amend the Rowland Heights Community's Plan's land use designation of the property from C (Commercial) to U4 (Urban – a maximum of 22 dwelling units per gross acre). The requested plan amendment is not expected to create a significant environmental impact. In 2018, a two-story office building containing 35,413 s.f. with subterranean parking was approved. The associated grading consisted of 20,000 c.y. of cut and 20,000 cubic yards of export. The proposed residential project will reduce grading by approximately 15,600 c.y. and reduce export by 18,550 c.y. since subterranean parking is not proposed.

d) Conflict with Hillside Management criteria, Significant Ecological Areas conformance criteria, or other applicable land use criteria?	☐	☐	☐	☒

The Project site is not located in a Hillside Management Area or Significant Ecological Area.

12. MINERAL RESOURCES

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☒	☐

The Project site is not located within a known mineral resource area according to Figure 9.6, Mineral Resources Map, of the Los Angeles County General Plan 2035. Therefore, no impacts to mineral resources would occur.

The California Geologic Energy Management Division (CALGEM) permits and tracks each operating production well and natural gas storage well and ultimately monitors the decommissioning process. According to CALGEM's well finder map, there are no on-site wells or any within the vicinity of the project site.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☒	☐

According to Figure 9.6, Mineral Resources Map, of the Los Angeles County General Plan 2035, the project site does not contain important mineral resources. Therefore, the proposed development would not result in the loss of availability of a locally-important mineral resource recovery site.

REFERENCES:

- Los Angeles County General Plan 2035, Figure 9.6, Mineral Resources Map, https://planning.lacounty.gov/assets/upl/project/gp_2035_2014-FIG_9-6_mineral_resources.pdf, accessed July 23, 2021.
- California Department of Conservation, Geologic Energy Management Division, https://www.conservation.ca.gov/calgem/Pages/WellFinder.aspx, accessed June 3, 2021.

13. NOISE

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the County General Plan or noise ordinance (Los Angeles County Code, Title 12, Chapter 12.08), or applicable standards of other agencies?	☐	☐	☒	☐

The Project site is developed with a wireless telecommunications facility. The Project site is surrounded by multi-family and single-family residences. Long-term noise will include car doors, outside play voices, and loudspeakers. Noise associated with construction is temporary in nature. Project compliance with the County's Noise Ordinance and incorporation of the following mitigation measure would reduce exposure of persons to noise levels to a less than significant level:

> **MM NOI-1: Install a six-foot-high, 5/8" thick, plywood sheathing temporary sound barrier along the westerly and southerly property lines prior to construction. The temporary sound barrier shall remain in place throughout the duration of construction.**

b) Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐

Vibration is a trembling, quivering, or oscillating motion of the earth. Like noise, vibration is transmitted in waves, but in this case through the earth or solid objects. Unlike noise, vibration is typically of a frequency that is felt rather than heard. Construction of the Project would generate vibration from heavy construction equipment. However, the duration of heavy construction equipment on the site would be short-term and all construction activities will be limited to the days and times established by County Noise Ordinance. Consequently, exposure to vibration from the Project would be less than significant.

c) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

The closest airport is the Fullerton Municipal Airport is located approximately 11.2 miles to the south of the project site and the Whittier Air strip is located approximately 12.3 miles to the west. The project would not expose people residing or working in the project area to excessive noise since the property is not located within an Airport Runway Protection Zone and Inner Safety Zone or Airport Influence Area. Consequently, Project impacts associated with increases in ambient noise would be less than significant.

14. POPULATION AND HOUSING

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☒	☐

The proposed project consists of an amendment to the Rowland Heights Community Plan to allow 17 for-sale multi-family units. The net gain of 17 units would be consistent with the residential density of the adjacent development, but would not induce a substantial population growth in the area.

b) Displace substantial numbers of existing housing, especially affordable housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

The property is developed with a single-family residence and does not contain any residences; therefore, the project would provide housing and not displace it.

15. PUBLIC SERVICES

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Would the project create capacity or service level problems, or result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☒	☐

The closest County Fire Stations is Station #145 located approximately 1.5 mile to the east of the project site at 1525 Nogales Street in Rowland Heights. The County Fire Department has reviewed the proposed Project and has indicated that there is adequate fire flow to serve the Project. Water service will be provided by the Rowland Water Company. Therefore, the proposed Project should result in less than significant impacts to capacity or service level problems.

Sheriff protection? ☐ ☐ ☒ ☐

The Project site is served by the Walnut-Diamond Bar Station located at 150 Hudson Avenue in City of Industry, about 6 miles to the west. The development of 17 residential condominium units is not expected to significantly impact Sheriff resources.

Schools? ☐ ☐ ☒ ☐

The project site is located within the Rowland Unified School District boundaries. The assigned schools are Rowland Elementary School, Alvarado Intermediate School, Rowland High School.

Per California Government Code (CGC), the Project would be subject to the payment of school impact fee (Section 53080, CGC). As authorized under Section 17620 (a) of the California Education Code (CEC) and Section 65995(b) of the CGC, local school districts are authorized to impose and collect school "impact fees" for all residential and non-residential development activities that occur within their jurisdiction to off-set the additional costs associated with the new students that result directly from the construction of new homes. Payment of school impact fees constitutes full mitigation for the impacts associated with new residential and non-residential development.

Parks? ☐ ☐ ☒ ☐

The Carolyn Rosas County Park is the closest County park at approximately 1.2 miles southeast of the site. The proposed Project includes 17 residential condominium units. Future residents of the proposed project would be expected to use existing neighborhood and regional parks, but such use is not expected to result in substantial physical deterioration of those facilities. The project has a Quimby obligation of 0.10 acres of parkland or $41,295 in-lieu fees per Los Angeles County Code Section 21.28.140. This obligation will be met by the payment of $41,295 in in-lieu fees by the applicant to DPR.

Libraries? ☐ ☐ ☒ ☐

The community is served by the Rowland Heights Library located at 1850 Nogales Street. A Library Facilities Mitigation Fee would be assessed to equitably distribute the cost of service provision resulting from increased service system capacity. Consequently, increased library usage resulting from the proposed Project would be off-set by the payment of the Library Facilities Mitigation Fee.

Other public facilities?	☐	☐	☒	☐

The Project is not expected to create capacity or service level problems or result in substantial adverse physical impacts for any other public facility.

16. RECREATION

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒

The nearest County park is the Carolyn Rosas County Park, located approximately 1.2 miles southeast of the project site. The project has a Quimby obligation of 0.10 acres or $41,295 in-lieu fees per Los Angeles County Code Section 21.28.140. This obligation will be met by the payment of $41,295 in-lieu fees by the applicant to DPR. Future residents of the proposed project would be expected to use existing neighborhood and regional parks, but such use is not expected to result in substantial physical deterioration of those facilities.

b) Does the project include neighborhood and regional parks or other recreational facilities or require the construction or expansion of such facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

The project consists of 17 residential condominium units and does not include neighborhood and regional parks or other recreational facilities. The net gain of 17 residential units would not require the construction or expansion of such facilities which might have an adverse physical effect on the environment.

c) Would the project interfere with regional open space connectivity?	☐	☐	☐	☒

The development of 17 residential units in an urban area is not expected to interfere with regional open space connectivity.

The project site and adjacent properties are currently developed. The proposed project is a commercial use and will not substantially increase the use of any existing neighborhood, regional park or other recreational facilities. The project does not include or require the expansion of recreation facilities.

17. TRANSPORTATION/TRAFFIC

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Conflict with an applicable plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐

The Project consists of a residential development that is consistent with the General Plan. The Project would not conflict with adopted policies, plans, or programs addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities.

b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐

Pursuant to Senate Bill (SB)743, the County-adopted Transportation Impact Guidelines (Los Angeles County Public Works 2020) to include vehicle miles traveled (VMT) as the new metric to evaluate the significance of transportation impacts. These guidelines and thresholds apply to land use and transportation projects in the County that are subject to CEQA analysis. Therefore, this section uses VMT as the basis for evaluating transportation impacts of the proposed project under CEQA.

A Traffic Impact Analysis is not required since the project does not generate a net increase of 110 or more vehicle trips per day.

c) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐

The property fronts Colima Road at a curve. The residential project does not introduce design features or incompatible uses.

d) Result in inadequate emergency access?	☐	☐	☒	☐

Access to the site is located along Colima Road. Colima Road is designated a Major Route in the 2012 County Highway Plan and the Rowland Heights Community Plan. Regional access to the project site is provided via I-60, located approximately one mile east of the project site. Local access to the project site is provided by Colima Road. According to Figure 12.6, Disaster Routes, of the Los Angeles County General Plan 2035, the nearest disaster route to the Project site is I-60 or any of the streets designated as an evacuation route in an adopted emergency response or evacuation plan. Construction activities and staging areas would be confined to the project site.

Construction of the project should not present emergency access issues. To ensure emergency access is provided throughout project construction, emergency access continuity is checked as part of the Project's Encroachment Permit.

References:

- Los Angeles County General Plan 2035, Figure 12.6, Disaster Routes, https://planning.lacounty.gov/assets/upl/project/gp_2035_2014-FIG_12-6_Disaster_Routes.pdf, accessed July 23, 2021.

18. TRIBAL CULTURAL RESOURCES

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resources, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	☐	☐	☐	☒
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or	☐	☐	☐	☒

The vacant Project site is not listed or eligible for listing in the California Register of historical resources as defined in Public Resources Code § 5020.1(k).

ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☐	☐

Significant archaeological resources found in the County include those associated with Native American cultures. AB52 which became effective July 1, 2015, requires public agencies to respond to Native American tribal representative requests by providing formal notification of proposed projects within the geographic area that is traditionally and culturally affiliated with the tribe. The Project site is located within a geographic area that is affiliated with the Gabrieleno Band of Mission Indians-Kizh Nation and the Gabrieleno Tongva. Formal notification of the proposed project was issued by email to both tribes on May 18, 2021. Neither tribe responded requesting consultation.

On May 18, 2021, letters were sent to representatives of seven tribes and one letter was sent to one tribe on June 1, 2021 inviting Project consultation under SB 18. These eight tribes were identified by the Native American Heritage Commission (NAHC) as having potential tribal resources in the project area, and included the Gabrieleno Band of Mission Indians – Kizh Nation and the San Gabriel Band of Mission Indians. All of the tribal consultation notification letters are attached to this Initial Study.

A search of the NAHC Sacred Lands Database returned negative results. A (SCCIC) indicates the presence of subsurface archaeological resources is unknown within the projects area which is a ½ mile radial distance from the project boundaries. To ensure the protection of tribal cultural resources in the event unanticipated resources are encountered during grading activities, the following mitigation measure shall apply:

MM TCR-1: In the event tribal cultural resources are encountered during Project grading, all ground-disturbing activities within the vicinity of the find shall cease and a qualified Native American Monitor from the Gabrieleno Band of Mission Indians-Kizh Nation or the Gabrieleno Tongva San Gabriel Band of Mission Indians shall be retained to monitor all remaining grading activities within the project site. The Native American Monitor shall evaluate and record all tribal cultural resources. The Native American Monitor shall also maintain a daily monitoring log that contains descriptions of the daily construction activities, locations with diagrams, soils, and documentation of tribal cultural resources identified. The Monitoring log and photo documentation, accompanied by a photo key, shall be submitted to the Los Angeles County Department of Regional Planning upon completion of the grading activity.

In the event of an archaeological find, a qualified archaeologist shall monitor all remaining grading activities, along with the Native American Monitor, within the boundaries of the archaeological site. The archaeologist shall record all recovered archaeological resources on the appropriate California Department of Parks and Recreation Site Forms to be filed with the California Historical Resources Information System-South Central Information Center, evaluate the significance of the find, and if significant, determine and implement the appropriate mitigation in accordance with the U.S. Secretary of the Interior and California Office of Historic Preservation guidelines, including but not limited to a Phase III data recovery and associated documentation. The archaeologist shall prepare a final report about the find to be filed with the County of Los Angeles Department of Regional Planning, and the California Historical Resources Information System-South Central Coastal Information Center. The archaeologist's report shall include documentation of the resources recovered, a full evaluation of eligibility with respect to the California Register of Historical Resources, and the treatment of the resources recovered. The monitor(s) shall photo-document the grading. The Monitoring log and photo documentation, accompanied by a photo key, shall be submitted to the Los Angeles County Department of Regional Planning upon completion of the grading activity. The on-site monitoring shall end when the grading activities are completed.

REFERENCES:

- Native American Heritage Commission, June 1, 2021, Sacred Lands File Search of TR82400 Project, Los Angeles County.
- Tribal Consultation Notification Letters
- South Central Coast Information Center, California Historical Resources Information Center, July 14, 2021, Record Search Results for the Colima Villa.

19. UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
Would the project:				
a) Require or result in the relocation of construction of new or expanded water, wastewater treatment, storm water drainage, electric power, natural gas, or telecommunication facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☒	☐

The expected increase in average wastewater flow from the 17-unit residential condominium development is 3,315 gallons per day. The Districts are empowered by the California Health and Safety Code to charge a fee to connect facilities (directly or indirectly) to the Districts' Sewerage System or to increase the strength or quantity of wastewater discharged from connected facilities. This connection fee is a capital facilities fee that is used by the Districts to upgrade or expand the Sewerage System. Payment of a connection fee may be required before this project is permitted to discharge to the Districts' Sewerage System.

Will serve letters have been issued by the Rowland Water Company and the Los Angeles County Sanitation District. As a result, impacts would be less than significant.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years.	☐	☐	☒	☐

The water purveyor, Rowland Water Company, has indicated that it has the capacity to serve the Project. Consequently, Project impacts related to sufficient water supplies would be less than significant.

c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐

The expected increase in average wastewater flow from the 17-unit residential condominium development is 3,315 gallons per day. The Districts are empowered by the California Health and Safety Code to charge a fee to connect facilities (directly or indirectly) to the Districts' Sewerage System or to increase the strength or quantity of wastewater discharged from connected facilities. This connection fee is a capital facilities fee that is used by the Districts to upgrade or expand the Sewerage System. Payment of a connection fee may be required before this project is permitted to discharge to the Districts' Sewerage System.

In a letter dated March 13, 2020, the Los Angeles County Sanitation District issued a Will Serve Letter for the Project indicating service provision. As a result, impacts would be less than significant.

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local	☐	☐	☒	☐

infrastructure, or otherwise impair the attainment of solid waste reduction goals?

The Project consists of creating 17 residential condo units. Typical solid waste generated by the Project would consist primarily of the standard organic and inorganic waste normally associated with these uses. Substantial hazardous wastes are not anticipated. The site is adequately served by County landfills, and the Project is not expected to generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure.

The Los Angeles County Department of Public Works is responsible for solid waste collection and disposal within the County. Available solid waste services and landfills are listed on the county Solid Waste Information Management Systems website, and shows active landfills available to the Project site. According to the Countywide Integrated Waste Management Plan 2019 Annual Report, ongoing District's planning is continuing to ensure adequate landfill capacity for the County. Solid waste from the Project site and surrounding area is disposed of at various landfills. The 2019 report finds that the county has sufficient landfill capacity to cover 15 years of expected growth. The project is an infill residential development and its future solid waste demands would be consistent with 2019 report.

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste? ☐ ☐ ☐ ☒

A significant impact may occur if a Project would generate solid waste that was not disposed of in accordance with applicable regulations. The proposed Project would generate solid waste that is typical of residential uses, for disposal at a landfill permitted for municipal wastes (Class III). The Project would be required to comply with all federal, state, and local laws, statutes, and ordinances regarding the proper disposal of solid waste. Compliance with all applicable laws would ensure the project's impact related to solid waste would be less than significant.

The Project will comply with all state and local laws pertaining to source reduction, recycling, composting, and other waste reduction activities to achieve state and local targets related to solid waste reduction.

Based on a letter from the Rowland Water District, the proposed water system for the project site will be operated by Rowland Water District, and the facilities of the Rowland Water District are adequate during normal operating conditions to meet the requirements for the water system of this subdivision.

REFERENCES:

- County Sanitation Districts of Los Angeles County; Will Serve Letter Update for Colima Villa Condominium Project, June 16, 2021.
- Rowland Water Company, Will Serve Letter Project Contingency for Project 18002 Colima Road, Rowland Heights, CA, prepared by Tom Coleman, November 8, 2021.
- Los Angeles County Department of Public Works, Countywide Integrated Waste Management Plan 2019 Annual Report, https://dpw.lacounty.gov/epd/swims/ShowDoc.aspx?id=14372&hp=yes&type=PDF, accessed July 16, 2021.

20. WILDFIRE

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒

Los Angeles County faces major wildland fire threats due to its hilly terrain, dry weather conditions, and the nature of its plant coverage. The at-risk areas are designated as Fire Hazard Severity Zones (FHSZs) and are classified as Very High, High, and Moderate in State Responsibility Areas and Very High in Local and Federal Responsibility Areas. Areas in the Very High FHSZ areas are generally located in the mountainous and hilly areas of the County, including the Santa Monica Mountains, Angeles National Forest and Puente Hills. The Project site is an infill property located in an urbanized area of the County that contains slopes of less than 25%. According to the County Fire Zone Map, the Project site is not within a Very High FHSZ. The Project would not expose people or structures to significant loss involving wildland fires.

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒

The Project is an infill housing development that will be constructed to current building and fire codes. The Project is not within a Very High FHSZ. The Project would not exacerbate wildfire risks or expose residential occupants to pollutant concentrations from wildfire.

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒

The Project site is an infill property located in an urbanized area of the County. According to the County Fire Zone Map, the Project site is not within a Very High FHSZ. The Project would not require installation or maintenance of associated infrastructure that may exacerbate fire risk.

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

Figure 12.2, Flood Hazard Zones Policy Map of the 2035 General Plan illustrates locations of flood hazard areas and shows the area surrounding the Project site as outside of any 100-year or 500-year flood hazard. Figure 12.1, Seismic and Geotechnical Hazard Zones Policy Map of the 2035 General Plan illustrates areas of landslides and shows that area surrounding the Project site is not susceptible to landslides. The Project site does not contain slopes of 25% or greater, and the Project does not propose drainage changes. Consequently,

the Project would not expose people or structures to significant risks from flooding, landslides, slope instability or drainage changes.

e) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒

Figure 12.2, Flood Hazard Zones Policy Map of the 2035 General Plan illustrates locations of flood hazard areas and shows the area surrounding the Project site as outside of any 100-year or 500-year flood hazard. Figure 12.1, Seismic and Geotechnical Hazard Zones Policy Map of the 2035 General Plan illustrates areas of landslides and shows that area surrounding the Project site is not susceptible to landslides. The Project site does not contain slopes of 25% or greater, and the Project does not propose drainage changes. Consequently, the Project would not expose people or structures to significant risks from flooding, landslides, slope instability or drainage changes.

REFERENCES:

- Los Angeles County General Plan 2035, Figure 12.1, Seismic and Geotechnical Hazard Zones Policy Map and Figure 12.2, Fire Hazard Severity Zones Policy Map

21. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	*Less Than Significant Impact with Mitigation Incorporated*	*Less Than Significant Impact*	*No Impact*
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐

The Project site is located in an urbanized area and is surrounded by developed parcels. The Project site is developed with a wireless telecommunications facility. The Project consists of create 17 residential condominium units on one multi-family lot. The Project density complies with the requested U4 land use designation of the Rowland Heights Community Plan as well as the property's commercial zoning. The proposed Project would not have substantial impacts on special status species, stream habitat, and wildlife dispersal and migration. Furthermore, the proposed Project would not affect the local, regional, or national populations or ranges of any plant or animal species and would not threaten any plant communities and does not have the potential to significantly degrade the quality of the environment.

b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	☐	☐	☒	☐

The Project site is located in an urbanized area and is vacant. The proposed 17 residential condominium units are in keeping with the property's zoning and land use designation. The Project site is surrounded by single-family residences to the north, west, and south and multi-family uses to the west. No significant impacts are anticipated as a result of developing the project, including achieving short-term environmental goals to the disadvantage of long-term environmental goals.

c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐

The technical studies conducted for the Project and this Initial Study review did not reveal any cumulatively considerable impacts. Any potential impacts would be reduced to a less than significant level with incorporation of Project design features and mitigation measures. Any cumulative impacts to air quality, noise, public services, traffic, or utilities, that might result from the other nearby subdivisions or future Projects, are not anticipated. Therefore, the Project would not be expected to meet this Mandatory Finding of Significance.

d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? ☐ ☐ ☒ ☐

The Project site is developed with a wireless telecommunications facility which will remain in place. The Project site is located in an urbanized area and is surrounded by urbanized uses. Based on the evaluation contained herein, there is no substantial evidence that the Project would lead to environmental effects that would cause substantial effects on human beings, either directly or indirectly. Therefore, the Project would not be expected to meet this Mandatory Finding of Significance.

ATTACHMENTS

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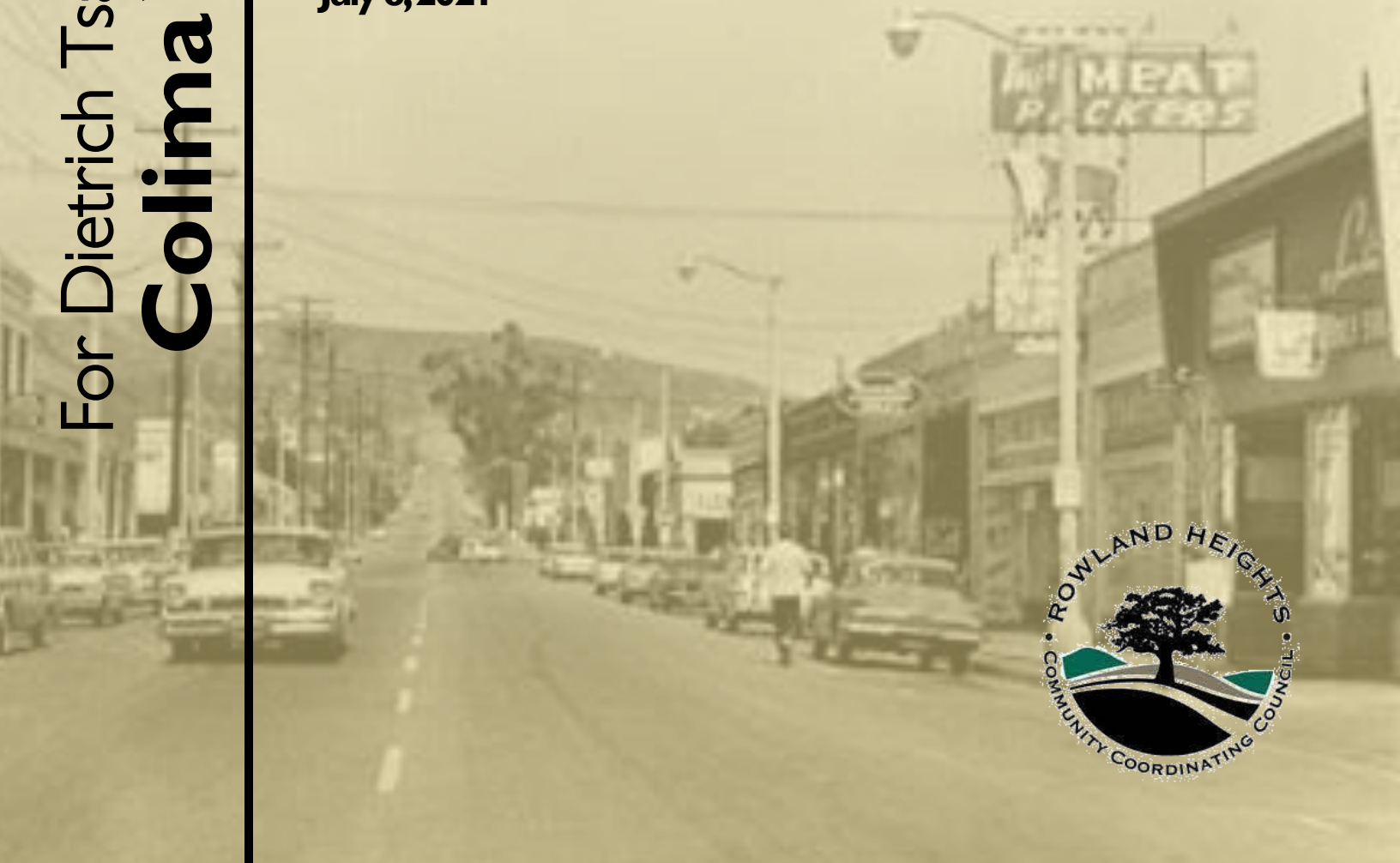
For Dietrich Tsai
Colima Villa, LLC

CalEEMod Air Quality/ Greenhouse Gas Analysis Report Colima Villa Project

July 8, 2021



AIR QUALITY/GREENHOUSE GAS ANALYSIS FOR
COLIMA VILLA
CITY OF ROWLAND HEIGHTS,
LOS ANGELES COUNTY, CALIFORNIA

Prepared for:

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HANA RESOURCES™
Environmental Enterprise Solutions

June 25, 2021

CERTIFICATION STATEMENT

I, Dale Schneeberger, hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this report, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

June 25, 2021

Date

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

HANA Resources, Inc.
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Seal

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APPENDICES

SECTION 1. Project Description and Summary

1.1. Introduction

HANA Resources, Inc. (HANA) was retained by Infrastructure Engineers to prepare this Air Quality/Green House Gas Analysis Report for the proposed Colima Villa Project (Project). This study analyzes the potential air quality and greenhouse gas impacts of the proposed development Project located along Colima Road in the City of Rowland Heights, an unincorporated area in eastern Los Angeles County, California. The purpose of this study is to analyze the Project's air quality and greenhouse gas impacts related to both temporary construction activity and long-term operation of the Project.

1.2. Project Summary

1.2.1. Location and Setting

The Project covers 1.164 acres in the City of Rowland Heights, Los Angeles County, CA (**Exhibit I,** *Project Vicinity Map*). The Project's AIN (Assessor Identification Number) is 8265-003-030 (**Exhibit II,** *Project Location Map*). The Project site is located on the United States Geological Survey (USGS) La Habra Quadrangle, 7.5-Minute Topographic map. The surface elevation of the site ranges from approximately 460 to 480 feet above mean sea level (AMSL). The Project area is located in Township 2 South-Range 10 West, San Bernardino Meridian.

1.2.2. Proposed Project

The proposed Project consists of creating a multi-family residence lot. The Project involves a 50,692.86-square foot (1.164-acre) site and the construction of 17 residential condominiums (within 5 separate buildings) with 2-car garages and an additional 5 guest spaces, for a total of 39 spaces. The proposed structures will include living space and vehicle parking within a three-level construction footprint. Limited uncovered guest parking (5 spaces) is provided. Vehicular access will be directly from Colima Road via two full-access gate-controlled driveways. Some existing vegetation, mainly trees, will be removed during demolition and site preparation, but additional trees and other landscaping plants and materials, and walkways will be included in the Project construction design.

Exhibit I: Project Vicinity Map

Exhibit II: Project Location Map

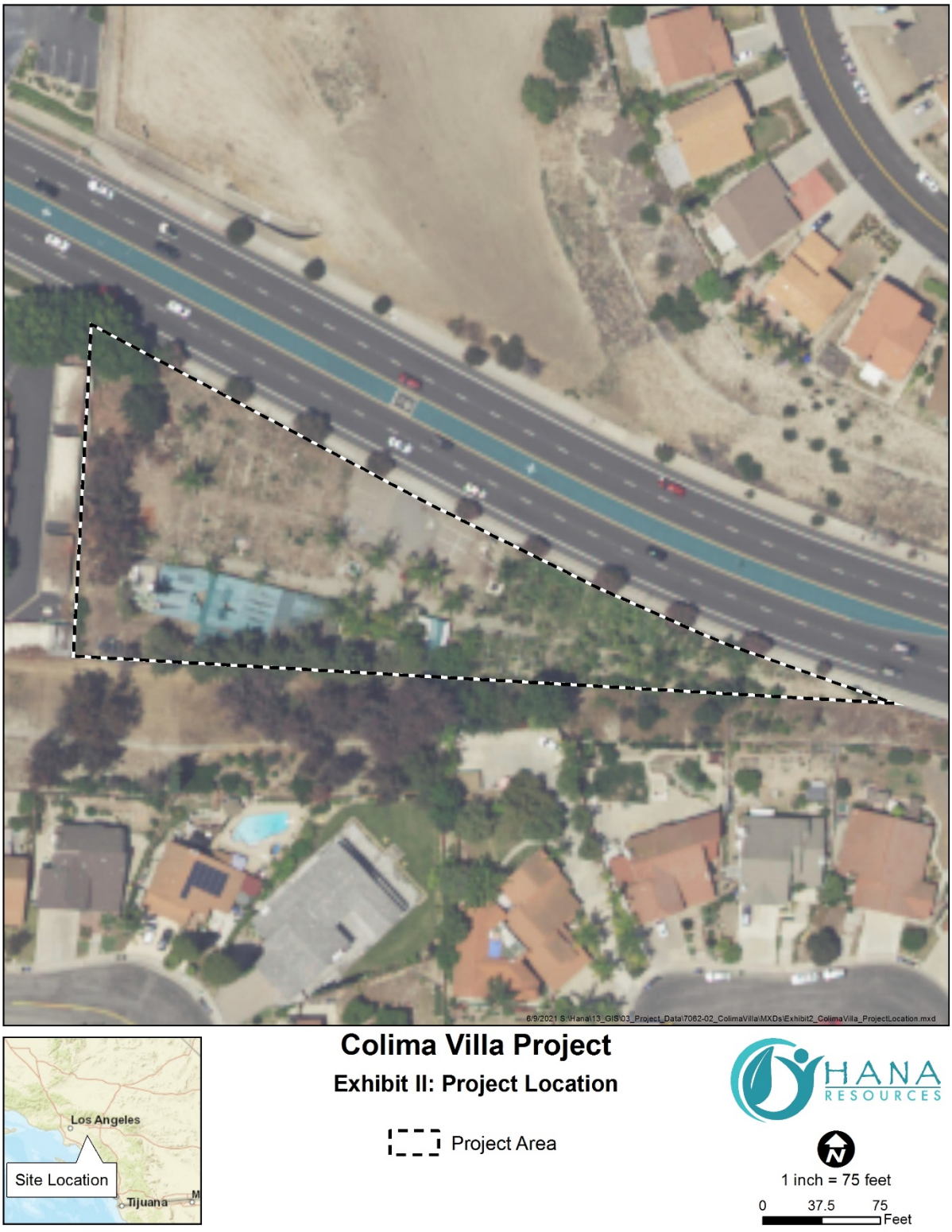


Exhibit III: Concept Plan Map

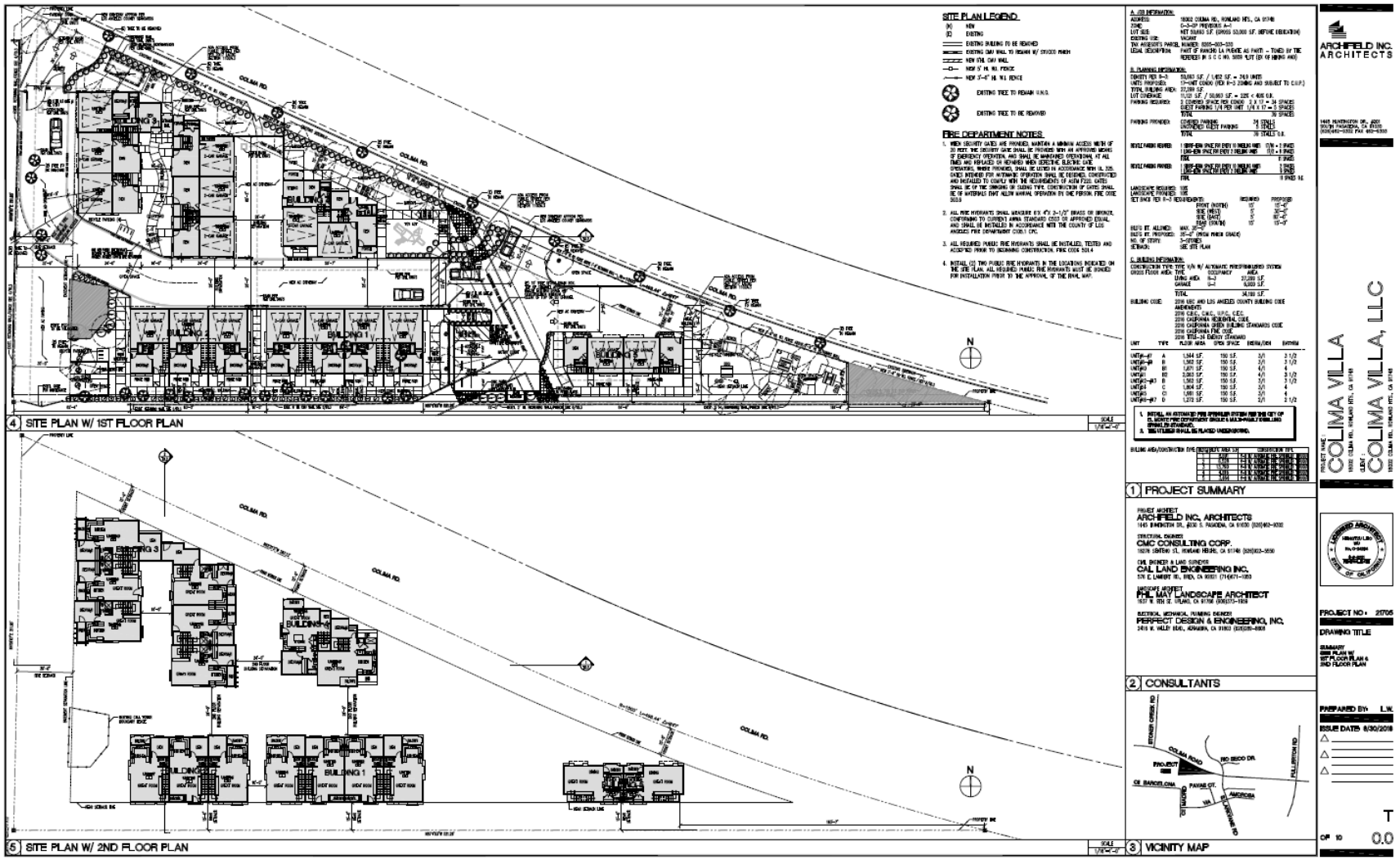
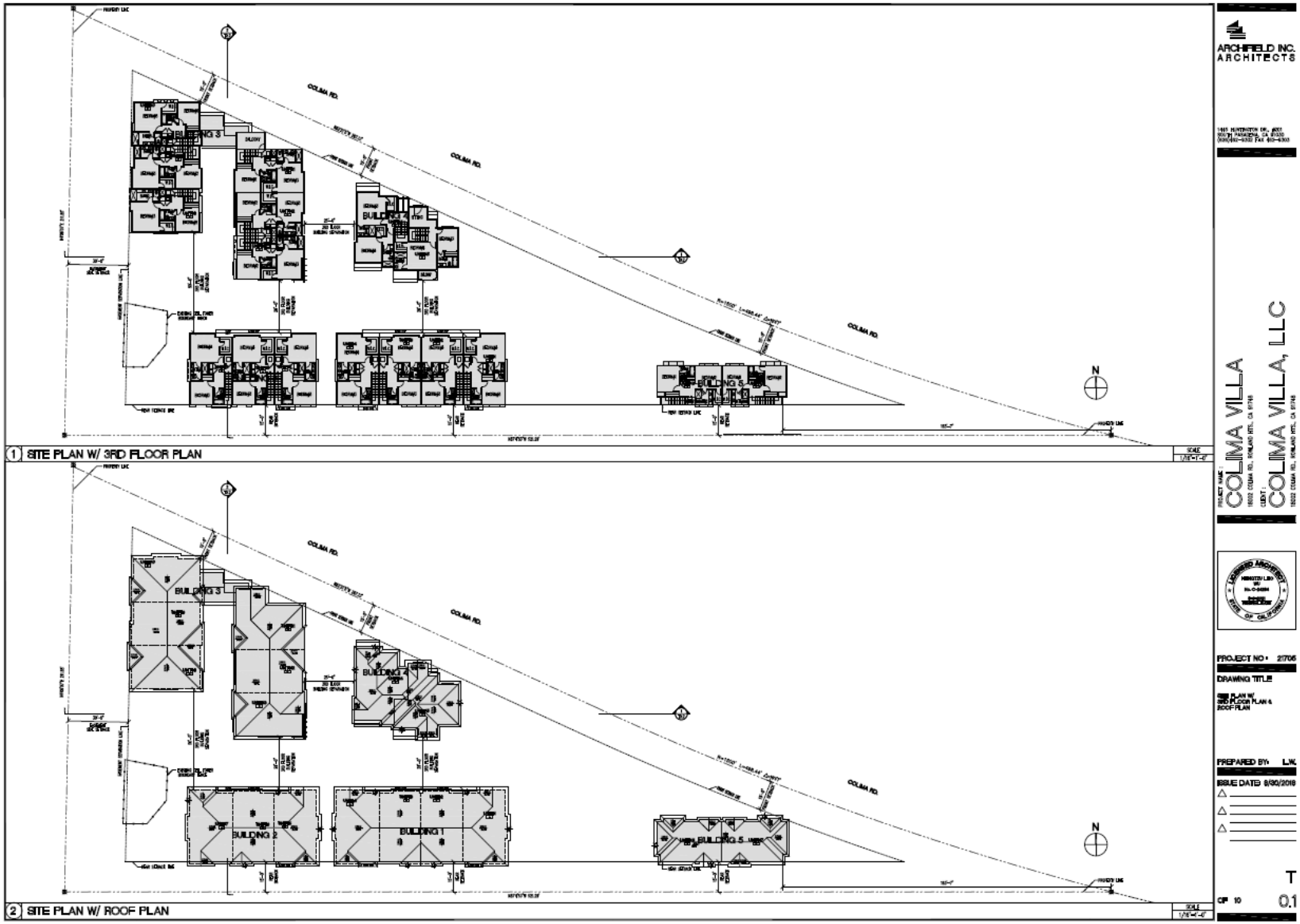


Exhibit III: Concept Plan Map (Cont.)



SECTION 2. Air Quality & Health Risk Significance Thresholds

2.1. Regional Significance Thresholds

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

Table 1. SCAQMD Regional Thresholds

Pollutant	Construction (lbs./day)	Operation (lbs./day)
Oxides of Nitrogen (NOx)	100	55
Oxides of Sulfur (SOx)	150	150
Carbon Monoxide (CO)	550	550
Reactive Organic Gasses (VOC)	75	55
Particulate Matter (PM_{10})	150	150
Particulate Matter ($PM_{2.5}$)	55	55
Source: South Coast Air Quality Management District, SCAQMD 2019		

2.2. Local Significance Thresholds (LSTs)

Local Significance Thresholds (LSTs) have been developed by the SCAQMD, recognizing that criteria pollutants such as CO, NOx, and PM_{10} and $PM_{2.5}$ in particular, can have local impacts as well as regional impacts. The evaluation of localized air quality impacts determines the potential of the Project to violate any air quality standard, contribute substantially to an existing or projected air quality violation, or expose sensitive receptors to substantial pollutant concentrations. LSTs, defined separately for construction and operational activities, represent the maximum emissions or air concentrations from a project that will not cause or contribute to an exceedance of the most stringent applicable federal or State ambient air quality standard at any nearby sensitive or worker receptor.

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

SCAQMD recommends projects larger than five acres undergo air dispersion modeling to determine localized air quality. For projects of five (5) acres or less where emissions would occur, the SCAQMD has developed a series of look up tables that provide estimates of daily construction or operational emissions above which a project's emissions are determined to have a significant air quality impact. These LSTs are provided for each combination of pollutants (CO, NO2, PM_{10}, and $PM_{2.5}$), Source-Receptor Area (SRA), size of the project emission area, and distance to the nearest sensitive receptor. The Pomona/Walnut Valley

SRA for this Project is listed as number 10 (SCAQMD 1999). The project size is generally represented as the maximum area disturbed during a day from which emissions are calculated.

2.2.1. Construction

For construction activities, the highest level of on-site emissions generally occurs during the mass grading activities. The California Emissions Estimator Model (CalEEMod) which is used to estimate emissions from various land use projects, identifies various kinds of equipment and the acreage disturbed in an 8-hour day. Based on the construction equipment inventory (to be provided in **Table 6**, *Construction Equipment Assumptions*) a maximum area of one (1) acre would be disturbed in a day. For purposes of this LST assessment of construction emissions, the emissions from the Project's 1 acre were compared to the LST emission significance thresholds for a 1-acre area in the SCAQMD look up tables.

There are numerous existing residences close to the Project as shown in **Table 2**, *Location of Sensitive Receptors*. The locations of the residences are grouped in bins of between 25 and 50 meters, between 50 and 100 meters, between 100 and 200 meters, and between 200- and 500-meters radius from the center point of the Project. There are no residences located less than 25 meters.

Table 2. Location of Sensitive Receptors

Receptor Address	Location Relative to Project[1]	Type of Receptor
Target Property (center point)	<25 meters	Vacant
1802 CII Madrid	25 – 50 meters	Private Residence
17989 CII Barcelona	25 – 50 meters	Private Residence
9556 Carver Court	50 – 100 meters	Private Residence
1798 CII Madrid	50 – 100 meters	Private Residence
1800 CII Madrid	50 – 100 meters	Private Residence
17981 CII Barcelona	50 – 100 meters	Private Residence
17977 CII Barcelona	50 – 100 meters	Private Residence
17800 Colima Road	50 – 100 meters	Apartment Complex
1808 CII Madrid	50 – 100 meters	Private Residence
1816 CII Madrid	50 – 100 meters	Private Residence
1800 Pavas Court	50 – 100 meters	Private Residence
1805 Pavas Court	50 – 100 meters	Private Residence
1810 Pavas Court	50 – 100 meters	Private Residence
1820 Pavas Court	50 – 100 meters	Private Residence
Numerous (~58) properties located to the northeast, east, southeast, south, and southwest	100 – 200 meters	Private Residences
17800 Colima Road, to east	100 – 200 meters	Apartment Complex
17901 Colima Road	100 – 200 meters	Commercial – Fast Food
17951 Colima Road	100 – 200 meters	Commercial – Fast Food
1611 Larkvane Road	100 – 200 meters	Commercial - Retail

Table 2. Location of Sensitive Receptors		
Receptor Address	**Location Relative to Project[1]**	**Type of Receptor**
Numerous (>300) properties located to the north, east, south, and southwest	200 - 500 meters	Private Residences
17800 Colima Road, to east	200 – 500 meters	Apartment Complex
17883, 17869, 17863, 17855, 17849, 17833, 17823, 18162, 18180, 18230, 18237, 18253 Colima Road	200 - 500 meters	Commercial – Fast Food/ Restaurant
18213 Colima Road	200 - 500 meters	Commercial – Auto Repair
17811 Colima Road	200 - 500 meters	Commercial – Retail
17899, 17801, 18160 Colima Road	200 - 500 meters	Commercial - Banking
17515 Colima Road	200 - 500 meters	Professional - Medical
1627 Fullerton Road	200 - 500 meters	Commercial – Fast Food/ Restaurant
1747 Fullerton Road	200 - 500 meters	Commercial - Retail
17870 Castleton Street	200 - 500 meters	Commercial – Retail
17870 Castleton Street	200 - 500 meters	Professional - Medical
17871 Castleton Street	200 - 500 meters	Commercial – Amusement
17980 Castleton Street	200 - 500 meters	Commercial - Hospitality
17890, 17870, 17800, 17700 Castleton Street	200 - 500 meters	Professional - CPA
1921 Tambor Court	200 - 500 meters	Professional - CPA
1560 Stoner Creek Road	200 - 500 meters	Commercial – Day Care
1506 Stoner Creek Road	200 - 500 meters	Commercial – Retail
1835 Larkvane Road	200 - 500 meters	Commercial - Religious
18138 – 18142 Via Calma	200 - 500 meters	Commercial – Fast Food/ Restaurant
1887 CII Madrid	200 - 500 meters	Commercial - Importer
18058 Espito Street	200 - 500 meters	Commercial - Manufacturer
Notes: [1] Distance from existing sensitive receptor structures to the approximate Project center; binned by radial distances.		

Based on a review of the existing sensitive receptors, the closest two (residences) are located between 25 and 50 meters south and adjacent to the Project site.

The SCAQMD has issued guidance on applying CalEEMod to LSTs. The CalEEMod calculates construction emissions based on the number of equipment hours and the maximum daily soil disturbance activity possible for each piece of equipment. The information in **Table 6**, *Construction Equipment Assumptions* is used to determine the maximum daily disturbed acreage for comparison to LSTs. Based on the above disturbance rate, the Project would result in less than one (1) acre of disturbance during peak construction activity on any given day. The SCAQMD LST mass emission tables provide construction emission significance thresholds for a disturbed area of 1 acre and was used in the assessment.[1] This estimate is based on the construction equipment assumptions embedded in the CalEEMod defaults and represent a

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

reasonable approximation of the expected construction fleet as required per CEQA guidelines. Site-specific construction fleet may vary, due to specific project needs at the time of construction.

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

Table 3. SCAQMD Localized Significance Thresholds for Construction	
Pollutant[1]	**Daily Emission Limit (lbs./day)[2]**
NOx	129
CO	911
PM_{10}	11
$PM_{2.5}$	4
Notes: [1] SCAQMD has defined LSTs only for these pollutants [2] LSTs defined for SRA 10, 1-acre disturbed area and a 50-meter distance to the nearest sensitive receptor Source: SCAQMD 2009	

2.2.2. Operation

For Project operations, the LST operational assessment was accomplished by comparison to the LST emission significance thresholds for a 1-acre area in the SCAQMD look up tables. If the total air quality impact exceeds the values for the listed pollutants, then the project would be considered to have a significant air quality impact. **Table 4**, *SCAQMD Localized Significance Thresholds for Operations* below provides a summary of the Project's operational LSTs.

Table 4. SCAQMD Localized Significance Thresholds for Operations	
Pollutant[1]	**Daily Emission Limit (lbs./day)[2]**
NOx	129
CO	911
PM_{10}	3
$PM_{2.5}$	1
Notes: [1] SCAQMD has defined LSTs only for these pollutants [2] LSTs defined for SRA 10, 1-acre disturbed area and a 50-meter distance to the nearest sensitive receptor Source: SCAQMD 2009	

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

2.3. Health Risk Significance Thresholds

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

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

2.3.1. Project-Level Health Risk Significance Thresholds

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

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

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

2.3.2. Cumulative Health Risk Significance Thresholds

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

2.4. CO "Hotspot" Thresholds

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

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

- 1-hour CO standard: 20 ppm; and
- 8-hour CO standard: 9 ppm.

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

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

3.1. Model Selection

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

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

3.2. Construction

3.2.1. Emission Assumptions

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

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

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

Table 5. Conceptual Construction Schedule

Construction Phase	Start Date	End Date	Duration (days)
Demolition	09/01/2021	09/14/2021	10
Site Preparation	09/15/2021	09/15/2021	1
Grading	09/16/2021	09/17/2021	2
Building Construction	09/18/2021	02/04/2022	100
Paving	02/05/2021	02/11/2021	5
Architectural Coating	02/12/2021	02/18/2021	5
Source: Site preparation schedule provided by the CalEEMod default estimate (see **Appendix A**)			

Table 6. Construction Equipment Assumptions

Activity	Equipment	Number	Hours per Day	Horsepower	Load Factor
Site Demolition	Concrete/Industrial Saws	1	8	81	0.73
	Rubber Tired Dozers	1	1	247	0.40
	Tractors/Loaders/Backhoes	2	6	97	0.37
Site Preparation	Graders	1	8	187	0.41
	Tractors/Loaders/Backhoes	1	8	97	0.37
Grading	Concrete/Industrial Saws	1	8	81	0.73
	Rubber Tired Dozers	1	1	247	0.40
	Tractors/Loaders/Backhoes	2	6	97	0.37
Building Construction	Cranes	1	4	231	0.29
	Forklifts	2	6	89	0.20
	Tractors/Loaders/Backhoes	2	8	97	0.37
Paving	Cement and Mortar Mixers	4	6	9	0.56
	Pavers	1	7	130	0.42
	Rollers	1	7	80	0.38
	Tractors/Loaders/Backhoes	1	7	97	0.37
Architectural Coating	Air Compressors	1	6	78	0.48
Notes:					

Table 6. Construction Equipment Assumptions					
Activity	**Equipment**	**Number**	**Hours per Day**	**Horsepower**	**Load Factor**
The equipment inventory for site preparation and paving construction activities were taken from the CalEEMod default equipment inventory. The equipment inventory for the grading, building construction, paving and architectural coating was derived from model defaults with equipment hours, horsepower, and load factors taken from the CalEEMod. Source: **Appendix A,** *CalEEMod*.					

3.2.1.1. Equipment Tiers and Emission Factors

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

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

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

3.2.1.2. Fugitive Dust

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

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

Table 7. Best Available Control Measures	
Best Available Control Measure[1]	**Associated Measure in CalEEMod[2]**
08-1 Pre-apply water to depth of proposed cuts.	Pre-water to 12 percent.
08-2 Re-apply water as necessary to maintain soils in a damp condition and to ensure that visible emissions do not exceed 100 feet in any direction.	
08-3 Stabilize soils once earth-moving activities are complete.	
Import/Export of Bulk Materials	
09-1 Stabilize material while loading to reduce fugitive dust emissions.	Water exposed surfaces three times per day.
09-2 Maintain at least six inches of freeboard on haul vehicles.	
09-3 Stabilize material while transporting to reduce fugitive dust emissions.	
09-4 Stabilize material while unloading to reduce fugitive dust emissions.	
09-5 Comply with Vehicle Code Section 23114.	
Landscaping	
10-1 Stabilize soils, materials, slopes	Water exposed surfaces three times per day.
Guidance: Apply water to materials to stabilize; maintain materials in a crusted condition; maintain effective cover over materials; stabilize sloping surfaces using soil until vegetation or ground cover can effectively stabilize the slopes; hydroseed prior to rain season.	
Staging Areas	
13-1 Stabilize staging areas during use by limiting vehicle speeds to 15 miles per hour.	Reduce speed on unpaved roads to 15 miles per hour.
Traffic Areas for Construction Activities	
15-1 Stabilize all off-road traffic and parking areas.	Water exposed surfaces three times per day.
15-2 Stabilize all haul routes.	
15-3 Direct construction traffic over established haul routes.	
Guidance: Apply gravel/paving to all haul routes as soon as possible to all future roadway areas; barriers can be used to ensure vehicles are only used on established parking areas/haul routes.	
1 SCAQMD Rule 403 2 Applied in CalEEMod output in **Appendix A**	

3.2.1.3. Construction Off-site Trips

CalEEMod default values for worker trip generation, trip length, and vehicle fleet were used in this analysis. Vendor trips were also calculated using CalEEMod default values. The CalEEMod default vehicle

type (Heavy Heavy-Duty Truck) was used for haul trips. The site earthwork is considered to be balanced and therefore no import or export of soil was used in this model.

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

Table 8. Construction Off-site Trips			
Construction Phase	**Worker Trip Number**	**Vendor Trip Number**	**Haul Trip Number**
Demolition	10	0	2
Site Preparation	5	0	0
Grading	10	0	0
Building Construction	12	2	0
Paving	18	0	0
Architectural Coating	2	0	0
Source: CalEEMod, **Appendix A**			

3.2.2. Localized Analysis Methodology

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

3.3. Operation

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

3.3.1. Regional Emission Assumptions[2]

3.3.1.1. Motor Vehicles

Motor vehicle emissions refer to exhaust and road dust emissions from the motor vehicles that would travel to and from the Project site. The emissions were estimated using CalEEMod model for estimating of regional emissions. Daily and peak hour vehicle trips, trip generation rates, and fleet mix assumptions are included. The total average daily and annual trip generation rates for the Project were calculated from CalEEMod for vehicles are shown in **Table 9**, *Vehicle Trip Generation Rates***.**

Table 9. Vehicle Trip Generation Rates					
			Average Daily Trip Generation Rate (trips/day)		
Land Use			**Weekday**	**Saturday**	**Sunday**
Condo/Townhouse High-rise			71.06	73.27	58.31
		Totals	71.06	73.27	58.31

[2] All calculations in the CalEEMod relied upon default values.

Table 9. Vehicle Trip Generation Rates					
Unmitigated	**Annual VMT**				
Condo/Townhouse High-rise	237,678				
Total	**237,678**				
Mitigated					
Condo/Townhouse High-rise	225,794				
Total	**225,794**				
Source: CalEEMod, **Appendix A**					

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

Table 10. Project Associated Vehicle Fleet Mix	
Type of Vehicle	**Fleet Mix (%)**
Condo/Townhouse High-rise	
Light duty automobile (LDA)	55.0
Light duty truck (LDT1)	4.25
Light duty truck (LDT2)	20.2
Medium duty vehicle (MDV)	11.7
Light-heavy duty truck (LHDT1)	1.50
Light-heavy duty truck (LHDT2)	0.58
Medium-heavy duty truck (MHDT)	2.17
Heavy-heavy duty truck (HHDT)	3.49
All other categories	<1.0
Source: CalEEMod, **Appendix A**	

The project associated trip summary is shown in **Table 11**, *Project Associated Trip Summary*.

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

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

3.3.2. Other Emission Sources

3.3.2.1. Architectural Coatings (Painting)

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

3.3.2.2. Consumer Products

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

3.3.2.3. Landscape Equipment

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

3.3.2.4. Electricity

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

Table 12. Project Electricity Consumption

Land Use	Total (MWh/year)
Unmitigated	
Default CalEEMod factors – Condo/Townhouse High-rise	73,233.1
Mitigated	
Default CalEEMod factors – Condo/Townhouse High-rise	73,233.1
Notes: MWh = megawatt hours	

CalEEMod has three categories for electricity consumption: electricity that is impacted by Title 24 regulations, non-title-24 electricity, and lighting. The Title 24 uses are defined as the major building envelope systems covered by California's Building Code, Title 24 Part 6, such as space heating, space

cooling, water heating, and ventilation. Lighting is separate since it can be both part and not part of Title-24. Since lighting is not considered as part of the building envelope energy budget, CalEEMod does not consider lighting to have any further association with Title 24 references in the program. Non-Title 24 includes everything else such as appliances, break room equipment, computer servers, forklift chargers, and other electronics. Electricity consumption has not been subdivided into categories in the table above but can be estimated in an electricity consumption report when (if) provided by the applicant. As such, only the total electrical consumption is provided at this time.

3.3.2.5. Natural Gas

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

Table 13. Project Natural Gas Consumption	
Land Use	**Consumption (KBtu/year)**
Unmitigated	
Default CalEEMod factors – Condo/Townhouse High-rise	227,735
Mitigated	
Default CalEEMod factors – Condo/Townhouse High-rise	227,735
Notes: KBtu = one thousand British thermal units Source: CalEEMod model default estimates	

3.3.2.6. Water and Wastewater

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

Table 14. Project Water Consumption			
Land Use	**Water Use (millions gallons/year)**		
	Total	**Indoor**	**Outdoor**
Unmitigated			
Default CalEEMod factors – Condo/Townhouse High-rise	1.79	1.10	0.69
Mitigated			
Default CalEEMod factors – Condo/Townhouse High-rise	1.57	0.88	0.69
Notes: Indicated water consumption rates based on CalEEMod default estimates			

3.3.2.7. Solid Waste

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

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

The CalEEMod unmitigated default waste generation value used for this analysis is shown in **Table 15**, *Waste Generation*.

Table 15. Waste Generation	
Land Use	**Tons/Year**
Default CalEEMod factors – Condo/Townhouse High-rise	7.82
Notes: Source of Waste Generation: CalEEMod defaults	

3.3.2.8. Vegetation

The Project would construct high-rise condo/townhouse residences, and include walkways and parking areas, thereby changing the current land use and potential carbon sequestration. The Project would also install and integrate landscape into the project design, thereby increasing carbon sequestration. These sequestration benefits were quantified in CalEEMod.

3.3.2.9. Other Support Equipment

The operation of the Project is assumed not to require the use of any special equipment, and therefore is not included in the GHG emissions assessment.

3.3.3. Localized Operational Emission Assumptions

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

- Automobile traffic from daily commuting to and from the Project site from the two entrances along Colima Road,
- Occasional delivery/service truck exhaust emissions from traffic that would travel to and within the Project site from the two entrances along Colima Road, and
- Automobile and truck traffic passing by the Project along Colima Road.

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

SECTION 4. Summary of Findings

The County of Los Angeles Climate Action Plan (CAP) has set a target to reduce GHG emissions from community activities in the unincorporated areas of Los Angeles County by at least 11% below 2010 levels by 2020 to reduce the impacts of climate change (LACDEIR 2014). This action would be consistent with statewide reductions und AB 32. Implementing State measures and the local measures in the CAP would avoid the generation of (reduce) more than 1.9 million metric tons of carbon dioxide equivalent (MT CO2e). The actions in the CAP are priority actions and intended for near-term implementation, such that Los Angeles County can achieve its GHG reduction goal for 2020 for the unincorporated areas of County.

Estimated GHG emissions generated by community activities in the unincorporated areas in 2010 were approximately 7.9 million MT CO2e. This is equivalent to the annual GHG emissions generated by approximately 1.6 million passenger vehicles and represents per capita emissions of 7.5 MT CO2e for each of the unincorporated areas' 1 million residents. Of these total emissions, building energy use is the largest source of emissions (49%). Transportation emissions from on- and off-road vehicles are the second largest source of emissions (42%). The third largest source is community waste generation (7%). The remaining sources are water conveyance and wastewater generation (2%), agriculture (0.4%), and stationary sources (0.02%) (LACDEIR 2014).

According to the CAP (LACDEIR 2014), there are 26 local actions that are grouped into five strategy areas: green building and energy; land use and transportation; water conservation and wastewater; waste reduction, reuse, and recycling; and land conservation and tree planting. Many of the local actions are cost effective, particularly in the green building and energy strategy area, with several energy efficiency investments that can recoup initial costs in one to five years. In addition to reducing GHG emissions, all local actions have many co-benefits, such as improved public health.

4.1. Construction Impacts

4.1.1. Equipment Exhausts and Related Construction Activities

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

Table 16a. Estimated Construction Emissions (Unmitigated)

Construction Phase	Total Daily Maximum Pollutant Emissions (lbs/day)					
	NOx	SOx	CO	ROG (VOC)	PM_{10}	$PM_{2.5}$
2021 Year						
Demolition	7.33	0.01	7.95	0.84	0.57	0.42
Site Preparation	7.83	0.01	4.21	0.66	0.88	0.34
Grading	7.28	0.01	7.94	0.84	1.27	0.83
Building Construction	8.21	0.01	7.76	0.83	0.59	0.45
2022 Year						
Building Construction	7.23	0.01	7.61	0.74	0.52	0.38
Paving	5.96	0.01	7.66	0.72	0.49	0.33
Architectural Coating	1.41	3.81e-3	1.88	21.4	0.10	0.08

Table 16a. Estimated Construction Emissions (Unmitigated)						
	Total Daily Maximum Pollutant Emissions (lbs/day)					
Construction Phase	**NOx**	**SOx**	**CO**	**ROG (VOC)**	**PM_{10}**	**$PM_{2.5}$**
Peak Daily	8.21	0.01	7.95	21.4	1.27	0.83
SCAQMD Thresholds	100	150	550	75	150	55
Significant Emissions?	**No**	**No**	**No**	**No**	**No**	**No**

Table 16b. Estimated Construction Emissions (Mitigated)						
	Total Daily Maximum Pollutant Emissions (lbs/day)					
Construction Phase	**NOx**	**SOx**	**CO**	**ROG (VOC)**	**PM_{10}**	**$PM_{2.5}$**
2022 Year						
Demolition	7.33	0.01	7.95	0.84	0.54	0.42
Site Preparation	7.83	0.01	4.21	0.66	0.56	0.31
Grading	7.28	0.01	7.94	0.84	0.81	0.58
Building Construction	8.21	0.01	7.76	0.83	0.59	0.45
2022 Year						
Building Construction	7.23	0.01	7.61	0.74	0.52	0.38
Paving	5.96	0.01	7.66	0.72	0.49	0.33
Architectural Coating	1.41	3.81e-3	1.88	21.4	0.10	0.08
Peak Daily	8.21	0.01	7.95	21.4	0.81	0.58
SCAQMD Thresholds	100	150	550	75	150	55
Significant Emissions?	**No**	**No**	**No**	**No**	**No**	**No**

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

4.1.2. Localized Impacts Analysis

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

Table 17. Construction Localized Impacts Analysis				
Emissions Sources	**NOx**	**CO**	**PM_{10}**	**$PM_{2.5}$**
On-Site Emissions (lbs/day)	8.21	7.95	1.27	0.83
LST Thresholds (lbs/day)	129	911	11	4
Significant Emissions?	**No**	**No**	**No**	**No**

4.2. Regional Air Quality Impacts

4.2.1. Project Operational Emissions

Operational air pollutant emission impacts are those associated with stationary sources and mobile sources involving any project-related changes. The area-source emissions from the Project may come

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

Table 18. Estimated Operational Onsite Emissions						
	Pollutant Emissions (lbs/day)					
	NOx	SOx	CO	ROG (VOC)	PM_{10}	$PM_{2.5}$
Source (unmitigated)						
Area Sources	0.36	0.02	10.0	4.86	1.30	1.30
Energy Sources	0.05	3.70e-4	0.02	6.73	4.56e-3	4.56e-3
Mobile Sources	0.52	6.26e-3	1.58	0.11	0.53	0.14
Peak Daily Total	0.94	0.02	11.6	4.98	1.84	1.45
Source (mitigated)						
Area Sources	0.01	7.00e-5	1.40	0.40	7.76e-3	7.76e-3
Energy Sources	0.05	3.70e-4	0.02	6.73e-3	4.65e-3	4.65e-3
Mobile Sources	0.50	5.97e-3	1.51	0.11	0.50	0.13
Peak Daily Total	0.58	6.41e-3	2.94	0.52	0.52	0.15
SCAQMD Thresholds	55	150	550	55	150	55
Significant?	**No**	**No**	**No**	**No**	**No**	**No**

4.2.2. Localized Impact Analysis

The SCAQMD has issued guidance on applying CalEEMod results to localized impacts analyses. The sensitive receptors addresses and corresponding distance brackets from the Project site are identified in **Table 2**. The calculated emissions for the proposed operational activities compared with the appropriate LSTs is shown in **Table 19**, *Estimated Operational Localized Impacts Analysis*. By design, the localized impacts analysis only includes on-site sources; CalEEMod outputs do not separate on-site and off-site emissions for mobile sources. Peak day operational emissions (peak daily total) would result in concentrations of pollutants at the nearest residences (approximately 50 meters) below the LST Thresholds of significance for all pollutant emissions except $PM_{2.5}$. However, by incorporating standard mitigation measures, that is, watering exposed areas, the modeled onsite $PM_{2.5}$ emissions fall well below the LST Threshold.

Table 19. Estimated Operational Localized Impacts Analysis				
Emissions Sources	**NOx**	**CO**	**PM_{10}**	**$PM_{2.5}$**
On-Site Emissions (lbs/day)	0.58	2.94	0.52	0.15
LST Thresholds (lbs/day)	129	911	3	1
Significant Emissions?	**No**	**No**	**No**	**No**

4.3. Greenhouse Gas Emissions

4.3.1. Construction Greenhouse Gas Emissions

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

Table 20. Estimated Construction Greenhouse Gas Emissions					
Construction Phase	**Peak Annual Emissions (MT/yr)**				**Total Emissions/Year ($MTCO_2e$)**
	CO_2	**CH_4**	**N_2O**	**Total CO_2e**	
2021					
Demolition	5.20	9.70e-4	0.00	5.22	44.52
Site Preparation	0.42	1.40e-4	0.00	0.43	
Grading	1.04	1.90e-4	0.00	1.04	
Building Construction	37.5	0.01	0.00	37.8	
2022					
Building Construction	12.5	4.05e-4	0.00	12.6	15.59
Paving	2.34	6.80e-4	0.00	2.36	
Architectural Coating	0.63	4.00e-5	0.00	0.63	
Total Construction Emissions					**60.11**
Total Construction Emissions Amortized Over 30 years					**2.00**

4.3.2. Operational Greenhouse Gas Emissions

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

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

Table 21. Estimated Operational Greenhouse Gas Emissions						
Source	**Pollutant Emissions (MT/yr)**					
	Bio-CO_2	**NBio-CO_2**	**Total CO_2**	**CH_4**	**N_2O**	**Total CO_2e**
Construction emissions amortized over 30 years						2.00
Total Operational Emissions	0.000	96.1	96.1	4.32e-3	0.00	96.2

SECTION 5. References

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APPENDIX A

CalEEMod

Colima Villa Project

South Coast AQMD, Summary Report

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Condo/Townhouse High Rise	17.00	Dwelling Unit	0.27	17,000.00	49

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	9			**Operational Year**	2023
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments

Only CalEEMod defaults were used.

Project Characteristics -

Land Use -

Demolition -

Land Use Change -

Sequestration -

Construction Off-road Equipment Mitigation -

Mobile Land Use Mitigation -

Area Mitigation -

Energy Mitigation -

Water Mitigation -

2.0 Peak Daily Emissions

Peak Daily Construction Emissions

Peak Daily Construction Emissions

Colima Villa Project - South Coast AQMD Air District, Summary Report

		Unmitigated						Mitigated					
		ROG	NOX	CO	SO2	PM10	PM2.5	ROG	NOX	CO	SO2	PM10	PM2.5
Year	Phase	lb/day											
2021	Demolition	0.8441 W	7.3342 W	7.9566 S	0.0132 S	0.5707 S	0.4272 S	0.8441 W	7.3342 W	7.9566 S	0.0132 S	0.5420 S	0.4229 S
2021	Site Preparation	0.6633 W	7.8354 W	4.2158 S	0.0103 S	0.8860 S	0.3480 S	0.6633 W	7.8354 W	4.2158 S	0.0103 S	0.5626 S	0.3130 S
2021	Grading	0.8427 W	7.2830 W	7.9458 S	0.0131 S	1.2727 S	0.8328 S	0.8427 W	7.2830 W	7.9458 S	0.0131 S	0.8135 S	0.5804 S
2021	Building Construction	0.8362 W	8.2111 W	7.7610 S	0.0132 S	0.5959 W	0.4523 W	0.8362 W	8.2111 W	7.7610 S	0.0132 S	0.5959 W	0.4523 W
2022	Building Construction	0.7439 W	7.2386 W	7.6135 S	0.0132 S	0.5202 W	0.3826 W	0.7439 W	7.2386 W	7.6135 S	0.0132 S	0.5202 W	0.3826 W
2022	Paving	0.7250 W	5.9661 W	7.6618 S	0.0132 S	0.4987 S	0.3305 S	0.7250 W	5.9661 W	7.6618 S	0.0132 S	0.4987 S	0.3305 S
2022	Architectural Coating	21.4879 W	1.4139 W	1.8833 S	3.1800e-003 S	0.1042 S	0.0878 S	21.4879 W	1.4139 W	1.8833 S	3.1800e-003 S	0.1042 S	0.0878 S
	Peak Daily Total	21.4879 W	8.2111 W	7.9566 S	0.0132 S	1.2727 S	0.8328 S	21.4879 W	8.2111 W	7.9566 S	0.0132 S	0.8135 S	0.5804 S
	Air District Threshold												
	Exceed Significance?												

Peak Daily Operational Emissions

Peak Daily Operational Emissions

		Unmitigated						Mitigated					
		ROG	NOX	CO	SO2	PM10	PM2.5	ROG	NOX	CO	SO2	PM10	PM2.5
	Operational Activity	lb/day											
On-Site	Area	4.8626 S	0.3689 S	10.0482 S	0.0221 S	1.3064 S	1.3064 S	0.4080 S	0.0162 S	1.4028 S	7.0000e-005 S	7.7600e-003 S	7.7600e-003 S
On-Site	Energy	6.7300e-003 S	0.0575 S	0.0245 S	3.7000e-004 S	4.6500e-003 S	4.6500e-003 S	6.7300e-003 S	0.0575 S	0.0245 S	3.7000e-004 S	4.6500e-003 S	4.6500e-003 S
Off-Site	Mobile	0.1167 S	0.5209 W	1.5851 S	6.2600e-003 S	0.5367 W	0.1464 W	0.1142 S	0.5075 W	1.5171 S	5.9700e-003 S	0.5099 W	0.1391 W
	Peak Daily Total	4.9860 S	0.9473 W	11.6578 S	0.0288 S	1.8477 W	1.4574 W	0.5290 S	0.5811 W	2.9444 S	6.4100e-003 S	0.5223 W	0.1515 W
	Air District Threshold												
	Exceed Significance?												

3.0 Annual GHG Emissions

Annual GHG

Annual GHG

		Unmitigated				Mitigated			
		CO2	CH4	N2O	CO2e	CO2	CH4	N2O	CO2e
GHG Activity	Year	MT/yr							
Construction	2021	51.0075	0.0137	0.0000	51.3498	51.0074	0.0137	0.0000	51.3497
Construction	2022	17.9538	4.8600e-003	0.0000	18.0752	17.9538	4.8600e-003	0.0000	18.0752
Operational	2023	146.1998	0.1414	1.4500e-003	150.1684	135.4190	0.1286	1.1500e-003	138.9775
	Total								
	Significance Threshold								
	Exceed Significance?								

Colima Villa Project

South Coast AQMD Air District, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Condo/Townhouse High Rise	17.00	Dwelling Unit	0.27	17,000.00	49

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	9			**Operational Year**	2023
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use -

Demolition -

Land Use Change -

Sequestration -

Construction Off-road Equipment Mitigation -

Mobile Land Use Mitigation -

Area Mitigation -

Energy Mitigation -

Water Mitigation -

Table Name	Column Name	Default Value	New Value
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblSequestration	NumberOfNewTrees	0.00	14.00

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.0365	0.3560	0.3395	5.8000e-004	7.3700e-003	0.0194	0.0268	2.1100e-003	0.0180	0.0201	0.0000	51.0075	51.0075	0.0137	0.0000	51.3498
2022	0.0647	0.1090	0.1185	2.0000e-004	2.3500e-003	5.6100e-003	7.9700e-003	6.3000e-004	5.1900e-003	5.8200e-003	0.0000	17.9538	17.9538	4.8600e-003	0.0000	18.0752
Maximum	**0.0647**	**0.3560**	**0.3395**	**5.8000e-004**	**7.3700e-003**	**0.0194**	**0.0268**	**2.1100e-003**	**0.0180**	**0.0201**	**0.0000**	**51.0075**	**51.0075**	**0.0137**	**0.0000**	**51.3498**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2021	0.0365	0.3560	0.3395	5.8000e-004	6.6000e-003	0.0194	0.0260	1.8200e-003	0.0180	0.0198	0.0000	51.0074	51.0074	0.0137	0.0000	51.3497
2022	0.0647	0.1090	0.1185	2.0000e-004	2.3500e-003	5.6100e-003	7.9700e-003	6.3000e-004	5.1900e-003	5.8200e-003	0.0000	17.9538	17.9538	4.8600e-003	0.0000	18.0752
Maximum	**0.0647**	**0.3560**	**0.3395**	**5.8000e-004**	**6.6000e-003**	**0.0194**	**0.0260**	**1.8200e-003**	**0.0180**	**0.0198**	**0.0000**	**51.0074**	**51.0074**	**0.0137**	**0.0000**	**51.3497**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**7.92**	**0.00**	**2.19**	**10.58**	**0.00**	**1.16**	**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	9-1-2021	11-30-2021	0.2888	0.2888
2	12-1-2021	2-28-2022	0.2739	0.2739
		Highest	0.2888	0.2888

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	0.1277	6.4300e-003	0.2834	2.8000e-004		0.0172	0.0172		0.0172	0.0172	1.8057	3.7564	5.5621	5.6600e-003	1.2000e-004	5.7401
Energy	1.2300e-003	0.0105	4.4700e-003	7.0000e-005		8.5000e-004	8.5000e-004		8.5000e-004	8.5000e-004	0.0000	35.4864	35.4864	1.2000e-003	4.2000e-004	35.6421
Mobile	0.0187	0.0915	0.2595	1.0400e-003	0.0903	7.4000e-004	0.0911	0.0242	6.8000e-004	0.0249	0.0000	96.1454	96.1454	4.3200e-003	0.0000	96.2535
Waste						0.0000	0.0000		0.0000	0.0000	1.5874	0.0000	1.5874	0.0938	0.0000	3.9327
Water						0.0000	0.0000		0.0000	0.0000	0.3514	7.0671	7.4185	0.0364	9.1000e-004	8.6000
Total	**0.1476**	**0.1084**	**0.5474**	**1.3900e-003**	**0.0903**	**0.0188**	**0.1091**	**0.0242**	**0.0187**	**0.0429**	**3.7445**	**142.4553**	**146.1998**	**0.1414**	**1.4500e-003**	**150.1684**

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	0.0720	2.0200e-003	0.1754	1.0000e-005		9.7000e-004	9.7000e-004		9.7000e-004	9.7000e-004	0.0000	0.2864	0.2864	2.8000e-004	0.0000	0.2933
Energy	1.2300e-003	0.0105	4.4700e-003	7.0000e-005		8.5000e-004	8.5000e-004		8.5000e-004	8.5000e-004	0.0000	35.4864	35.4864	1.2000e-003	4.2000e-004	35.6421
Mobile	0.0183	0.0891	0.2487	9.9000e-004	0.0858	7.0000e-004	0.0865	0.0230	6.5000e-004	0.0236	0.0000	91.6297	91.6297	4.1500e-003	0.0000	91.7333
Waste						0.0000	0.0000		0.0000	0.0000	1.5874	0.0000	1.5874	0.0938	0.0000	3.9327
Water						0.0000	0.0000		0.0000	0.0000	0.2811	6.1480	6.4292	0.0291	7.3000e-004	7.3762
Total	**0.0916**	**0.1017**	**0.4286**	**1.0700e-003**	**0.0858**	**2.5200e-003**	**0.0883**	**0.0230**	**2.4700e-003**	**0.0255**	**1.8685**	**133.5505**	**135.4190**	**0.1286**	**1.1500e-003**	**138.9775**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**37.99**	**6.25**	**21.71**	**23.02**	**4.99**	**86.59**	**19.05**	**5.00**	**86.81**	**40.69**	**50.10**	**6.25**	**7.37**	**9.05**	**20.69**	**7.45**

2.3 Vegetation

Vegetation

	CO2e
Category	MT
New Trees	9.9120
Vegetation Land Change	-1.6533
Total	**8.2587**

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	9/1/2021	9/14/2021	5	10	
2	Site Preparation	Site Preparation	9/15/2021	9/15/2021	5	1	
3	Grading	Grading	9/16/2021	9/17/2021	5	2	
4	Building Construction	Building Construction	9/18/2021	2/4/2022	5	100	
5	Paving	Paving	2/5/2022	2/11/2022	5	5	
6	Architectural Coating	Architectural Coating	2/12/2022	2/18/2022	5	5	

Acres of Grading (Site Preparation Phase): 0.5

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 34,425; Residential Outdoor: 11,475; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	0.00	2.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	12.00	2.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	2.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.4000e-004	0.0000	2.4000e-004	4.0000e-005	0.0000	4.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.9800e-003	0.0363	0.0379	6.0000e-005		2.0400e-003	2.0400e-003		1.9400e-003	1.9400e-003	0.0000	5.2047	5.2047	9.7000e-004	0.0000	5.2289
Total	**3.9800e-003**	**0.0363**	**0.0379**	**6.0000e-005**	**2.4000e-004**	**2.0400e-003**	**2.2800e-003**	**4.0000e-005**	**1.9400e-003**	**1.9800e-003**	**0.0000**	**5.2047**	**5.2047**	**9.7000e-004**	**0.0000**	**5.2289**

3.2 Demolition - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.0000e-005	2.6000e-004	6.0000e-005	0.0000	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0000	1.0000e-005	0.0000	0.0747	0.0747	1.0000e-005	0.0000	0.0748
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.1000e-004	1.5000e-004	1.7400e-003	1.0000e-005	5.5000e-004	0.0000	5.5000e-004	1.5000e-004	0.0000	1.5000e-004	0.0000	0.4778	0.4778	1.0000e-005	0.0000	0.4782
Total	**2.2000e-004**	**4.1000e-004**	**1.8000e-003**	**1.0000e-005**	**5.7000e-004**	**0.0000**	**5.7000e-004**	**1.5000e-004**	**0.0000**	**1.6000e-004**	**0.0000**	**0.5525**	**0.5525**	**2.0000e-005**	**0.0000**	**0.5530**

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					9.0000e-005	0.0000	9.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.9800e-003	0.0363	0.0379	6.0000e-005		2.0400e-003	2.0400e-003		1.9400e-003	1.9400e-003	0.0000	5.2047	5.2047	9.7000e-004	0.0000	5.2289
Total	**3.9800e-003**	**0.0363**	**0.0379**	**6.0000e-005**	**9.0000e-005**	**2.0400e-003**	**2.1300e-003**	**1.0000e-005**	**1.9400e-003**	**1.9500e-003**	**0.0000**	**5.2047**	**5.2047**	**9.7000e-004**	**0.0000**	**5.2289**

3.2 Demolition - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.0000e-005	2.6000e-004	6.0000e-005	0.0000	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0000	1.0000e-005	0.0000	0.0747	0.0747	1.0000e-005	0.0000	0.0748
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.1000e-004	1.5000e-004	1.7400e-003	1.0000e-005	5.5000e-004	0.0000	5.5000e-004	1.5000e-004	0.0000	1.5000e-004	0.0000	0.4778	0.4778	1.0000e-005	0.0000	0.4782
Total	**2.2000e-004**	**4.1000e-004**	**1.8000e-003**	**1.0000e-005**	**5.7000e-004**	**0.0000**	**5.7000e-004**	**1.5000e-004**	**0.0000**	**1.6000e-004**	**0.0000**	**0.5525**	**0.5525**	**2.0000e-005**	**0.0000**	**0.5530**

3.3 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.7000e-004	0.0000	2.7000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.2000e-004	3.9100e-003	2.0100e-003	0.0000		1.5000e-004	1.5000e-004		1.4000e-004	1.4000e-004	0.0000	0.4276	0.4276	1.4000e-004	0.0000	0.4310
Total	**3.2000e-004**	**3.9100e-003**	**2.0100e-003**	**0.0000**	**2.7000e-004**	**1.5000e-004**	**4.2000e-004**	**3.0000e-005**	**1.4000e-004**	**1.7000e-004**	**0.0000**	**0.4276**	**0.4276**	**1.4000e-004**	**0.0000**	**0.4310**

3.3 Site Preparation - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-005	1.0000e-005	9.0000e-005	0.0000	3.0000e-005	0.0000	3.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0239	0.0239	0.0000	0.0000	0.0239
Total	**1.0000e-005**	**1.0000e-005**	**9.0000e-005**	**0.0000**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**1.0000e-005**	**0.0000**	**1.0000e-005**	**0.0000**	**0.0239**	**0.0239**	**0.0000**	**0.0000**	**0.0239**

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					1.0000e-004	0.0000	1.0000e-004	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.2000e-004	3.9100e-003	2.0100e-003	0.0000		1.5000e-004	1.5000e-004		1.4000e-004	1.4000e-004	0.0000	0.4276	0.4276	1.4000e-004	0.0000	0.4310
Total	**3.2000e-004**	**3.9100e-003**	**2.0100e-003**	**0.0000**	**1.0000e-004**	**1.5000e-004**	**2.5000e-004**	**1.0000e-005**	**1.4000e-004**	**1.5000e-004**	**0.0000**	**0.4276**	**0.4276**	**1.4000e-004**	**0.0000**	**0.4310**

3.3 Site Preparation - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-005	1.0000e-005	9.0000e-005	0.0000	3.0000e-005	0.0000	3.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0239	0.0239	0.0000	0.0000	0.0239
Total	**1.0000e-005**	**1.0000e-005**	**9.0000e-005**	**0.0000**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**1.0000e-005**	**0.0000**	**1.0000e-005**	**0.0000**	**0.0239**	**0.0239**	**0.0000**	**0.0000**	**0.0239**

3.4 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					7.5000e-004	0.0000	7.5000e-004	4.1000e-004	0.0000	4.1000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	8.0000e-004	7.2500e-003	7.5700e-003	1.0000e-005		4.1000e-004	4.1000e-004		3.9000e-004	3.9000e-004	0.0000	1.0409	1.0409	1.9000e-004	0.0000	1.0458
Total	**8.0000e-004**	**7.2500e-003**	**7.5700e-003**	**1.0000e-005**	**7.5000e-004**	**4.1000e-004**	**1.1600e-003**	**4.1000e-004**	**3.9000e-004**	**8.0000e-004**	**0.0000**	**1.0409**	**1.0409**	**1.9000e-004**	**0.0000**	**1.0458**

3.4 Grading - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.0000e-005	3.0000e-005	3.5000e-004	0.0000	1.1000e-004	0.0000	1.1000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0956	0.0956	0.0000	0.0000	0.0956
Total	**4.0000e-005**	**3.0000e-005**	**3.5000e-004**	**0.0000**	**1.1000e-004**	**0.0000**	**1.1000e-004**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**0.0000**	**0.0956**	**0.0956**	**0.0000**	**0.0000**	**0.0956**

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					2.9000e-004	0.0000	2.9000e-004	1.6000e-004	0.0000	1.6000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	8.0000e-004	7.2500e-003	7.5700e-003	1.0000e-005		4.1000e-004	4.1000e-004		3.9000e-004	3.9000e-004	0.0000	1.0409	1.0409	1.9000e-004	0.0000	1.0458
Total	**8.0000e-004**	**7.2500e-003**	**7.5700e-003**	**1.0000e-005**	**2.9000e-004**	**4.1000e-004**	**7.0000e-004**	**1.6000e-004**	**3.9000e-004**	**5.5000e-004**	**0.0000**	**1.0409**	**1.0409**	**1.9000e-004**	**0.0000**	**1.0458**

3.4 Grading - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.0000e-005	3.0000e-005	3.5000e-004	0.0000	1.1000e-004	0.0000	1.1000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0956	0.0956	0.0000	0.0000	0.0956
Total	**4.0000e-005**	**3.0000e-005**	**3.5000e-004**	**0.0000**	**1.1000e-004**	**0.0000**	**1.1000e-004**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**0.0000**	**0.0956**	**0.0956**	**0.0000**	**0.0000**	**0.0956**

3.5 Building Construction - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0291	0.2994	0.2724	4.3000e-004		0.0168	0.0168		0.0154	0.0154	0.0000	37.5308	37.5308	0.0121	0.0000	37.8342
Total	**0.0291**	**0.2994**	**0.2724**	**4.3000e-004**		**0.0168**	**0.0168**		**0.0154**	**0.0154**	**0.0000**	**37.5308**	**37.5308**	**0.0121**	**0.0000**	**37.8342**

3.5 Building Construction - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.1000e-004	7.2600e-003	1.8000e-003	2.0000e-005	4.7000e-004	1.0000e-005	4.9000e-004	1.4000e-004	1.0000e-005	1.5000e-004	0.0000	1.8311	1.8311	1.2000e-004	0.0000	1.8340
Worker	1.8800e-003	1.3900e-003	0.0157	5.0000e-005	4.9400e-003	4.0000e-005	4.9700e-003	1.3100e-003	3.0000e-005	1.3500e-003	0.0000	4.3005	4.3005	1.2000e-004	0.0000	4.3034
Total	**2.0900e-003**	**8.6500e-003**	**0.0175**	**7.0000e-005**	**5.4100e-003**	**5.0000e-005**	**5.4600e-003**	**1.4500e-003**	**4.0000e-005**	**1.5000e-003**	**0.0000**	**6.1316**	**6.1316**	**2.4000e-004**	**0.0000**	**6.1373**

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	0.0291	0.2994	0.2724	4.3000e-004		0.0168	0.0168		0.0154	0.0154	0.0000	37.5307	37.5307	0.0121	0.0000	37.8342
Total	**0.0291**	**0.2994**	**0.2724**	**4.3000e-004**		**0.0168**	**0.0168**		**0.0154**	**0.0154**	**0.0000**	**37.5307**	**37.5307**	**0.0121**	**0.0000**	**37.8342**

3.5 Building Construction - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	2.1000e-004	7.2600e-003	1.8000e-003	2.0000e-005	4.7000e-004	1.0000e-005	4.9000e-004	1.4000e-004	1.0000e-005	1.5000e-004	0.0000	1.8311	1.8311	1.2000e-004	0.0000	1.8340
Worker	1.8800e-003	1.3900e-003	0.0157	5.0000e-005	4.9400e-003	4.0000e-005	4.9700e-003	1.3100e-003	3.0000e-005	1.3500e-003	0.0000	4.3005	4.3005	1.2000e-004	0.0000	4.3034
Total	**2.0900e-003**	**8.6500e-003**	**0.0175**	**7.0000e-005**	**5.4100e-003**	**5.0000e-005**	**5.4600e-003**	**1.4500e-003**	**4.0000e-005**	**1.5000e-003**	**0.0000**	**6.1316**	**6.1316**	**2.4000e-004**	**0.0000**	**6.1373**

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	8.5800e-003	0.0878	0.0894	1.4000e-004		4.6500e-003	4.6500e-003		4.2800e-003	4.2800e-003	0.0000	12.5185	12.5185	4.0500e-003	0.0000	12.6197
Total	**8.5800e-003**	**0.0878**	**0.0894**	**1.4000e-004**		**4.6500e-003**	**4.6500e-003**		**4.2800e-003**	**4.2800e-003**	**0.0000**	**12.5185**	**12.5185**	**4.0500e-003**	**0.0000**	**12.6197**

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	7.0000e-005	2.2900e-003	5.7000e-004	1.0000e-005	1.6000e-004	0.0000	1.6000e-004	5.0000e-005	0.0000	5.0000e-005	0.0000	0.6050	0.6050	4.0000e-005	0.0000	0.6059
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	**6.6000e-004**	**2.7100e-003**	**5.4000e-003**	**3.0000e-005**	**1.8100e-003**	**1.0000e-005**	**1.8200e-003**	**4.9000e-004**	**1.0000e-005**	**5.0000e-004**	**0.0000**	**1.9871**	**1.9871**	**7.0000e-005**	**0.0000**	**1.9889**

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	8.5800e-003	0.0878	0.0894	1.4000e-004		4.6500e-003	4.6500e-003		4.2800e-003	4.2800e-003	0.0000	12.5185	12.5185	4.0500e-003	0.0000	12.6197
Total	**8.5800e-003**	**0.0878**	**0.0894**	**1.4000e-004**		**4.6500e-003**	**4.6500e-003**		**4.2800e-003**	**4.2800e-003**	**0.0000**	**12.5185**	**12.5185**	**4.0500e-003**	**0.0000**	**12.6197**

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	7.0000e-005	2.2900e-003	5.7000e-004	1.0000e-005	1.6000e-004	0.0000	1.6000e-004	5.0000e-005	0.0000	5.0000e-005	0.0000	0.6050	0.6050	4.0000e-005	0.0000	0.6059
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	**6.6000e-004**	**2.7100e-003**	**5.4000e-003**	**3.0000e-005**	**1.8100e-003**	**1.0000e-005**	**1.8200e-003**	**4.9000e-004**	**1.0000e-005**	**5.0000e-004**	**0.0000**	**1.9871**	**1.9871**	**7.0000e-005**	**0.0000**	**1.9889**

3.6 Paving - 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	1.6200e-003	0.0148	0.0176	3.0000e-005		7.4000e-004	7.4000e-004		6.9000e-004	6.9000e-004	0.0000	2.3492	2.3492	6.8000e-004	0.0000	2.3663
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**1.6200e-003**	**0.0148**	**0.0176**	**3.0000e-005**		**7.4000e-004**	**7.4000e-004**		**6.9000e-004**	**6.9000e-004**	**0.0000**	**2.3492**	**2.3492**	**6.8000e-004**	**0.0000**	**2.3663**

3.6 Paving - 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	1.8000e-004	1.3000e-004	1.4500e-003	0.0000	4.9000e-004	0.0000	5.0000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.4146	0.4146	1.0000e-005	0.0000	0.4149
Total	**1.8000e-004**	**1.3000e-004**	**1.4500e-003**	**0.0000**	**4.9000e-004**	**0.0000**	**5.0000e-004**	**1.3000e-004**	**0.0000**	**1.3000e-004**	**0.0000**	**0.4146**	**0.4146**	**1.0000e-005**	**0.0000**	**0.4149**

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	1.6200e-003	0.0148	0.0176	3.0000e-005		7.4000e-004	7.4000e-004		6.9000e-004	6.9000e-004	0.0000	2.3492	2.3492	6.8000e-004	0.0000	2.3663
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**1.6200e-003**	**0.0148**	**0.0176**	**3.0000e-005**		**7.4000e-004**	**7.4000e-004**		**6.9000e-004**	**6.9000e-004**	**0.0000**	**2.3492**	**2.3492**	**6.8000e-004**	**0.0000**	**2.3663**

3.6 Paving - 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	1.8000e-004	1.3000e-004	1.4500e-003	0.0000	4.9000e-004	0.0000	5.0000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.4146	0.4146	1.0000e-005	0.0000	0.4149
Total	**1.8000e-004**	**1.3000e-004**	**1.4500e-003**	**0.0000**	**4.9000e-004**	**0.0000**	**5.0000e-004**	**1.3000e-004**	**0.0000**	**1.3000e-004**	**0.0000**	**0.4146**	**0.4146**	**1.0000e-005**	**0.0000**	**0.4149**

3.7 Architectural Coating - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0532					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	5.1000e-004	3.5200e-003	4.5300e-003	1.0000e-005		2.0000e-004	2.0000e-004		2.0000e-004	2.0000e-004	0.0000	0.6383	0.6383	4.0000e-005	0.0000	0.6394
Total	**0.0537**	**3.5200e-003**	**4.5300e-003**	**1.0000e-005**		**2.0000e-004**	**2.0000e-004**		**2.0000e-004**	**2.0000e-004**	**0.0000**	**0.6383**	**0.6383**	**4.0000e-005**	**0.0000**	**0.6394**

3.7 Architectural Coating - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.0000e-005	1.0000e-005	1.6000e-004	0.0000	5.0000e-005	0.0000	6.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0461	0.0461	0.0000	0.0000	0.0461
Total	**2.0000e-005**	**1.0000e-005**	**1.6000e-004**	**0.0000**	**5.0000e-005**	**0.0000**	**6.0000e-005**	**1.0000e-005**	**0.0000**	**1.0000e-005**	**0.0000**	**0.0461**	**0.0461**	**0.0000**	**0.0000**	**0.0461**

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	0.0532					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	5.1000e-004	3.5200e-003	4.5300e-003	1.0000e-005		2.0000e-004	2.0000e-004		2.0000e-004	2.0000e-004	0.0000	0.6383	0.6383	4.0000e-005	0.0000	0.6394
Total	**0.0537**	**3.5200e-003**	**4.5300e-003**	**1.0000e-005**		**2.0000e-004**	**2.0000e-004**		**2.0000e-004**	**2.0000e-004**	**0.0000**	**0.6383**	**0.6383**	**4.0000e-005**	**0.0000**	**0.6394**

3.7 Architectural Coating - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.0000e-005	1.0000e-005	1.6000e-004	0.0000	5.0000e-005	0.0000	6.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0461	0.0461	0.0000	0.0000	0.0461
Total	**2.0000e-005**	**1.0000e-005**	**1.6000e-004**	**0.0000**	**5.0000e-005**	**0.0000**	**6.0000e-005**	**1.0000e-005**	**0.0000**	**1.0000e-005**	**0.0000**	**0.0461**	**0.0461**	**0.0000**	**0.0000**	**0.0461**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Density

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0183	0.0891	0.2487	9.9000e-004	0.0858	7.0000e-004	0.0865	0.0230	6.5000e-004	0.0236	0.0000	91.6297	91.6297	4.1500e-003	0.0000	91.7333
Unmitigated	0.0187	0.0915	0.2595	1.0400e-003	0.0903	7.4000e-004	0.0911	0.0242	6.8000e-004	0.0249	0.0000	96.1454	96.1454	4.3200e-003	0.0000	96.2535

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Condo/Townhouse High Rise	71.06	73.27	58.31	237,678	225,794
Total	71.06	73.27	58.31	237,678	225,794

4.3 Trip Type Information

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

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Condo/Townhouse High Rise	0.550151	0.042593	0.202457	0.116946	0.015037	0.005825	0.021699	0.034933	0.002123	0.001780	0.004876	0.000710	0.000868

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	23.3336	23.3336	9.6000e-004	2.0000e-004	23.4171
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	23.3336	23.3336	9.6000e-004	2.0000e-004	23.4171
NaturalGas Mitigated	1.2300e-003	0.0105	4.4700e-003	7.0000e-005		8.5000e-004	8.5000e-004		8.5000e-004	8.5000e-004	0.0000	12.1528	12.1528	2.3000e-004	2.2000e-004	12.2250
NaturalGas Unmitigated	1.2300e-003	0.0105	4.4700e-003	7.0000e-005		8.5000e-004	8.5000e-004		8.5000e-004	8.5000e-004	0.0000	12.1528	12.1528	2.3000e-004	2.2000e-004	12.2250

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Condo/Townhouse High Rise	227735	1.2300e-003	0.0105	4.4700e-003	7.0000e-005		8.5000e-004	8.5000e-004		8.5000e-004	8.5000e-004	0.0000	12.1528	12.1528	2.3000e-004	2.2000e-004	12.2250
Total		**1.2300e-003**	**0.0105**	**4.4700e-003**	**7.0000e-005**		**8.5000e-004**	**8.5000e-004**		**8.5000e-004**	**8.5000e-004**	**0.0000**	**12.1528**	**12.1528**	**2.3000e-004**	**2.2000e-004**	**12.2250**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Condo/Townhouse High Rise	227735	1.2300e-003	0.0105	4.4700e-003	7.0000e-005		8.5000e-004	8.5000e-004		8.5000e-004	8.5000e-004	0.0000	12.1528	12.1528	2.3000e-004	2.2000e-004	12.2250
Total		**1.2300e-003**	**0.0105**	**4.4700e-003**	**7.0000e-005**		**8.5000e-004**	**8.5000e-004**		**8.5000e-004**	**8.5000e-004**	**0.0000**	**12.1528**	**12.1528**	**2.3000e-004**	**2.2000e-004**	**12.2250**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Condo/Townhouse High Rise	73233.1	23.3336	9.6000e-004	2.0000e-004	23.4171
Total		**23.3336**	**9.6000e-004**	**2.0000e-004**	**23.4171**

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Condo/Townhouse High Rise	73233.1	23.3336	9.6000e-004	2.0000e-004	23.4171
Total		**23.3336**	**9.6000e-004**	**2.0000e-004**	**23.4171**

6.0 Area Detail

6.1 Mitigation Measures Area

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

No Hearths Installed

Use Low VOC Cleaning Supplies

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0720	2.0200e-003	0.1754	1.0000e-005		9.7000e-004	9.7000e-004		9.7000e-004	9.7000e-004	0.0000	0.2864	0.2864	2.8000e-004	0.0000	0.2933
Unmitigated	0.1277	6.4300e-003	0.2834	2.8000e-004		0.0172	0.0172		0.0172	0.0172	1.8057	3.7564	5.5621	5.6600e-003	1.2000e-004	5.7401

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	5.3200e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0614					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0557	4.4100e-003	0.1081	2.8000e-004		0.0162	0.0162		0.0162	0.0162	1.8057	3.4700	5.2757	5.3900e-003	1.2000e-004	5.4469
Landscaping	5.2800e-003	2.0200e-003	0.1754	1.0000e-005		9.7000e-004	9.7000e-004		9.7000e-004	9.7000e-004	0.0000	0.2864	0.2864	2.8000e-004	0.0000	0.2933
Total	**0.1277**	**6.4300e-003**	**0.2834**	**2.9000e-004**		**0.0172**	**0.0172**		**0.0172**	**0.0172**	**1.8057**	**3.7564**	**5.5621**	**5.6700e-003**	**1.2000e-004**	**5.7401**

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	5.3200e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0614					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	5.2800e-003	2.0200e-003	0.1754	1.0000e-005		9.7000e-004	9.7000e-004		9.7000e-004	9.7000e-004	0.0000	0.2864	0.2864	2.8000e-004	0.0000	0.2933
Total	**0.0720**	**2.0200e-003**	**0.1754**	**1.0000e-005**		**9.7000e-004**	**9.7000e-004**		**9.7000e-004**	**9.7000e-004**	**0.0000**	**0.2864**	**0.2864**	**2.8000e-004**	**0.0000**	**0.2933**

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	6.4292	0.0291	7.3000e-004	7.3762
Unmitigated	7.4185	0.0364	9.1000e-004	8.6000

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Condo/Townhouse High Rise	1.10762 / 0.698281	7.4185	0.0364	9.1000e-004	8.6000
Total		**7.4185**	**0.0364**	**9.1000e-004**	**8.6000**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Condo/Townhouse High Rise	0.886095 / 0.698281	6.4292	0.0291	7.3000e-004	7.3762
Total		**6.4292**	**0.0291**	**7.3000e-004**	**7.3762**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	1.5874	0.0938	0.0000	3.9327
Unmitigated	1.5874	0.0938	0.0000	3.9327

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Condo/Townhouse High Rise	7.82	1.5874	0.0938	0.0000	3.9327
Total		**1.5874**	**0.0938**	**0.0000**	**3.9327**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Condo/Townhouse High Rise	7.82	1.5874	0.0938	0.0000	3.9327
Total		**1.5874**	**0.0938**	**0.0000**	**3.9327**

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

	Total CO2	CH4	N2O	CO2e
Category	MT			
Unmitigated	8.2587	0.0000	0.0000	8.2587

11.1 Vegetation Land Change

Vegetation Type

	Initial/Final	Total CO2	CH4	N2O	CO2e
	Acres	MT			
Grassland	0.5 / 0.1164	-1.6533	0.0000	0.0000	-1.6533
Total		**-1.6533**	**0.0000**	**0.0000**	**-1.6533**

11.2 Net New Trees

Species Class

	Number of Trees	Total CO2	CH4	N2O	CO2e
		MT			
Miscellaneous	14	9.9120	0.0000	0.0000	9.9120
Total		**9.9120**	**0.0000**	**0.0000**	**9.9120**

Colima Villa Project

South Coast AQMD Air District, Mitigation Report

Construction Mitigation Summary

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

OFFROAD Equipment Mitigation

Equipment Type	Fuel Type	Tier	Number Mitigated	Total Number of Equipment	DPF	Oxidation Catalyst
Air Compressors	Diesel	No Change	0	1	No Change	0.00
Cement and Mortar Mixers	Diesel	No Change	0	4	No Change	0.00
Concrete/Industrial Saws	Diesel	No Change	0	2	No Change	0.00
Cranes	Diesel	No Change	0	1	No Change	0.00
Forklifts	Diesel	No Change	0	2	No Change	0.00
Graders	Diesel	No Change	0	1	No Change	0.00
Pavers	Diesel	No Change	0	1	No Change	0.00
Rollers	Diesel	No Change	0	1	No Change	0.00
Rubber Tired Dozers	Diesel	No Change	0	2	No Change	0.00
Tractors/Loaders/Backhoes	Diesel	No Change	0	8	No Change	0.00

Equipment Type	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	Unmitigated tons/yr						Unmitigated mt/yr					
Air Compressors	5.10000E-004	3.52000E-003	4.53000E-003	1.00000E-005	2.00000E-004	2.00000E-004	0.00000E+000	6.38310E-001	6.38310E-001	4.00000E-005	0.00000E+000	6.39350E-001
Cement and Mortar Mixers	4.40000E-004	2.76000E-003	2.31000E-003	1.00000E-005	1.10000E-004	1.10000E-004	0.00000E+000	3.43710E-001	3.43710E-001	4.00000E-005	0.00000E+000	3.44600E-001
Concrete/Industrial Saws	2.31000E-003	1.82300E-002	2.20400E-002	4.00000E-005	1.04000E-003	1.04000E-003	0.00000E+000	3.22594E+000	3.22594E+000	1.90000E-004	0.00000E+000	3.23062E+000
Cranes	1.00700E-002	1.17080E-001	4.90100E-002	1.40000E-004	4.78000E-003	4.40000E-003	0.00000E+000	1.26725E+001	1.26725E+001	4.10000E-003	0.00000E+000	1.27750E+001
Forklifts	9.40000E-003	8.61100E-002	8.73200E-002	1.10000E-004	6.02000E-003	5.54000E-003	0.00000E+000	1.00719E+001	1.00719E+001	3.26000E-003	0.00000E+000	1.01533E+001
Graders	2.30000E-004	2.96000E-003	8.80000E-004	0.00000E+000	9.00000E-005	9.00000E-005	0.00000E+000	2.91060E-001	2.91060E-001	9.00000E-005	0.00000E+000	2.93420E-001
Pavers	4.50000E-004	4.59000E-003	6.31000E-003	1.00000E-005	2.20000E-004	2.00000E-004	0.00000E+000	9.03440E-001	9.03440E-001	2.90000E-004	0.00000E+000	9.10750E-001
Rollers	3.60000E-004	3.78000E-003	4.07000E-003	1.00000E-005	2.20000E-004	2.00000E-004	0.00000E+000	5.04260E-001	5.04260E-001	1.60000E-004	0.00000E+000	5.08340E-001
Rubber Tired Dozers	7.80000E-004	8.23000E-003	3.03000E-003	1.00000E-005	4.00000E-004	3.70000E-004	0.00000E+000	5.62920E-001	5.62920E-001	1.80000E-004	0.00000E+000	5.67470E-001
Tractors/Loaders/Backhoes	2.03000E-002	2.05750E-001	2.51830E-001	3.50000E-004	1.19000E-002	1.09400E-002	0.00000E+000	3.04959E+001	3.04959E+001	9.86000E-003	0.00000E+000	3.07425E+001

Equipment Type	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	Mitigated tons/yr						Mitigated mt/yr					
Air Compressors	5.10000E-004	3.52000E-003	4.53000E-003	1.00000E-005	2.00000E-004	2.00000E-004	0.00000E+000	6.38310E-001	6.38310E-001	4.00000E-005	0.00000E+000	6.39350E-001
Cement and Mortar Mixers	4.40000E-004	2.76000E-003	2.31000E-003	1.00000E-005	1.10000E-004	1.10000E-004	0.00000E+000	3.43710E-001	3.43710E-001	4.00000E-005	0.00000E+000	3.44600E-001
Concrete/Industrial Saws	2.31000E-003	1.82300E-002	2.20400E-002	4.00000E-005	1.04000E-003	1.04000E-003	0.00000E+000	3.22593E+000	3.22593E+000	1.90000E-004	0.00000E+000	3.23062E+000
Cranes	1.00700E-002	1.17080E-001	4.90100E-002	1.40000E-004	4.78000E-003	4.40000E-003	0.00000E+000	1.26725E+001	1.26725E+001	4.10000E-003	0.00000E+000	1.27750E+001
Forklifts	9.40000E-003	8.61100E-002	8.73200E-002	1.10000E-004	6.02000E-003	5.54000E-003	0.00000E+000	1.00718E+001	1.00718E+001	3.26000E-003	0.00000E+000	1.01533E+001
Graders	2.30000E-004	2.96000E-003	8.80000E-004	0.00000E+000	9.00000E-005	9.00000E-005	0.00000E+000	2.91060E-001	2.91060E-001	9.00000E-005	0.00000E+000	2.93420E-001
Pavers	4.50000E-004	4.59000E-003	6.31000E-003	1.00000E-005	2.20000E-004	2.00000E-004	0.00000E+000	9.03440E-001	9.03440E-001	2.90000E-004	0.00000E+000	9.10750E-001
Rollers	3.60000E-004	3.78000E-003	4.07000E-003	1.00000E-005	2.20000E-004	2.00000E-004	0.00000E+000	5.04260E-001	5.04260E-001	1.60000E-004	0.00000E+000	5.08340E-001
Rubber Tired Dozers	7.80000E-004	8.23000E-003	3.03000E-003	1.00000E-005	4.00000E-004	3.70000E-004	0.00000E+000	5.62920E-001	5.62920E-001	1.80000E-004	0.00000E+000	5.67470E-001
Tractors/Loaders/Backhoes	2.03000E-002	2.05750E-001	2.51830E-001	3.50000E-004	1.19000E-002	1.09400E-002	0.00000E+000	3.04959E+001	3.04959E+001	9.86000E-003	0.00000E+000	3.07425E+001

Equipment Type	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction												
Air Compressors	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000
Cement and Mortar Mixers	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000
Concrete/Industrial Saws	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	3.09987E-006	3.09987E-006	0.00000E+000	0.00000E+000	0.00000E+000
Cranes	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	7.89110E-007	7.89110E-007	0.00000E+000	0.00000E+000	7.82781E-007
Forklifts	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	9.92866E-007	9.92866E-007	0.00000E+000	0.00000E+000	9.84903E-007
Graders	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000
Pavers	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000
Rollers	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000
Rubber Tired Dozers	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000
Tractors/Loaders/Backhoes	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	9.83738E-007	9.83738E-007	0.00000E+000	0.00000E+000	1.30113E-006

Fugitive Dust Mitigation

Yes/No	Mitigation Measure	Mitigation Input		Mitigation Input		Mitigation Input	
No	Soil Stabilizer for unpaved Roads	PM10 Reduction	0.00	PM2.5 Reduction	0.00		
No	Replace Ground Cover of Area Disturbed	PM10 Reduction	0.00	PM2.5 Reduction	0.00		
Yes	Water Exposed Area	PM10 Reduction	61.00	PM2.5 Reduction	61.00	Frequency (per day)	3.00
No	Unpaved Road Mitigation	Moisture Content %	0.00	Vehicle Speed (mph)	0.00		
No	Clean Paved Road	% PM Reduction	0.00				

		Unmitigated		Mitigated		Percent Reduction	
Phase	Source	PM10	PM2.5	PM10	PM2.5	PM10	PM2.5
Architectural Coating	Fugitive Dust	0.00	0.00	0.00	0.00	0.00	0.00
Architectural Coating	Roads	0.00	0.00	0.00	0.00	0.00	0.00
Building Construction	Fugitive Dust	0.00	0.00	0.00	0.00	0.00	0.00
Building Construction	Roads	0.01	0.00	0.01	0.00	0.00	0.00
Demolition	Fugitive Dust	0.00	0.00	0.00	0.00	0.63	0.75
Demolition	Roads	0.00	0.00	0.00	0.00	0.00	0.00
Grading	Fugitive Dust	0.00	0.00	0.00	0.00	0.61	0.61
Grading	Roads	0.00	0.00	0.00	0.00	0.00	0.00
Paving	Fugitive Dust	0.00	0.00	0.00	0.00	0.00	0.00
Paving	Roads	0.00	0.00	0.00	0.00	0.00	0.00
Site Preparation	Fugitive Dust	0.00	0.00	0.00	0.00	0.63	0.67
Site Preparation	Roads	0.00	0.00	0.00	0.00	0.00	0.00

Operational Percent Reduction Summary

Category	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction												
Architectural Coating	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Electricity	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hearth	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00
Landscaping	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mobile	2.19	2.59	4.14	4.81	5.41	4.41	0.00	4.70	4.70	3.94	0.00	4.70
Natural Gas	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Water Indoor	0.00	0.00	0.00	0.00	0.00	0.00	20.00	13.00	13.34	19.93	19.78	14.23
Water Outdoor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Operational Mobile Mitigation

Project Setting: Low Density Suburban

Mitigation	Category	Measure	% Reduction	Input Value 1	Input Value 2	Input Value
Yes	Land Use	Increase Density	0.00	17.00	0.00	
No	Land Use	Increase Diversity	-0.01	0.13		
No	Land Use	Improve Walkability Design	0.00	0.00		
No	Land Use	Improve Destination Accessibility	0.00	0.00		
No	Land Use	Increase Transit Accessibility	0.25	0.00		
No	Land Use	Integrate Below Market Rate Housing	0.00	0.00		
	Land Use	Land Use SubTotal	0.05			

No	Neighborhood Enhancements	Improve Pedestrian Network	0.00			
No	Neighborhood Enhancements	Provide Traffic Calming Measures	0.00			
No	Neighborhood Enhancements	Implement NEV Network	0.00			
	Neighborhood Enhancements	Neighborhood Enhancements Subtotal	0.00			
No	Parking Policy Pricing	Limit Parking Supply	0.00	0.00		
No	Parking Policy Pricing	Unbundle Parking Costs	0.00	0.00		
No	Parking Policy Pricing	On-street Market Pricing	0.00	0.00		
	Parking Policy Pricing	Parking Policy Pricing Subtotal	0.00			
No	Transit Improvements	Provide BRT System	0.00	0.00		
No	Transit Improvements	Expand Transit Network	0.00	0.00		
No	Transit Improvements	Increase Transit Frequency	0.00		0.00	
	Transit Improvements	Transit Improvements Subtotal	0.00			
		Land Use and Site Enhancement Subtotal	0.05			
No	Commute	Implement Trip Reduction Program				
No	Commute	Transit Subsidy				
No	Commute	Implement Employee Parking "Cash Out"	3.00			
No	Commute	Workplace Parking Charge		0.00		
No	Commute	Encourage Telecommuting and Alternative Work Schedules	0.00			
No	Commute	Market Commute Trip Reduction Option	0.00			
No	Commute	Employee Vanpool/Shuttle	0.00		2.00	
No	Commute	Provide Ride Sharing Program	5.00			
	Commute	Commute Subtotal	0.00			

No	School Trip	Implement School Bus Program	0.00			
		Total VMT Reduction	0.05			

Area Mitigation

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

Energy Mitigation Measures

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

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

Water Mitigation Measures

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

Solid Waste Mitigation

Mitigation Measures	Input Value

Institute Recycling and Composting Services Percent Reduction in Waste Disposed	

Colima Villa Project

South Coast AQMD Air District, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Condo/Townhouse High Rise	17.00	Dwelling Unit	0.27	17,000.00	49

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	9			**Operational Year**	2023
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use -

Demolition -

Land Use Change -

Sequestration -

Construction Off-road Equipment Mitigation -

Mobile Land Use Mitigation -

Area Mitigation -

Energy Mitigation -

Water Mitigation -

Table Name	Column Name	Default Value	New Value
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblSequestration	NumberOfNewTrees	0.00	14.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.8402	8.2086	7.9566	0.0132	0.8645	0.4489	1.2727	0.4434	0.4130	0.8328	0.0000	1,290.5919	1,290.5919	0.3637	0.0000	1,299.6837
2022	21.4871	7.2365	7.6618	0.0132	0.2012	0.3732	0.5201	0.0534	0.3434	0.3826	0.0000	1,286.0780	1,286.0780	0.3634	0.0000	1,295.1640
Maximum	**21.4871**	**8.2086**	**7.9566**	**0.0132**	**0.8645**	**0.4489**	**1.2727**	**0.4434**	**0.4130**	**0.8328**	**0.0000**	**1,290.5919**	**1,290.5919**	**0.3637**	**0.0000**	**1,299.6837**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.8402	8.2086	7.9566	0.0132	0.4054	0.4489	0.8135	0.1910	0.4130	0.5804	0.0000	1,290.5919	1,290.5919	0.3637	0.0000	1,299.6837
2022	21.4871	7.2365	7.6618	0.0132	0.2012	0.3732	0.5201	0.0534	0.3434	0.3826	0.0000	1,286.0780	1,286.0780	0.3634	0.0000	1,295.1640
Maximum	**21.4871**	**8.2086**	**7.9566**	**0.0132**	**0.4054**	**0.4489**	**0.8135**	**0.1910**	**0.4130**	**0.5804**	**0.0000**	**1,290.5919**	**1,290.5919**	**0.3637**	**0.0000**	**1,299.6837**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**43.09**	**0.00**	**25.61**	**50.81**	**0.00**	**20.77**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	4.8626	0.3689	10.0482	0.0221		1.3064	1.3064		1.3064	1.3064	159.2376	308.5254	467.7630	0.4773	0.0108	482.9164
Energy	6.7300e-003	0.0575	0.0245	3.7000e-004		4.6500e-003	4.6500e-003		4.6500e-003	4.6500e-003		73.4037	73.4037	1.4100e-003	1.3500e-003	73.8399
Mobile	0.1167	0.5106	1.5851	6.2600e-003	0.5324	4.2600e-003	0.5366	0.1424	3.9600e-003	0.1464		638.1414	638.1414	0.0278		638.8368
Total	**4.9860**	**0.9370**	**11.6578**	**0.0288**	**0.5324**	**1.3153**	**1.8477**	**0.1424**	**1.3150**	**1.4574**	**159.2376**	**1,020.0704**	**1,179.3080**	**0.5065**	**0.0122**	**1,195.5931**

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	0.4080	0.0162	1.4028	7.0000e-005		7.7600e-003	7.7600e-003		7.7600e-003	7.7600e-003	0.0000	2.5254	2.5254	2.4300e-003	0.0000	2.5861
Energy	6.7300e-003	0.0575	0.0245	3.7000e-004		4.6500e-003	4.6500e-003		4.6500e-003	4.6500e-003		73.4037	73.4037	1.4100e-003	1.3500e-003	73.8399
Mobile	0.1142	0.4980	1.5171	5.9700e-003	0.5058	4.0600e-003	0.5098	0.1353	3.7800e-003	0.1391		608.1769	608.1769	0.0267		608.8433
Total	**0.5290**	**0.5717**	**2.9444**	**6.4100e-003**	**0.5058**	**0.0165**	**0.5222**	**0.1353**	**0.0162**	**0.1515**	**0.0000**	**684.1059**	**684.1059**	**0.0305**	**1.3500e-003**	**685.2693**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**89.39**	**38.99**	**74.74**	**77.71**	**5.00**	**98.75**	**71.74**	**5.00**	**98.77**	**89.60**	**100.00**	**32.94**	**41.99**	**93.98**	**88.90**	**42.68**

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	9/1/2021	9/14/2021	5	10	
2	Site Preparation	Site Preparation	9/15/2021	9/15/2021	5	1	
3	Grading	Grading	9/16/2021	9/17/2021	5	2	
4	Building Construction	Building Construction	9/18/2021	2/4/2022	5	100	
5	Paving	Paving	2/5/2022	2/11/2022	5	5	
6	Architectural Coating	Architectural Coating	2/12/2022	2/18/2022	5	5	

Acres of Grading (Site Preparation Phase): 0.5

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 34,425; Residential Outdoor: 11,475; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	0.00	2.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	12.00	2.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	2.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0471	0.0000	0.0471	7.1300e-003	0.0000	7.1300e-003			0.0000			0.0000
Off-Road	0.7965	7.2530	7.5691	0.0120		0.4073	0.4073		0.3886	0.3886		1,147.4338	1,147.4338	0.2138		1,152.7797
Total	**0.7965**	**7.2530**	**7.5691**	**0.0120**	**0.0471**	**0.4073**	**0.4544**	**7.1300e-003**	**0.3886**	**0.3957**		**1,147.4338**	**1,147.4338**	**0.2138**		**1,152.7797**

3.2 Demolition - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.4500e-003	0.0506	0.0107	1.5000e-004	3.4900e-003	1.6000e-004	3.6500e-003	9.6000e-004	1.5000e-004	1.1100e-003		16.5908	16.5908	1.1100e-003		16.6185
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	0.0422	0.0274	0.3767	1.1100e-003	0.1118	8.2000e-004	0.1126	0.0296	7.6000e-004	0.0304		110.7403	110.7403	2.9800e-003		110.8148
Total	**0.0437**	**0.0780**	**0.3874**	**1.2600e-003**	**0.1153**	**9.8000e-004**	**0.1163**	**0.0306**	**9.1000e-004**	**0.0315**		**127.3311**	**127.3311**	**4.0900e-003**		**127.4332**

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					0.0184	0.0000	0.0184	2.7800e-003	0.0000	2.7800e-003			0.0000			0.0000
Off-Road	0.7965	7.2530	7.5691	0.0120		0.4073	0.4073		0.3886	0.3886	0.0000	1,147.4338	1,147.4338	0.2138		1,152.7797
Total	**0.7965**	**7.2530**	**7.5691**	**0.0120**	**0.0184**	**0.4073**	**0.4257**	**2.7800e-003**	**0.3886**	**0.3914**	**0.0000**	**1,147.4338**	**1,147.4338**	**0.2138**		**1,152.7797**

3.2 Demolition - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.4500e-003	0.0506	0.0107	1.5000e-004	3.4900e-003	1.6000e-004	3.6500e-003	9.6000e-004	1.5000e-004	1.1100e-003		16.5908	16.5908	1.1100e-003		16.6185
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	0.0422	0.0274	0.3767	1.1100e-003	0.1118	8.2000e-004	0.1126	0.0296	7.6000e-004	0.0304		110.7403	110.7403	2.9800e-003		110.8148
Total	**0.0437**	**0.0780**	**0.3874**	**1.2600e-003**	**0.1153**	**9.8000e-004**	**0.1163**	**0.0306**	**9.1000e-004**	**0.0315**		**127.3311**	**127.3311**	**4.0900e-003**		**127.4332**

3.3 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.5303	0.0000	0.5303	0.0573	0.0000	0.0573			0.0000			0.0000
Off-Road	0.6403	7.8204	4.0274	9.7300e-003		0.2995	0.2995		0.2755	0.2755		942.5842	942.5842	0.3049		950.2055
Total	**0.6403**	**7.8204**	**4.0274**	**9.7300e-003**	**0.5303**	**0.2995**	**0.8297**	**0.0573**	**0.2755**	**0.3328**		**942.5842**	**942.5842**	**0.3049**		**950.2055**

3.3 Site Preparation - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0211	0.0137	0.1884	5.6000e-004	0.0559	4.1000e-004	0.0563	0.0148	3.8000e-004	0.0152		55.3702	55.3702	1.4900e-003		55.4074
Total	**0.0211**	**0.0137**	**0.1884**	**5.6000e-004**	**0.0559**	**4.1000e-004**	**0.0563**	**0.0148**	**3.8000e-004**	**0.0152**		**55.3702**	**55.3702**	**1.4900e-003**		**55.4074**

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					0.2068	0.0000	0.2068	0.0223	0.0000	0.0223			0.0000			0.0000
Off-Road	0.6403	7.8204	4.0274	9.7300e-003		0.2995	0.2995		0.2755	0.2755	0.0000	942.5842	942.5842	0.3049		950.2055
Total	**0.6403**	**7.8204**	**4.0274**	**9.7300e-003**	**0.2068**	**0.2995**	**0.5063**	**0.0223**	**0.2755**	**0.2978**	**0.0000**	**942.5842**	**942.5842**	**0.3049**		**950.2055**

3.3 Site Preparation - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0211	0.0137	0.1884	5.6000e-004	0.0559	4.1000e-004	0.0563	0.0148	3.8000e-004	0.0152		55.3702	55.3702	1.4900e-003		55.4074
Total	**0.0211**	**0.0137**	**0.1884**	**5.6000e-004**	**0.0559**	**4.1000e-004**	**0.0563**	**0.0148**	**3.8000e-004**	**0.0152**		**55.3702**	**55.3702**	**1.4900e-003**		**55.4074**

3.4 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.7528	0.0000	0.7528	0.4138	0.0000	0.4138			0.0000			0.0000
Off-Road	0.7965	7.2530	7.5691	0.0120		0.4073	0.4073		0.3886	0.3886		1,147.4338	1,147.4338	0.2138		1,152.7797
Total	**0.7965**	**7.2530**	**7.5691**	**0.0120**	**0.7528**	**0.4073**	**1.1601**	**0.4138**	**0.3886**	**0.8024**		**1,147.4338**	**1,147.4338**	**0.2138**		**1,152.7797**

3.4 Grading - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0422	0.0274	0.3767	1.1100e-003	0.1118	8.2000e-004	0.1126	0.0296	7.6000e-004	0.0304		110.7403	110.7403	2.9800e-003		110.8148
Total	**0.0422**	**0.0274**	**0.3767**	**1.1100e-003**	**0.1118**	**8.2000e-004**	**0.1126**	**0.0296**	**7.6000e-004**	**0.0304**		**110.7403**	**110.7403**	**2.9800e-003**		**110.8148**

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					0.2936	0.0000	0.2936	0.1614	0.0000	0.1614			0.0000			0.0000
Off-Road	0.7965	7.2530	7.5691	0.0120		0.4073	0.4073		0.3886	0.3886	0.0000	1,147.4338	1,147.4338	0.2138		1,152.7797
Total	**0.7965**	**7.2530**	**7.5691**	**0.0120**	**0.2936**	**0.4073**	**0.7009**	**0.1614**	**0.3886**	**0.5500**	**0.0000**	**1,147.4338**	**1,147.4338**	**0.2138**		**1,152.7797**

3.4 Grading - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0422	0.0274	0.3767	1.1100e-003	0.1118	8.2000e-004	0.1126	0.0296	7.6000e-004	0.0304		110.7403	110.7403	2.9800e-003		110.8148
Total	**0.0422**	**0.0274**	**0.3767**	**1.1100e-003**	**0.1118**	**8.2000e-004**	**0.1126**	**0.0296**	**7.6000e-004**	**0.0304**		**110.7403**	**110.7403**	**2.9800e-003**		**110.8148**

3.5 Building Construction - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.7750	7.9850	7.2637	0.0114		0.4475	0.4475		0.4117	0.4117		1,103.2158	1,103.2158	0.3568		1,112.1358
Total	**0.7750**	**7.9850**	**7.2637**	**0.0114**		**0.4475**	**0.4475**		**0.4117**	**0.4117**		**1,103.2158**	**1,103.2158**	**0.3568**		**1,112.1358**

3.5 Building Construction - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	5.5700e-003	0.1908	0.0453	5.1000e-004	0.0128	3.8000e-004	0.0132	3.6900e-003	3.7000e-004	4.0500e-003		54.4877	54.4877	3.3000e-003		54.5701
Worker	0.0507	0.0329	0.4521	1.3300e-003	0.1341	9.9000e-004	0.1351	0.0356	9.1000e-004	0.0365		132.8884	132.8884	3.5700e-003		132.9777
Total	**0.0562**	**0.2236**	**0.4973**	**1.8400e-003**	**0.1469**	**1.3700e-003**	**0.1483**	**0.0393**	**1.2800e-003**	**0.0405**		**187.3761**	**187.3761**	**6.8700e-003**		**187.5478**

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	0.7750	7.9850	7.2637	0.0114		0.4475	0.4475		0.4117	0.4117	0.0000	1,103.2158	1,103.2158	0.3568		1,112.1358
Total	**0.7750**	**7.9850**	**7.2637**	**0.0114**		**0.4475**	**0.4475**		**0.4117**	**0.4117**	**0.0000**	**1,103.2158**	**1,103.2158**	**0.3568**		**1,112.1358**

3.5 Building Construction - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	5.5700e-003	0.1908	0.0453	5.1000e-004	0.0128	3.8000e-004	0.0132	3.6900e-003	3.7000e-004	4.0500e-003		54.4877	54.4877	3.3000e-003		54.5701
Worker	0.0507	0.0329	0.4521	1.3300e-003	0.1341	9.9000e-004	0.1351	0.0356	9.1000e-004	0.0365		132.8884	132.8884	3.5700e-003		132.9777
Total	**0.0562**	**0.2236**	**0.4973**	**1.8400e-003**	**0.1469**	**1.3700e-003**	**0.1483**	**0.0393**	**1.2800e-003**	**0.0405**		**187.3761**	**187.3761**	**6.8700e-003**		**187.5478**

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	0.6863	7.0258	7.1527	0.0114		0.3719	0.3719		0.3422	0.3422		1,103.9393	1,103.9393	0.3570		1,112.8652
Total	**0.6863**	**7.0258**	**7.1527**	**0.0114**		**0.3719**	**0.3719**		**0.3422**	**0.3422**		**1,103.9393**	**1,103.9393**	**0.3570**		**1,112.8652**

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	5.2200e-003	0.1811	0.0428	5.1000e-004	0.0128	3.3000e-004	0.0131	3.6900e-003	3.2000e-004	4.0000e-003		54.0118	54.0118	3.1700e-003		54.0912
Worker	0.0475	0.0297	0.4180	1.2900e-003	0.1341	9.6000e-004	0.1351	0.0356	8.8000e-004	0.0365		128.1269	128.1269	3.2300e-003		128.2076
Total	**0.0527**	**0.2108**	**0.4608**	**1.8000e-003**	**0.1469**	**1.2900e-003**	**0.1482**	**0.0393**	**1.2000e-003**	**0.0405**		**182.1387**	**182.1387**	**6.4000e-003**		**182.2988**

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	0.6863	7.0258	7.1527	0.0114		0.3719	0.3719		0.3422	0.3422	0.0000	1,103.9393	1,103.9393	0.3570		1,112.8652
Total	**0.6863**	**7.0258**	**7.1527**	**0.0114**		**0.3719**	**0.3719**		**0.3422**	**0.3422**	**0.0000**	**1,103.9393**	**1,103.9393**	**0.3570**		**1,112.8652**

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	5.2200e-003	0.1811	0.0428	5.1000e-004	0.0128	3.3000e-004	0.0131	3.6900e-003	3.2000e-004	4.0000e-003		54.0118	54.0118	3.1700e-003		54.0912
Worker	0.0475	0.0297	0.4180	1.2900e-003	0.1341	9.6000e-004	0.1351	0.0356	8.8000e-004	0.0365		128.1269	128.1269	3.2300e-003		128.2076
Total	**0.0527**	**0.2108**	**0.4608**	**1.8000e-003**	**0.1469**	**1.2900e-003**	**0.1482**	**0.0393**	**1.2000e-003**	**0.0405**		**182.1387**	**182.1387**	**6.4000e-003**		**182.2988**

3.6 Paving - 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	0.6469	5.9174	7.0348	0.0113		0.2961	0.2961		0.2758	0.2758		1,035.8246	1,035.8246	0.3017		1,043.3677
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.6469**	**5.9174**	**7.0348**	**0.0113**		**0.2961**	**0.2961**		**0.2758**	**0.2758**		**1,035.8246**	**1,035.8246**	**0.3017**		**1,043.3677**

3.6 Paving - 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					
Off-Road	0.6469	5.9174	7.0348	0.0113		0.2961	0.2961		0.2758	0.2758	0.0000	1,035.8246	1,035.8246	0.3017		1,043.3677
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.6469**	**5.9174**	**7.0348**	**0.0113**		**0.2961**	**0.2961**		**0.2758**	**0.2758**	**0.0000**	**1,035.8246**	**1,035.8246**	**0.3017**		**1,043.3677**

3.6 Paving - 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**

3.7 Architectural Coating - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	21.2747					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2045	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817		281.4481	281.4481	0.0183		281.9062
Total	**21.4792**	**1.4085**	**1.8136**	**2.9700e-003**		**0.0817**	**0.0817**		**0.0817**	**0.0817**		**281.4481**	**281.4481**	**0.0183**		**281.9062**

3.7 Architectural Coating - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	7.9200e-003	4.9500e-003	0.0697	2.1000e-004	0.0224	1.6000e-004	0.0225	5.9300e-003	1.5000e-004	6.0800e-003		21.3545	21.3545	5.4000e-004		21.3679
Total	**7.9200e-003**	**4.9500e-003**	**0.0697**	**2.1000e-004**	**0.0224**	**1.6000e-004**	**0.0225**	**5.9300e-003**	**1.5000e-004**	**6.0800e-003**		**21.3545**	**21.3545**	**5.4000e-004**		**21.3679**

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	21.2747					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2045	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817	0.0000	281.4481	281.4481	0.0183		281.9062
Total	**21.4792**	**1.4085**	**1.8136**	**2.9700e-003**		**0.0817**	**0.0817**		**0.0817**	**0.0817**	**0.0000**	**281.4481**	**281.4481**	**0.0183**		**281.9062**

3.7 Architectural Coating - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	7.9200e-003	4.9500e-003	0.0697	2.1000e-004	0.0224	1.6000e-004	0.0225	5.9300e-003	1.5000e-004	6.0800e-003		21.3545	21.3545	5.4000e-004		21.3679
Total	**7.9200e-003**	**4.9500e-003**	**0.0697**	**2.1000e-004**	**0.0224**	**1.6000e-004**	**0.0225**	**5.9300e-003**	**1.5000e-004**	**6.0800e-003**		**21.3545**	**21.3545**	**5.4000e-004**		**21.3679**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Density

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.1142	0.4980	1.5171	5.9700e-003	0.5058	4.0600e-003	0.5098	0.1353	3.7800e-003	0.1391		608.1769	608.1769	0.0267		608.8433
Unmitigated	0.1167	0.5106	1.5851	6.2600e-003	0.5324	4.2600e-003	0.5366	0.1424	3.9600e-003	0.1464		638.1414	638.1414	0.0278		638.8368

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Condo/Townhouse High Rise	71.06	73.27	58.31	237,678	225,794
Total	71.06	73.27	58.31	237,678	225,794

4.3 Trip Type Information

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

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Condo/Townhouse High Rise	0.550151	0.042593	0.202457	0.116946	0.015037	0.005825	0.021699	0.034933	0.002123	0.001780	0.004876	0.000710	0.000868

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	6.7300e-003	0.0575	0.0245	3.7000e-004		4.6500e-003	4.6500e-003		4.6500e-003	4.6500e-003		73.4037	73.4037	1.4100e-003	1.3500e-003	73.8399
NaturalGas Unmitigated	6.7300e-003	0.0575	0.0245	3.7000e-004		4.6500e-003	4.6500e-003		4.6500e-003	4.6500e-003		73.4037	73.4037	1.4100e-003	1.3500e-003	73.8399

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Condo/Townhouse High Rise	623.931	6.7300e-003	0.0575	0.0245	3.7000e-004		4.6500e-003	4.6500e-003		4.6500e-003	4.6500e-003		73.4037	73.4037	1.4100e-003	1.3500e-003	73.8399
Total		**6.7300e-003**	**0.0575**	**0.0245**	**3.7000e-004**		**4.6500e-003**	**4.6500e-003**		**4.6500e-003**	**4.6500e-003**		**73.4037**	**73.4037**	**1.4100e-003**	**1.3500e-003**	**73.8399**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Condo/Townhouse High Rise	0.623931	6.7300e-003	0.0575	0.0245	3.7000e-004		4.6500e-003	4.6500e-003		4.6500e-003	4.6500e-003		73.4037	73.4037	1.4100e-003	1.3500e-003	73.8399
Total		**6.7300e-003**	**0.0575**	**0.0245**	**3.7000e-004**		**4.6500e-003**	**4.6500e-003**		**4.6500e-003**	**4.6500e-003**		**73.4037**	**73.4037**	**1.4100e-003**	**1.3500e-003**	**73.8399**

6.0 Area Detail

6.1 Mitigation Measures Area

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

No Hearths Installed

Use Low VOC Cleaning Supplies

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.4080	0.0162	1.4028	7.0000e-005		7.7600e-003	7.7600e-003		7.7600e-003	7.7600e-003	0.0000	2.5254	2.5254	2.4300e-003	0.0000	2.5861
Unmitigated	4.8626	0.3689	10.0482	0.0221		1.3064	1.3064		1.3064	1.3064	159.2376	308.5254	467.7630	0.4773	0.0108	482.9164

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	0.0291					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.3366					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	4.4546	0.3527	8.6454	0.0221		1.2986	1.2986		1.2986	1.2986	159.2376	306.0000	465.2376	0.4749	0.0108	480.3303
Landscaping	0.0423	0.0162	1.4028	7.0000e-005		7.7600e-003	7.7600e-003		7.7600e-003	7.7600e-003		2.5254	2.5254	2.4300e-003		2.5861
Total	**4.8626**	**0.3689**	**10.0482**	**0.0221**		**1.3064**	**1.3064**		**1.3064**	**1.3064**	**159.2376**	**308.5254**	**467.7630**	**0.4773**	**0.0108**	**482.9164**

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	0.0291					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.3366					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0423	0.0162	1.4028	7.0000e-005		7.7600e-003	7.7600e-003		7.7600e-003	7.7600e-003		2.5254	2.5254	2.4300e-003		2.5861
Total	**0.4080**	**0.0162**	**1.4028**	**7.0000e-005**		**7.7600e-003**	**7.7600e-003**		**7.7600e-003**	**7.7600e-003**	**0.0000**	**2.5254**	**2.5254**	**2.4300e-003**	**0.0000**	**2.5861**

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

Colima Villa Project

South Coast AQMD Air District, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Condo/Townhouse High Rise	17.00	Dwelling Unit	0.27	17,000.00	49

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	31
Climate Zone	9			**Operational Year**	2023
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use -

Demolition -

Land Use Change -

Sequestration -

Construction Off-road Equipment Mitigation -

Mobile Land Use Mitigation -

Area Mitigation -

Energy Mitigation -

Water Mitigation -

Table Name	Column Name	Default Value	New Value
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblSequestration	NumberOfNewTrees	0.00	14.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.8441	8.2111	7.9192	0.0132	0.8645	0.4489	1.2727	0.4434	0.4130	0.8328	0.0000	1,280.4060	1,280.4060	0.3637	0.0000	1,289.4978
2022	21.4879	7.2386	7.5972	0.0131	0.2012	0.3732	0.5202	0.0534	0.3434	0.3826	0.0000	1,276.2025	1,276.2025	0.3635	0.0000	1,285.2888
Maximum	**21.4879**	**8.2111**	**7.9192**	**0.0132**	**0.8645**	**0.4489**	**1.2727**	**0.4434**	**0.4130**	**0.8328**	**0.0000**	**1,280.4060**	**1,280.4060**	**0.3637**	**0.0000**	**1,289.4978**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2021	0.8441	8.2111	7.9192	0.0132	0.4054	0.4489	0.8135	0.1910	0.4130	0.5804	0.0000	1,280.4060	1,280.4060	0.3637	0.0000	1,289.4978
2022	21.4879	7.2386	7.5972	0.0131	0.2012	0.3732	0.5202	0.0534	0.3434	0.3826	0.0000	1,276.2025	1,276.2025	0.3635	0.0000	1,285.2888
Maximum	**21.4879**	**8.2111**	**7.9192**	**0.0132**	**0.4054**	**0.4489**	**0.8135**	**0.1910**	**0.4130**	**0.5804**	**0.0000**	**1,280.4060**	**1,280.4060**	**0.3637**	**0.0000**	**1,289.4978**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**43.09**	**0.00**	**25.61**	**50.81**	**0.00**	**20.77**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	4.8626	0.3689	10.0482	0.0221		1.3064	1.3064		1.3064	1.3064	159.2376	308.5254	467.7630	0.4773	0.0108	482.9164
Energy	6.7300e-003	0.0575	0.0245	3.7000e-004		4.6500e-003	4.6500e-003		4.6500e-003	4.6500e-003		73.4037	73.4037	1.4100e-003	1.3500e-003	73.8399
Mobile	0.1105	0.5209	1.4759	5.9300e-003	0.5324	4.2700e-003	0.5367	0.1424	3.9800e-003	0.1464		604.6207	604.6207	0.0277		605.3140
Total	**4.9798**	**0.9473**	**11.5486**	**0.0284**	**0.5324**	**1.3153**	**1.8477**	**0.1424**	**1.3150**	**1.4574**	**159.2376**	**986.5497**	**1,145.7873**	**0.5065**	**0.0122**	**1,162.0703**

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	0.4080	0.0162	1.4028	7.0000e-005		7.7600e-003	7.7600e-003		7.7600e-003	7.7600e-003	0.0000	2.5254	2.5254	2.4300e-003	0.0000	2.5861
Energy	6.7300e-003	0.0575	0.0245	3.7000e-004		4.6500e-003	4.6500e-003		4.6500e-003	4.6500e-003		73.4037	73.4037	1.4100e-003	1.3500e-003	73.8399
Mobile	0.1081	0.5075	1.4155	5.6500e-003	0.5058	4.0800e-003	0.5099	0.1353	3.8000e-003	0.1391		576.1413	576.1413	0.0266		576.8065
Total	**0.5229**	**0.5811**	**2.8428**	**6.0900e-003**	**0.5058**	**0.0165**	**0.5223**	**0.1353**	**0.0162**	**0.1515**	**0.0000**	**652.0704**	**652.0704**	**0.0305**	**1.3500e-003**	**653.2325**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**89.50**	**38.65**	**75.38**	**78.58**	**5.00**	**98.75**	**71.73**	**5.00**	**98.77**	**89.60**	**100.00**	**33.90**	**43.09**	**93.99**	**88.90**	**43.79**

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	9/1/2021	9/14/2021	5	10	
2	Site Preparation	Site Preparation	9/15/2021	9/15/2021	5	1	
3	Grading	Grading	9/16/2021	9/17/2021	5	2	
4	Building Construction	Building Construction	9/18/2021	2/4/2022	5	100	
5	Paving	Paving	2/5/2022	2/11/2022	5	5	
6	Architectural Coating	Architectural Coating	2/12/2022	2/18/2022	5	5	

Acres of Grading (Site Preparation Phase): 0.5

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 34,425; Residential Outdoor: 11,475; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	7.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	0.00	2.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	12.00	2.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	2.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Demolition - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0471	0.0000	0.0471	7.1300e-003	0.0000	7.1300e-003			0.0000			0.0000
Off-Road	0.7965	7.2530	7.5691	0.0120		0.4073	0.4073		0.3886	0.3886		1,147.4338	1,147.4338	0.2138		1,152.7797
Total	**0.7965**	**7.2530**	**7.5691**	**0.0120**	**0.0471**	**0.4073**	**0.4544**	**7.1300e-003**	**0.3886**	**0.3957**		**1,147.4338**	**1,147.4338**	**0.2138**		**1,152.7797**

3.2 Demolition - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.4900e-003	0.0512	0.0115	1.5000e-004	3.4900e-003	1.6000e-004	3.6500e-003	9.6000e-004	1.5000e-004	1.1100e-003		16.2839	16.2839	1.1500e-003		16.3128
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	0.0461	0.0300	0.3385	1.0400e-003	0.1118	8.2000e-004	0.1126	0.0296	7.6000e-004	0.0304		103.5668	103.5668	2.7800e-003		103.6362
Total	**0.0476**	**0.0812**	**0.3500**	**1.1900e-003**	**0.1153**	**9.8000e-004**	**0.1163**	**0.0306**	**9.1000e-004**	**0.0315**		**119.8507**	**119.8507**	**3.9300e-003**		**119.9489**

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					0.0184	0.0000	0.0184	2.7800e-003	0.0000	2.7800e-003			0.0000			0.0000
Off-Road	0.7965	7.2530	7.5691	0.0120		0.4073	0.4073		0.3886	0.3886	0.0000	1,147.4338	1,147.4338	0.2138		1,152.7797
Total	**0.7965**	**7.2530**	**7.5691**	**0.0120**	**0.0184**	**0.4073**	**0.4257**	**2.7800e-003**	**0.3886**	**0.3914**	**0.0000**	**1,147.4338**	**1,147.4338**	**0.2138**		**1,152.7797**

3.2 Demolition - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.4900e-003	0.0512	0.0115	1.5000e-004	3.4900e-003	1.6000e-004	3.6500e-003	9.6000e-004	1.5000e-004	1.1100e-003		16.2839	16.2839	1.1500e-003		16.3128
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	0.0461	0.0300	0.3385	1.0400e-003	0.1118	8.2000e-004	0.1126	0.0296	7.6000e-004	0.0304		103.5668	103.5668	2.7800e-003		103.6362
Total	**0.0476**	**0.0812**	**0.3500**	**1.1900e-003**	**0.1153**	**9.8000e-004**	**0.1163**	**0.0306**	**9.1000e-004**	**0.0315**		**119.8507**	**119.8507**	**3.9300e-003**		**119.9489**

3.3 Site Preparation - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.5303	0.0000	0.5303	0.0573	0.0000	0.0573			0.0000			0.0000
Off-Road	0.6403	7.8204	4.0274	9.7300e-003		0.2995	0.2995		0.2755	0.2755		942.5842	942.5842	0.3049		950.2055
Total	**0.6403**	**7.8204**	**4.0274**	**9.7300e-003**	**0.5303**	**0.2995**	**0.8297**	**0.0573**	**0.2755**	**0.3328**		**942.5842**	**942.5842**	**0.3049**		**950.2055**

3.3 Site Preparation - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0231	0.0150	0.1693	5.2000e-004	0.0559	4.1000e-004	0.0563	0.0148	3.8000e-004	0.0152		51.7834	51.7834	1.3900e-003		51.8181
Total	**0.0231**	**0.0150**	**0.1693**	**5.2000e-004**	**0.0559**	**4.1000e-004**	**0.0563**	**0.0148**	**3.8000e-004**	**0.0152**		**51.7834**	**51.7834**	**1.3900e-003**		**51.8181**

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					0.2068	0.0000	0.2068	0.0223	0.0000	0.0223			0.0000			0.0000
Off-Road	0.6403	7.8204	4.0274	9.7300e-003		0.2995	0.2995		0.2755	0.2755	0.0000	942.5842	942.5842	0.3049		950.2055
Total	**0.6403**	**7.8204**	**4.0274**	**9.7300e-003**	**0.2068**	**0.2995**	**0.5063**	**0.0223**	**0.2755**	**0.2978**	**0.0000**	**942.5842**	**942.5842**	**0.3049**		**950.2055**

3.3 Site Preparation - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0231	0.0150	0.1693	5.2000e-004	0.0559	4.1000e-004	0.0563	0.0148	3.8000e-004	0.0152		51.7834	51.7834	1.3900e-003		51.8181
Total	**0.0231**	**0.0150**	**0.1693**	**5.2000e-004**	**0.0559**	**4.1000e-004**	**0.0563**	**0.0148**	**3.8000e-004**	**0.0152**		**51.7834**	**51.7834**	**1.3900e-003**		**51.8181**

3.4 Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.7528	0.0000	0.7528	0.4138	0.0000	0.4138			0.0000			0.0000
Off-Road	0.7965	7.2530	7.5691	0.0120		0.4073	0.4073		0.3886	0.3886		1,147.4338	1,147.4338	0.2138		1,152.7797
Total	**0.7965**	**7.2530**	**7.5691**	**0.0120**	**0.7528**	**0.4073**	**1.1601**	**0.4138**	**0.3886**	**0.8024**		**1,147.4338**	**1,147.4338**	**0.2138**		**1,152.7797**

3.4 Grading - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0461	0.0300	0.3385	1.0400e-003	0.1118	8.2000e-004	0.1126	0.0296	7.6000e-004	0.0304		103.5668	103.5668	2.7800e-003		103.6362
Total	**0.0461**	**0.0300**	**0.3385**	**1.0400e-003**	**0.1118**	**8.2000e-004**	**0.1126**	**0.0296**	**7.6000e-004**	**0.0304**		**103.5668**	**103.5668**	**2.7800e-003**		**103.6362**

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					0.2936	0.0000	0.2936	0.1614	0.0000	0.1614			0.0000			0.0000
Off-Road	0.7965	7.2530	7.5691	0.0120		0.4073	0.4073		0.3886	0.3886	0.0000	1,147.4338	1,147.4338	0.2138		1,152.7797
Total	**0.7965**	**7.2530**	**7.5691**	**0.0120**	**0.2936**	**0.4073**	**0.7009**	**0.1614**	**0.3886**	**0.5500**	**0.0000**	**1,147.4338**	**1,147.4338**	**0.2138**		**1,152.7797**

3.4 Grading - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0461	0.0300	0.3385	1.0400e-003	0.1118	8.2000e-004	0.1126	0.0296	7.6000e-004	0.0304		103.5668	103.5668	2.7800e-003		103.6362
Total	**0.0461**	**0.0300**	**0.3385**	**1.0400e-003**	**0.1118**	**8.2000e-004**	**0.1126**	**0.0296**	**7.6000e-004**	**0.0304**		**103.5668**	**103.5668**	**2.7800e-003**		**103.6362**

3.5 Building Construction - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.7750	7.9850	7.2637	0.0114		0.4475	0.4475		0.4117	0.4117		1,103.2158	1,103.2158	0.3568		1,112.1358
Total	**0.7750**	**7.9850**	**7.2637**	**0.0114**		**0.4475**	**0.4475**		**0.4117**	**0.4117**		**1,103.2158**	**1,103.2158**	**0.3568**		**1,112.1358**

3.5 Building Construction - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	5.8600e-003	0.1902	0.0507	5.0000e-004	0.0128	4.0000e-004	0.0132	3.6900e-003	3.8000e-004	4.0600e-003		52.9100	52.9100	3.5400e-003		52.9985
Worker	0.0553	0.0360	0.4063	1.2500e-003	0.1341	9.9000e-004	0.1351	0.0356	9.1000e-004	0.0365		124.2801	124.2801	3.3300e-003		124.3634
Total	**0.0612**	**0.2261**	**0.4569**	**1.7500e-003**	**0.1469**	**1.3900e-003**	**0.1483**	**0.0393**	**1.2900e-003**	**0.0405**		**177.1902**	**177.1902**	**6.8700e-003**		**177.3620**

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	0.7750	7.9850	7.2637	0.0114		0.4475	0.4475		0.4117	0.4117	0.0000	1,103.2158	1,103.2158	0.3568		1,112.1358
Total	**0.7750**	**7.9850**	**7.2637**	**0.0114**		**0.4475**	**0.4475**		**0.4117**	**0.4117**	**0.0000**	**1,103.2158**	**1,103.2158**	**0.3568**		**1,112.1358**

3.5 Building Construction - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	5.8600e-003	0.1902	0.0507	5.0000e-004	0.0128	4.0000e-004	0.0132	3.6900e-003	3.8000e-004	4.0600e-003		52.9100	52.9100	3.5400e-003		52.9985
Worker	0.0553	0.0360	0.4063	1.2500e-003	0.1341	9.9000e-004	0.1351	0.0356	9.1000e-004	0.0365		124.2801	124.2801	3.3300e-003		124.3634
Total	**0.0612**	**0.2261**	**0.4569**	**1.7500e-003**	**0.1469**	**1.3900e-003**	**0.1483**	**0.0393**	**1.2900e-003**	**0.0405**		**177.1902**	**177.1902**	**6.8700e-003**		**177.3620**

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	0.6863	7.0258	7.1527	0.0114		0.3719	0.3719		0.3422	0.3422		1,103.9393	1,103.9393	0.3570		1,112.8652
Total	**0.6863**	**7.0258**	**7.1527**	**0.0114**		**0.3719**	**0.3719**		**0.3422**	**0.3422**		**1,103.9393**	**1,103.9393**	**0.3570**		**1,112.8652**

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	5.5000e-003	0.1803	0.0479	4.9000e-004	0.0128	3.4000e-004	0.0131	3.6900e-003	3.3000e-004	4.0100e-003		52.4388	52.4388	3.4100e-003		52.5240
Worker	0.0521	0.0325	0.3750	1.2000e-003	0.1341	9.6000e-004	0.1351	0.0356	8.8000e-004	0.0365		119.8244	119.8244	3.0100e-003		119.8996
Total	**0.0576**	**0.2128**	**0.4229**	**1.6900e-003**	**0.1469**	**1.3000e-003**	**0.1482**	**0.0393**	**1.2100e-003**	**0.0405**		**172.2632**	**172.2632**	**6.4200e-003**		**172.4236**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6863	7.0258	7.1527	0.0114		0.3719	0.3719		0.3422	0.3422	0.0000	1,103.9393	1,103.9393	0.3570		1,112.8652
Total	**0.6863**	**7.0258**	**7.1527**	**0.0114**		**0.3719**	**0.3719**		**0.3422**	**0.3422**	**0.0000**	**1,103.9393**	**1,103.9393**	**0.3570**		**1,112.8652**

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	5.5000e-003	0.1803	0.0479	4.9000e-004	0.0128	3.4000e-004	0.0131	3.6900e-003	3.3000e-004	4.0100e-003		52.4388	52.4388	3.4100e-003		52.5240
Worker	0.0521	0.0325	0.3750	1.2000e-003	0.1341	9.6000e-004	0.1351	0.0356	8.8000e-004	0.0365		119.8244	119.8244	3.0100e-003		119.8996
Total	**0.0576**	**0.2128**	**0.4229**	**1.6900e-003**	**0.1469**	**1.3000e-003**	**0.1482**	**0.0393**	**1.2100e-003**	**0.0405**		**172.2632**	**172.2632**	**6.4200e-003**		**172.4236**

3.6 Paving - 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	0.6469	5.9174	7.0348	0.0113		0.2961	0.2961		0.2758	0.2758		1,035.8246	1,035.8246	0.3017		1,043.3677
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.6469**	**5.9174**	**7.0348**	**0.0113**		**0.2961**	**0.2961**		**0.2758**	**0.2758**		**1,035.8246**	**1,035.8246**	**0.3017**		**1,043.3677**

3.6 Paving - 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					
Off-Road	0.6469	5.9174	7.0348	0.0113		0.2961	0.2961		0.2758	0.2758	0.0000	1,035.8246	1,035.8246	0.3017		1,043.3677
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	**0.6469**	**5.9174**	**7.0348**	**0.0113**		**0.2961**	**0.2961**		**0.2758**	**0.2758**	**0.0000**	**1,035.8246**	**1,035.8246**	**0.3017**		**1,043.3677**

3.6 Paving - 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**

3.7 Architectural Coating - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	21.2747					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2045	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817		281.4481	281.4481	0.0183		281.9062
Total	**21.4792**	**1.4085**	**1.8136**	**2.9700e-003**		**0.0817**	**0.0817**		**0.0817**	**0.0817**		**281.4481**	**281.4481**	**0.0183**		**281.9062**

3.7 Architectural Coating - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	8.6700e-003	5.4100e-003	0.0625	2.0000e-004	0.0224	1.6000e-004	0.0225	5.9300e-003	1.5000e-004	6.0800e-003		19.9707	19.9707	5.0000e-004		19.9833
Total	**8.6700e-003**	**5.4100e-003**	**0.0625**	**2.0000e-004**	**0.0224**	**1.6000e-004**	**0.0225**	**5.9300e-003**	**1.5000e-004**	**6.0800e-003**		**19.9707**	**19.9707**	**5.0000e-004**		**19.9833**

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	21.2747					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2045	1.4085	1.8136	2.9700e-003		0.0817	0.0817		0.0817	0.0817	0.0000	281.4481	281.4481	0.0183		281.9062
Total	**21.4792**	**1.4085**	**1.8136**	**2.9700e-003**		**0.0817**	**0.0817**		**0.0817**	**0.0817**	**0.0000**	**281.4481**	**281.4481**	**0.0183**		**281.9062**

3.7 Architectural Coating - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	8.6700e-003	5.4100e-003	0.0625	2.0000e-004	0.0224	1.6000e-004	0.0225	5.9300e-003	1.5000e-004	6.0800e-003		19.9707	19.9707	5.0000e-004		19.9833
Total	**8.6700e-003**	**5.4100e-003**	**0.0625**	**2.0000e-004**	**0.0224**	**1.6000e-004**	**0.0225**	**5.9300e-003**	**1.5000e-004**	**6.0800e-003**		**19.9707**	**19.9707**	**5.0000e-004**		**19.9833**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Density

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.1081	0.5075	1.4155	5.6500e-003	0.5058	4.0800e-003	0.5099	0.1353	3.8000e-003	0.1391		576.1413	576.1413	0.0266		576.8065
Unmitigated	0.1105	0.5209	1.4759	5.9300e-003	0.5324	4.2700e-003	0.5367	0.1424	3.9800e-003	0.1464		604.6207	604.6207	0.0277		605.3140

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Condo/Townhouse High Rise	71.06	73.27	58.31	237,678	225,794
Total	71.06	73.27	58.31	237,678	225,794

4.3 Trip Type Information

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

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Condo/Townhouse High Rise	0.550151	0.042593	0.202457	0.116946	0.015037	0.005825	0.021699	0.034933	0.002123	0.001780	0.004876	0.000710	0.000868

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	6.7300e-003	0.0575	0.0245	3.7000e-004		4.6500e-003	4.6500e-003		4.6500e-003	4.6500e-003		73.4037	73.4037	1.4100e-003	1.3500e-003	73.8399
NaturalGas Unmitigated	6.7300e-003	0.0575	0.0245	3.7000e-004		4.6500e-003	4.6500e-003		4.6500e-003	4.6500e-003		73.4037	73.4037	1.4100e-003	1.3500e-003	73.8399

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Condo/Townhouse High Rise	623.931	6.7300e-003	0.0575	0.0245	3.7000e-004		4.6500e-003	4.6500e-003		4.6500e-003	4.6500e-003		73.4037	73.4037	1.4100e-003	1.3500e-003	73.8399
Total		**6.7300e-003**	**0.0575**	**0.0245**	**3.7000e-004**		**4.6500e-003**	**4.6500e-003**		**4.6500e-003**	**4.6500e-003**		**73.4037**	**73.4037**	**1.4100e-003**	**1.3500e-003**	**73.8399**

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Condo/Townhouse High Rise	0.623931	6.7300e-003	0.0575	0.0245	3.7000e-004		4.6500e-003	4.6500e-003		4.6500e-003	4.6500e-003		73.4037	73.4037	1.4100e-003	1.3500e-003	73.8399
Total		**6.7300e-003**	**0.0575**	**0.0245**	**3.7000e-004**		**4.6500e-003**	**4.6500e-003**		**4.6500e-003**	**4.6500e-003**		**73.4037**	**73.4037**	**1.4100e-003**	**1.3500e-003**	**73.8399**

6.0 Area Detail

6.1 Mitigation Measures Area

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

No Hearths Installed

Use Low VOC Cleaning Supplies

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.4080	0.0162	1.4028	7.0000e-005		7.7600e-003	7.7600e-003		7.7600e-003	7.7600e-003	0.0000	2.5254	2.5254	2.4300e-003	0.0000	2.5861
Unmitigated	4.8626	0.3689	10.0482	0.0221		1.3064	1.3064		1.3064	1.3064	159.2376	308.5254	467.7630	0.4773	0.0108	482.9164

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	0.0291					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.3366					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	4.4546	0.3527	8.6454	0.0221		1.2986	1.2986		1.2986	1.2986	159.2376	306.0000	465.2376	0.4749	0.0108	480.3303
Landscaping	0.0423	0.0162	1.4028	7.0000e-005		7.7600e-003	7.7600e-003		7.7600e-003	7.7600e-003		2.5254	2.5254	2.4300e-003		2.5861
Total	**4.8626**	**0.3689**	**10.0482**	**0.0221**		**1.3064**	**1.3064**		**1.3064**	**1.3064**	**159.2376**	**308.5254**	**467.7630**	**0.4773**	**0.0108**	**482.9164**

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	0.0291					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.3366					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0423	0.0162	1.4028	7.0000e-005		7.7600e-003	7.7600e-003		7.7600e-003	7.7600e-003		2.5254	2.5254	2.4300e-003		2.5861
Total	**0.4080**	**0.0162**	**1.4028**	**7.0000e-005**		**7.7600e-003**	**7.7600e-003**		**7.7600e-003**	**7.7600e-003**	**0.0000**	**2.5254**	**2.5254**	**2.4300e-003**	**0.0000**	**2.5861**

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Bathroom Faucet

Install Low Flow Kitchen Faucet

Install Low Flow Toilet

Install Low Flow Shower

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

NATIVE AMERICAN HERITAGE COMMISSION

NAHC HEADQUARTERS
1550 Harbor Boulevard
Suite 100
West Sacramento,
California 95691
(916) 373-3710
nahc@nahc.ca.gov
NAHC.ca.gov

June 1, 2021

Marie Pavlovic
Los Angeles County

Via Email to: mpavlovic@planning.lacounty.gov

Re: TR82400 Project, Los Angeles County

Dear Ms. Pavlovic:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information you have submitted for the above referenced project. The results were negative. However, the absence of specific site information in the SLF does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Attached is a list of Native American tribes who may also have knowledge of cultural resources in the project area. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated; if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call or email to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from tribes, please notify me. With your assistance, we can assure that our lists contain current information.

If you have any questions or need additional information, please contact me at my email address: Andrew.Green@nahc.ca.gov.

Sincerely,

Andrew Green

Andrew Green
Cultural Resources Analyst

Attachment

South Central Coastal Information Center
California State University, Fullerton
Department of Anthropology MH-426
800 North State College Boulevard
Fullerton, CA 92834-6846
657.278.5395
California Historical Resources Information System
Los Angeles, Orange, Ventura and San Bernardino Counties
sccic@fullerton.edu

7/14/2021 SCCIC File #: 22501.8677

Leo Wu
Archifield Inc.
1445 Huntington Dr., #230
S. Pasadena, CA 91030

Re: Record Search Results for the Colima Villa

The South Central Coastal Information Center received your records search request for the project area referenced above, located on the Baldwin Park, CA USGS 7.5' quadrangle. The following summary reflects the results of the records search for the project area and a ½-mile radius. The search includes a review of all recorded archaeological and built-environment resources as well as a review of cultural resource reports on file. In addition, the California Points of Historical Interest (SPHI), the California Historical Landmarks (SHL), the California Register of Historical Resources (CAL REG), the National Register of Historic Places (NRHP), and the California State Built Environment Resources Directory (BERD) listings were reviewed for the above referenced project site and a ¼-mile radius. Due to the sensitive nature of cultural resources, archaeological site locations are not released.

RECORDS SEARCH RESULTS SUMMARY

Archaeological Resources* (*see Recommendations section)	Within project area: 0 Within project radius: 0
Built-Environment Resources	Within project area: 0 Within project radius: 1
Reports and Studies	Within project area: 1 Within project radius: 7
OHP Built Environment Resources Directory (BERD) 2019	Within project area: 0 Within ¼-mile radius: 0
California Points of Historical Interest (SPHI) 2019	Within project area: 0 Within ¼-mile radius: 0
California Historical Landmarks (SHL) 2019	Within project area: 0 Within ¼-mile radius: 0
California Register of Historical Resources (CAL REG) 2019	Within project area: 0 Within ¼-mile radius: 0
National Register of Historic Places (NRHP) 2019	Within project area: 0 Within ¼-mile radius: 0

HISTORIC MAP REVIEW - Anaheim, CA (1896, 1942) 15' USGS historic maps indicate that in 1896 there was no visible development within the project area. There were two roads within the project search radius which was located within the historic place name of Puente. In 1942, there was still no visible development within the project area. There were two additional roads and several buildings within the project search radius. Major road names included Fullerton Road and Grazide Road. Also of note were two intermittent streams and one school.

RECOMMENDATIONS

*When we report that no archaeological resources are recorded in your project area or within a specified radius around the project area; that does not necessarily mean that nothing is there. It may simply mean that the area has not been studied and/or that no information regarding the archaeological sensitivity of the property has been filed at this office. The reported records search result does not preclude the possibility that surface or buried artifacts might be found during a survey of the property or ground-disturbing activities.

The archaeological sensitivity of the project location is unknown because there are no previous studies for the subject property. Additionally, the natural ground-surface appears to be obscured by urban development; consequently, surface artifacts would not be visible during a survey. While there are currently no recorded archaeological sites within the project area, buried resources could potentially be unearthed during project activities. Therefore, customary caution and a halt-work condition should be in place for all ground-disturbing activities. In the event that any evidence of cultural resources is discovered, all work within the vicinity of the find should stop until a qualified archaeological consultant can assess the find and make recommendations. Excavation of potential cultural resources should not be attempted by project personnel. It is also recommended that the Native American Heritage Commission be consulted to identify if any additional traditional cultural properties or other sacred sites are known to be in the area. The NAHC may also refer you to local tribes with particular knowledge of potential sensitivity. The NAHC and local tribes may offer additional recommendations to what is provided here and may request an archaeological monitor. Finally, if the built-environment resources on the property are 45 years or older, a qualified architectural historian should be retained to study the property and make recommendations regarding those structures.

For your convenience, you may find a professional consultant**at www.chrisinfo.org. Any resulting reports by the qualified consultant should be submitted to the South Central Coastal Information Center as soon as possible.

**The SCCIC does not endorse any particular consultant and makes no claims about the qualifications of any person listed. Each consultant on this list self-reports that they meet current professional standards.

If you have any questions regarding the results presented herein, please contact the office at 657.278.5395 Monday through Thursday 9:00 am to 3:30 pm. Should you require any additional information for the above referenced project, reference the SCCIC number listed above when making inquiries. Requests made after initial invoicing will result in the preparation of a separate invoice.

Thank you for using the California Historical Resources Information System,

Isabela Kott
Assistant Coordinator, GIS Program Specialist

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Amy J. Bodek, AICP
Director of Regional Planning

Dennis Slavin
Chief Deputy Director,
Regional Planning

May 18, 2021

Charles Alvarez
Gabrielino Tongva Tribe
23454 Vanowen Street
West Hills, CA 91307

SUBJECT: SENATE BILL (SB) 18 CONSULTATION (GOVERNMENT CODE §65352.3)
TR82400
PROJECT NO. R2018-003138 - 4
VESTING TENTATIVE TRACT MAP NO. RPPL2018004778 (TR082400)
PLAN AMENDMENT NO. RPPL2018004782
VARIANCE NO. RPPL20180045398
CONDITIONAL USE PERMIT NO. RPPL2018004781
ENVIRONMENTAL ASSESSMENT NO. 2018004780

The Native American Heritage Commission (NAHC) has identified your tribe as one with traditional lands or cultural places located within the proposed boundary of the above-referenced project. Because this project requires amendment of a General Plan, it is subject to the SB 18 Tribal Consultation requirements (Government Code Section 65352.3). This letter serves as a formal notification and invitation to consult with the County of Los Angeles on the proposed project identified above.

The project site is located at 18002 Colima Road, Rowland Heights, CA 91748 (APN: 8265-003-030). A map depicting the project site location is enclosed for your reference.

The Project is an infill development that would replace an existing religious facility building with a 33 residential condominium units. The project is on a 0.78 net acre site with a density of 22 units per gross acre.

A Sacred Lands File Search has been requested and will be provided to your tribe once it becomes available. The NAHC has also provided the Los Angeles County Department of Regional Planning with a list of Native American Tribes with traditional lands or cultural

places located within the proposed project site. This letter was sent to each of the listed tribes.

Your participation in this local planning process is important. Pursuant to Government Code Section 65352.3(a)(2), you have 90 days from the receipt of this letter to request consultation with the County of Los Angeles. Please submit your request to the contact information listed below.

Lead Agency Contact Information:

Marie Pavlovic
Land Divisions Section
Department of Regional Planning
320 W. Temple Street, Room 1362
Los Angeles, CA 90012
Tel: (213) 974-6433
Email: mpavlovic@planning.lacounty.gov

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Amy J. Bodek, AICP

Marie Pavlovic, Senior Regional Planner
Land Divisions Section

Encl: Map of Project Location

JH, MP

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Amy J. Bodek, AICP
Director of Regional Planning

Dennis Slavin
Chief Deputy Director,
Regional Planning

May 18, 2021

Robert Dorame, Chairperson
Gabrielino Tongva Indians of California Tribal Council
P.O. Box 490
Bellflower, CA 90707

SUBJECT: SENATE BILL (SB) 18 CONSULTATION (GOVERNMENT CODE §65352.3)
TR82400
PROJECT NO. R2018-003138 - 4
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Los Angeles, CA 90012
Tel: (213) 974-6433
Email: mpavlovic@planning.lacounty.gov

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Amy J. Bodek, AICP

Marie Pavlovic, Senior Regional Planner
Land Divisions Section

Encl: Map of Project Location

JH, MP

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Amy J. Bodek, AICP
Director of Regional Planning

Dennis Slavin
Chief Deputy Director,
Regional Planning

June 1, 2021

Matias Belardes, Chairperson
Juaneno Band of Mission Indians
32161 Avenida Los Amigos
San Juan Capistrano, CA 92675

SUBJECT: SENATE BILL (SB) 18 CONSULTATION (GOVERNMENT CODE §65352.3)
TR82400
PROJECT NO. R2018-003138 - 4
VESTING TENTATIVE TRACT MAP NO. RPPL2018004778 (TR082400)
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Land Divisions Section
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320 W. Temple Street, Room 1362
Los Angeles, CA 90012
Tel: (213) 974-6433
Email: mpavlovic@planning.lacounty.gov

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Amy J. Bodek, AICP

Marie Pavlovic, Senior Regional Planner
Land Divisions Section

Encl: Map of Project Location

JH, MP

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Amy J. Bodek, AICP
Director of Regional Planning

Dennis Slavin
Chief Deputy Director,
Regional Planning

May 18, 2021

Andrew Salas, Chairman
Gabriel Band of Mission Indians – Kizh Nation
PO Box 393
San Gabriel, CA 91723

SUBJECT: SENATE BILL (SB) 18 CONSULTATION (GOVERNMENT CODE §65352.3)
TR82400
PROJECT NO. R2018-003138 - 4
VESTING TENTATIVE TRACT MAP NO. RPPL2018004778 (TR082400)
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ENVIRONMENTAL ASSESSMENT NO. 2018004780

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320 W. Temple Street, Room 1362
Los Angeles, CA 90012
Tel: (213) 974-6433
Email: mpavlovic@planning.lacounty.gov

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Amy J. Bodek, AICP

Marie Pavlovic, Senior Regional Planner
Land Divisions Section

Encl: Map of Project Location

JH, MP

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Amy J. Bodek, AICP
Director of Regional Planning

Dennis Slavin
Chief Deputy Director,
Regional Planning

May 18, 2021

Lovina Redner, Tribal Chair
Santa Rosa Band of Cahuilla
P.O. Box 391820
Anza, CA 92539

SUBJECT: SENATE BILL (SB) 18 CONSULTATION (GOVERNMENT CODE §65352.3)
TR82400
PROJECT NO. R2018-003138 - 4
VESTING TENTATIVE TRACT MAP NO. RPPL2018004778 (TR082400)
PLAN AMENDMENT NO. RPPL2018004782
VARIANCE NO. RPPL20180045398
CONDITIONAL USE PERMIT NO. RPPL2018004781
ENVIRONMENTAL ASSESSMENT NO. 2018004780

The Native American Heritage Commission (NAHC) has identified your tribe as one with traditional lands or cultural places located within the proposed boundary of the above-referenced project. Because this project requires amendment of a General Plan, it is subject to the SB 18 Tribal Consultation requirements (Government Code Section 65352.3). This letter serves as a formal notification and invitation to consult with the County of Los Angeles on the proposed project identified above.

The project site is located at 18002 Colima Road, Rowland Heights, CA 91748 (APN: 8265-003-030). A map depicting the project site location is enclosed for your reference.

The Project is an infill development that would replace an existing religious facility building with a 33 residential condominium units. The project is on a 0.78 net acre site with a density of 22 units per gross acre.

A Sacred Lands File Search has been requested and will be provided to your tribe once it becomes available. The NAHC has also provided the Los Angeles County Department of Regional Planning with a list of Native American Tribes with traditional lands or cultural

places located within the proposed project site. This letter was sent to each of the listed tribes.

Your participation in this local planning process is important. Pursuant to Government Code Section 65352.3(a)(2), you have 90 days from the receipt of this letter to request consultation with the County of Los Angeles. Please submit your request to the contact information listed below.

Lead Agency Contact Information:

Marie Pavlovic
Land Divisions Section
Department of Regional Planning
320 W. Temple Street, Room 1362
Los Angeles, CA 90012
Tel: (213) 974-6433
Email: mpavlovic@planning.lacounty.gov

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Encl: Map of Project Location

JH, MP

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Amy J. Bodek, AICP
Director of Regional Planning

Dennis Slavin
Chief Deputy Director,
Regional Planning

May 18, 2021

Anthony Morales, Chairperson
Gabrieleno/Tongva San Gabriel Band of Mission Indians
PO Box 693
San Gabriel, CA 91778

SUBJECT: SENATE BILL (SB) 18 CONSULTATION (GOVERNMENT CODE §65352.3)
TR82400
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Los Angeles, CA 90012
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Amy J. Bodek, AICP

Marie Pavlovic, Senior Regional Planner
Land Divisions Section

Encl: Map of Project Location

JH, MP

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Amy J. Bodek, AICP
Director of Regional Planning

Dennis Slavin
Chief Deputy Director,
Regional Planning

May 18, 2021

Sandonne Goad, Chairperson
Gabrieleno/Tongva Nation
106 ½ Judge John Aiso St.,
#231
Los Angeles, CA 90012

SUBJECT: SENATE BILL (SB) 18 CONSULTATION (GOVERNMENT CODE §65352.3)
TR82400
PROJECT NO. R2018-003138 - 4
VESTING TENTATIVE TRACT MAP NO. RPPL2018004778 (TR082400)
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320 W. Temple Street, Room 1362
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Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Amy J. Bodek, AICP

Marie Pavlovic, Senior Regional Planner
Land Divisions Section

Encl: Map of Project Location

JH, MP

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Amy J. Bodek, AICP
Director of Regional Planning

Dennis Slavin
Chief Deputy Director,
Regional Planning

May 18, 2021

Scott Cozart, Chairperson
Soboba Band of Luiseno
P.O. Box 487
San Jacinto, CA 92583

SUBJECT: SENATE BILL (SB) 18 CONSULTATION (GOVERNMENT CODE §65352.3)
TR82400
PROJECT NO. R2018-003138 - 4
VESTING TENTATIVE TRACT MAP NO. RPPL2018004778 (TR082400)
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Land Divisions Section
Department of Regional Planning
320 W. Temple Street, Room 1362
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Amy J. Bodek, AICP

Marie Pavlovic, Senior Regional Planner
Land Divisions Section

Encl: Map of Project Location

JH, MP

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Amy J. Bodek, AICP
Director

May 18, 2021

Andrew Salas, Chairman
Gabriel Band of Mission Indians – Kizh Nation
PO Box 393
San Gabriel, CA 91723

RE: Tribal Cultural Resources under the California Environmental Quality Act, AB 52 (Gatto, 2014). Formal Notification of the Proposed Project pursuant to Public Resources Code (PRC) §21080.3.1.

The Los Angeles County Department of Regional Planning is issuing this formal notification of the proposed project. Below please find a description of the proposed project, a map showing the project location, and our contact information along with the name of our point of contact, pursuant to PRC §21080.3.1(d).

Proposed Project: TR82400
Project No. 2018-003138 - 4
Plan Amendment No. RPPL2018004782
Conditional Use Permit No. RPPL2018004781
Variance No. RPPL20180045398
Vesting Tentative Tract Map No. TR82400
Environmental Assessment No. RPPL2018004780

Project Description: A subdivision reuest to create 17 detached residential condominium units on 0.78 net acres. Approximately 4,325 c.y. of grading is propsoed (1,700 c.y. cut, 250 c.y. fill, 2,375 c.y. overexcavation, and 1,450 c.y. export).

Project Location: 18002 Colima Road, Rowland Heights, CA
APN: 8265-003-030

Lead Agency Contact Information:
Marie Pavlovic
Land Divisions Section
Department of Regional Planning
320 W. Temple Street, Room [#]
Los Angeles, CA 90012
Tel: (213) 974-6433
Email: mpavlovic@planning.lacounty.gov

Pursuant to PRC §21080.3.1(b), you have 30 days from the receipt of this letter to request consultation, in writing, with the Department of Regional Planning. Written request must be submitted to the contact information listed above.

Our office hours are Monday through Thursday, 7:00 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,
DEPARTMENT OF REGIONAL PLANNING
Amy J. Bodek, AICP
Director

Marie Pavlovic, Senior Regional Planner
Land Divisions Section

Encl: Map of Project Location

JH, MP

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

Amy J. Bodek, AICP
Director

May 18, 2021

Anthony Morales, Chief
San Gabriel Band of Mission Indians
PO Box 693
San Gabriel, CA 91778

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DEPARTMENT OF REGIONAL PLANNING
Amy J. Bodek, AICP
Director

Marie Pavlovic, Senior Regional Planner
Land Divisions Section

Encl: Map of Project Location

JH, MP

November 8th 2021

Mr. Ramoncito Ronquillo
Cal land Engineering, Inc.
576 E. Lambert Road
Brea, CA 92821

Re: Will Serve Letter Project Contingency
Project: 18002 Colima Road, Rowland Heights, CA

Dear Mr. Ronquillo:

Please find enclosed the requested Will Serve Letter for the above-referenced project. The inclusion of the Will Serve Letter does not mean that the Rowland Water District has approved the proposed project. To start the process to have your project considered for approval, you will need to schedule a meeting with Mr. John Poehler, Project Manager at Jpoehler@rowlandwater.com or by phone at (562) 697-1726.

In order to make this meeting as productive as possible, please visit our website at https://www.rowlandwater.com/request-potable-recycled-water-service-installation/ and submit a Request for Service online. In addition to completing the request for service, you will need to bring in a full set of the most current plan drawings for the project, if not previously submitted.

We look forward to the opportunity to meet with you to discuss how we can assist you in making your project a reality.

Yours truly,

Tom Coleman

TOM COLEMAN
General Manager

Enclosure: Will Serve Letter

November 8th 2021

Mr. Ramoncito Ronquillo
Cal land Engineering, Inc.
576 E. Lambert Road
Brea, CA 92821

STATEMENT OF WATER SERVICE FOR: 18002 Colima Road, Rowland Heights, CA (Assessor Parcel Number: 8265-003-014)

Dear Mr. Ronquillo:

This is to certify that the proposed water system to the above-referenced property will be operated by the Rowland Water District.

The proposed water distribution system for the above-referenced property will be adequate during normal operating condition to meet the requirements for the water system of this property as provided in Chapter 20.16 of title 20 of the Los Angeles County Code (Water Code) as shown on the specifications approved by the Department of Public Works. This includes meeting minimum domestic flow requirements as required by Section 20.16.070 and minimum fire flow and fire hydrant requirements as required by Section 20.16.060.

This Will Serve Letter is valid for six (6) months from the above-captioned date. Included with this letter are a list of contingencies in connection with the project.

Yours truly,

Tom Coleman

TOM COLEMAN
General Manager

Enclosure: Project Contingency

LOS ANGELES COUNTY
SANITATION DISTRICTS
Converting Waste Into Resources

Robert C. Ferrante
Chief Engineer and General Manager

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
(562) 699-7411 • www.lacsd.org

June 16, 2021

Ref. DOC 6211031

Mr. Lew Wu, Architect
Archifield, Inc.
1445 Huntington Drive, No. 230
Pasadena, CA 91030

Dear Mr. Wu:

Will Serve Letter for Tract Map No. 82400,
Colima Villa, and CUP No. RPPL2018004781

The Los Angeles County Sanitation Districts (Districts) received your will serve letter request for the subject project on May 24, 2021. The proposed project is located within the jurisdictional boundary of District No. 21. We offer the following comments regarding sewerage service:

1. The wastewater flow originating from the proposed project will discharge to a local sewer line, which is not maintained by the Districts, for conveyance to the Districts' Joint Outfall H Unit 7C Trunk Sewer, located in Lawson Street north of Arenth Avenue. The Districts' 33-inch diameter trunk sewer has a capacity of 22.2 million gallons per day (mgd) and conveyed a peak flow of 9.3 mgd when last measured in 2015.

2. The wastewater generated by the proposed project will be treated at the San Jose Creek Water Reclamation Plant (WRP) located adjacent to the City of Industry, which has a capacity of 100 mgd and currently processes an average flow of 66.9 mgd. All biosolids and wastewater flows that exceed the capacity of the San Jose Creek WRP are diverted to and treated at the Joint Water Pollution Control Plant in the City of Carson.

3. The expected average wastewater flow from the project site, described in the application as 17 residential condominium units, is 3,315 gallons per day. For a copy of the Districts' average wastewater generation factors, go to www.lacsd.org, under Services, then Wastewater Program and Permits, select Will Serve Program, and scroll down to click on the Table 1, Loadings for Each Class of Land Use link.

4. The Districts are empowered by the California Health and Safety Code to charge a fee to connect facilities (directly or indirectly) to the Districts' Sewerage System or to increase the strength or quantity of wastewater discharged from connected facilities. This connection fee is a capital facilities fee that is used by the Districts to upgrade or expand the Sewerage System. Payment of a connection fee may be required before this project is permitted to discharge to the Districts' Sewerage System. For more information and a copy of the Connection Fee Information Sheet, go to www.lacsd.org, under Services, then Wastewater (Sewage) and select Rates & Fees. In determining the impact to the Sewerage System and applicable connection fees, the Districts will determine the user category (e.g. Condominium, Single Family home, etc.) that best represents the actual or anticipated use of the parcel(s) or facilities on the parcel(s) in the development. For more specific information regarding the connection fee application procedure and fees, the developer should contact the Districts' Wastewater Fee Public Counter at (562) 908-4288, extension 2727.

5. In order for the Districts to conform to the requirements of the Federal Clean Air Act (CAA), the capacities of the Districts' wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). Specific policies included in the development of the SCAG regional growth forecast are incorporated into clean air plans, which are prepared by the South Coast and Antelope Valley Air Quality Management Districts in order to improve air quality in the South Coast and Mojave Desert Air Basins as mandated by the CCA. All expansions of Districts' facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the counties of Los Angeles, Orange, San Bernardino, Riverside, Ventura, and Imperial. The available capacity of the Districts' treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As such, this letter does not constitute a guarantee of wastewater service, but is to advise the developer that the Districts intend to provide this service up to the levels that are legally permitted and to inform the developer of the currently existing capacity and any proposed expansion of the Districts' facilities.

If you have any questions, please contact the undersigned at (562) 908-4288, extension 2717 or at araza@lacsd.org.

Very truly yours,

Adriana Raza

Adriana Raza
Real Property Agent
Facilities Planning Department

AR:ar

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole–foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures.** Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 11. The **horizontal datum** was NAD83, GRS1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum.** For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at http://www.ngs.noaa.gov/ or contact the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS12
National Geodetic Survey
SSMC–3, #9202
1315 East–West Highway
Silver Spring, MD 20910–3282

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713–3242,** or visit its website at http://www.ngs.noaa.gov/.

Base map information shown on this FIRM was derived from U.S. Geological Survey Digital Orthophoto Quadrangles produced at a scale of 1:12,000 from photography dated 1994 or later and from National Geospatial Intelligence Agency imagery produced at a scale of 1:4,000 from photography dated 2003 or later.

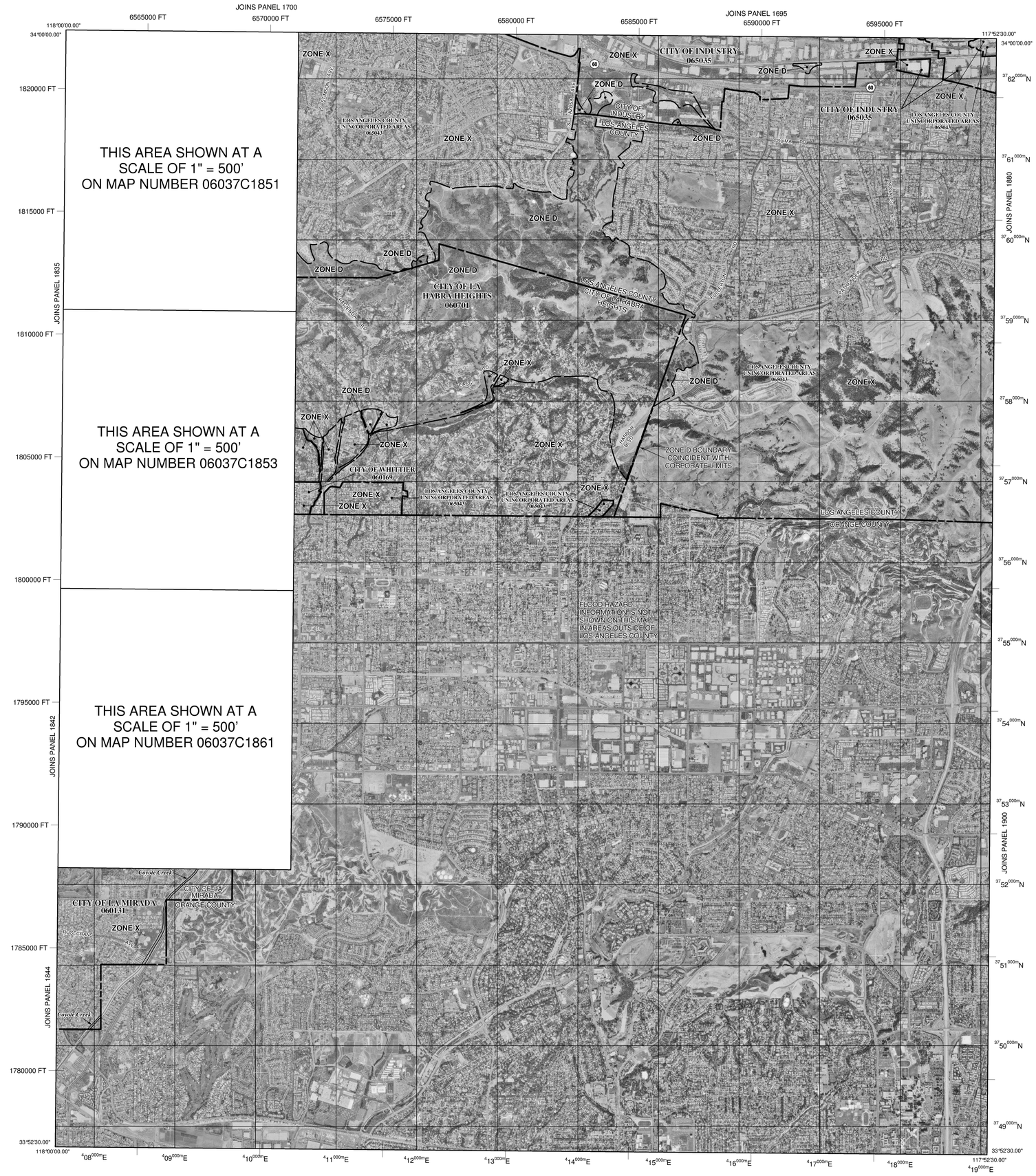
This map reflects more detailed and up–to–date **stream channel configurations** than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables *in the Flood Insurance Study report (which contains authoritative hydraulic data)* may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de–annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the **FEMA Map Service Center** at 1–800–358–9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, *a Flood Insurance Study report,* and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1–800–358–9620 and its website at http://www.msc.fema.gov/.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call **1–877–FEMA MAP** (1–877–336–2627) or visit the FEMA website at http://www.fema.gov/.



LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A	No Base Flood Elevations determined.
ZONE AE	Base Flood Elevations determined.
ZONE AH	Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
ZONE AO	Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR	Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
ZONE A99	Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V	Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
ZONE VE	Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X	Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X	Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D	Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- 513 — Base Flood Elevation line and value; elevation in feet*
- (EL 987) — Base Flood Elevation value where uniform within zone; elevation in feet*

* Referenced to the North American Vertical Datum of 1988 (NAVD 88)

- A — A — Cross section line
- 23 — 23 — Transect line
- 97°07'30", 32°22'30" — Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)
- 4275000mN — 1000-meter Universal Transverse Mercator grid values, zone 11
- 6000000 FT — 5000-foot grid ticks: California State Plane coordinate system, V zone (FIPSZONE 0405), Lambert Conformal Conic
- DX5510 × — Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M1.5 • — River Mile

MAP REPOSITORIES
Refer to Map Repositories list on Map Index

EFFECTIVE DATE OF COUNTYWIDE
FLOOD INSURANCE RATE MAP
September 26, 2008
EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1–800–638–6620.

MAP SCALE 1" = 2000'
1000 0 2000 4000 FEET
600 0 600 1200 METERS

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 1875F

FIRM
FLOOD INSURANCE RATE MAP
LOS ANGELES COUNTY, CALIFORNIA
AND INCORPORATED AREAS

PANEL 1875 OF 2350
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
LOS ANGELES COUNTY	065043	1875	F
INDUSTRY, CITY OF	065035	1875	F
LA HABRA HEIGHTS, CITY OF	060701	1875	F
LA MIRADA, CITY OF	060131	1875	F
WHITTIER, CITY OF	060169	1875	F

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER 06037C1875F

EFFECTIVE DATE SEPTEMBER 26, 2008

Federal Emergency Management Agency