

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

**Golden Oaks - 6018 Norwalk Boulevard
South Coast AQMD Air District, Summer**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Retirement Community	25.00	Dwelling Unit	0.47	18,000.00	72

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	9			Operational Year	2024
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	390.98	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - 25-Unit Senior Citizen Housing Development on 0.47 acres.
Demolition of 10,200 square feet of existing structures.
Export of 595 cubic yards.

Land Use - Size of parcel provided by Applicant.

Construction Phase -

Grading - Applicant Estimates

Demolition -

Land Use Change -

Sequestration -

Construction Off-road Equipment Mitigation -

Mobile Land Use Mitigation -

Area Mitigation -

Energy Mitigation -

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Water Mitigation -

Waste Mitigation -

Woodstoves - Architect's Plans

Table Name	Column Name	Default Value	New Value
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblConstructionPhase	PhaseStartDate	10/14/2023	10/16/2023
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	21.25	0.00
tblFireplaces	NumberNoFireplace	2.50	0.00
tblFireplaces	NumberWood	1.25	0.00
tblGrading	AcresOfGrading	1.50	0.00
tblGrading	AcresOfGrading	0.50	0.47
tblGrading	MaterialExported	0.00	595.00
tblLandUse	LandUseSquareFeet	25,000.00	18,000.00
tblLandUse	LotAcreage	5.00	0.47
tblSequestration	NumberOfNewTrees	0.00	11.00
tblWoodstoves	NumberCatalytic	1.25	0.00
tblWoodstoves	NumberNoncatalytic	1.25	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

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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					
2023	1.0388	14.6529	7.9002	0.0360	5.2868	0.4544	5.7412	2.6889	0.4193	3.1082	0.0000	3,770.2350	3,770.2350	0.5726	0.3712	3,895.1765
2024	22.7188	6.1178	7.7003	0.0137	0.2204	0.2841	0.5045	0.0589	0.2614	0.3203	0.0000	1,339.4268	1,339.4268	0.3633	0.0122	1,352.1414
Maximum	22.7188	14.6529	7.9002	0.0360	5.2868	0.4544	5.7412	2.6889	0.4193	3.1082	0.0000	3,770.2350	3,770.2350	0.5726	0.3712	3,895.1765

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					
2023	1.0388	14.6529	7.9002	0.0360	2.7842	0.4544	3.2386	1.3206	0.4193	1.7399	0.0000	3,770.2350	3,770.2350	0.5726	0.3712	3,895.1765
2024	22.7188	6.1178	7.7003	0.0137	0.2204	0.2841	0.5045	0.0589	0.2614	0.3203	0.0000	1,339.4268	1,339.4268	0.3633	0.0122	1,352.1414
Maximum	22.7188	14.6529	7.9002	0.0360	2.7842	0.4544	3.2386	1.3206	0.4193	1.7399	0.0000	3,770.2350	3,770.2350	0.5726	0.3712	3,895.1765

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	45.44	0.00	40.07	49.80	0.00	39.91	0.00	0.00	0.00	0.00	0.00	0.00

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2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.4493	0.0238	2.0617	1.1000e-004		0.0114	0.0114		0.0114	0.0114	0.0000	3.7138	3.7138	3.5600e-003	0.0000	3.8029
Energy	0.0117	0.1002	0.0426	6.4000e-004		8.1000e-003	8.1000e-003		8.1000e-003	8.1000e-003		127.8957	127.8957	2.4500e-003	2.3400e-003	128.6557
Mobile	0.1775	0.1898	1.8061	4.1200e-003	0.4320	2.9100e-003	0.4349	0.1151	2.7000e-003	0.1178		426.7765	426.7765	0.0254	0.0171	432.5112
Total	0.6385	0.3137	3.9104	4.8700e-003	0.4320	0.0224	0.4544	0.1151	0.0222	0.1374	0.0000	558.3860	558.3860	0.0314	0.0195	564.9698

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	0.4493	0.0238	2.0617	1.1000e-004		0.0114	0.0114		0.0114	0.0114	0.0000	3.7138	3.7138	3.5600e-003	0.0000	3.8029
Energy	0.0117	0.1002	0.0426	6.4000e-004		8.1000e-003	8.1000e-003		8.1000e-003	8.1000e-003		127.8957	127.8957	2.4500e-003	2.3400e-003	128.6557
Mobile	0.1676	0.1732	1.6386	3.6800e-003	0.3849	2.6200e-003	0.3875	0.1026	2.4300e-003	0.1050		381.2219	381.2219	0.0233	0.0156	386.4571
Total	0.6286	0.2971	3.7429	4.4300e-003	0.3849	0.0222	0.4071	0.1026	0.0220	0.1245	0.0000	512.8313	512.8313	0.0293	0.0180	518.9157

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	1.55	5.29	4.28	9.03	10.90	1.29	10.43	10.90	1.21	9.33	0.00	8.16	8.16	6.63	7.76	8.15

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	10/2/2023	10/13/2023	5	10	
2	Site Preparation	Site Preparation	10/16/2023	10/16/2023	5	1	
3	Grading	Grading	10/17/2023	10/18/2023	5	2	
4	Building Construction	Building Construction	10/19/2023	3/6/2024	5	100	
5	Paving	Paving	3/7/2024	3/13/2024	5	5	
6	Architectural Coating	Architectural Coating	3/14/2024	3/20/2024	5	5	

Acres of Grading (Site Preparation Phase): 0.47

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 36,450; Residential Outdoor: 12,150; 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
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20

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Grading	Graders	1	6.00	187	0.41
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	6.00	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	1	7.00	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	46.00	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	3	8.00	0.00	74.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	18.00	3.00	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	4.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

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3.2 Demolition - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.0040	0.0000	1.0040	0.1520	0.0000	0.1520			0.0000			0.0000
Off-Road	0.6463	5.7787	7.3926	0.0120		0.2821	0.2821		0.2698	0.2698		1,148.4055	1,148.4055	0.2089		1,153.6290
Total	0.6463	5.7787	7.3926	0.0120	1.0040	0.2821	1.2862	0.1520	0.2698	0.4218		1,148.4055	1,148.4055	0.2089		1,153.6290

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	9.9100e-003	0.5541	0.1558	2.6300e-003	0.0805	4.2000e-003	0.0847	0.0221	4.0200e-003	0.0261		289.0918	289.0918	0.0161	0.0459	303.1802
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
Worker	0.0319	0.0214	0.3517	9.8000e-004	0.1118	6.3000e-004	0.1124	0.0296	5.8000e-004	0.0302		100.1999	100.1999	2.4000e-003	2.2600e-003	100.9334
Total	0.0419	0.5755	0.5076	3.6100e-003	0.1922	4.8300e-003	0.1971	0.0517	4.6000e-003	0.0563		389.2917	389.2917	0.0185	0.0482	404.1137

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3.2 Demolition - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.4518	0.0000	0.4518	0.0684	0.0000	0.0684			0.0000			0.0000
Off-Road	0.6463	5.7787	7.3926	0.0120		0.2821	0.2821		0.2698	0.2698	0.0000	1,148.4055	1,148.4055	0.2089		1,153.6290
Total	0.6463	5.7787	7.3926	0.0120	0.4518	0.2821	0.7339	0.0684	0.2698	0.3382	0.0000	1,148.4055	1,148.4055	0.2089		1,153.6290

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	9.9100e-003	0.5541	0.1558	2.6300e-003	0.0805	4.2000e-003	0.0847	0.0221	4.0200e-003	0.0261		289.0918	289.0918	0.0161	0.0459	303.1802
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
Worker	0.0319	0.0214	0.3517	9.8000e-004	0.1118	6.3000e-004	0.1124	0.0296	5.8000e-004	0.0302		100.1999	100.1999	2.4000e-003	2.2600e-003	100.9334
Total	0.0419	0.5755	0.5076	3.6100e-003	0.1922	4.8300e-003	0.1971	0.0517	4.6000e-003	0.0563		389.2917	389.2917	0.0185	0.0482	404.1137

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3.3 Site Preparation - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.4984	0.0000	0.4984	0.0538	0.0000	0.0538			0.0000			0.0000
Off-Road	0.5348	6.1887	3.9239	9.7300e-003		0.2266	0.2266		0.2084	0.2084		942.4317	942.4317	0.3048		950.0517
Total	0.5348	6.1887	3.9239	9.7300e-003	0.4984	0.2266	0.7250	0.0538	0.2084	0.2623		942.4317	942.4317	0.3048		950.0517

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	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
Worker	0.0160	0.0107	0.1759	4.9000e-004	0.0559	3.1000e-004	0.0562	0.0148	2.9000e-004	0.0151		50.1000	50.1000	1.2000e-003	1.1300e-003	50.4667
Total	0.0160	0.0107	0.1759	4.9000e-004	0.0559	3.1000e-004	0.0562	0.0148	2.9000e-004	0.0151		50.1000	50.1000	1.2000e-003	1.1300e-003	50.4667

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3.3 Site Preparation - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.2243	0.0000	0.2243	0.0242	0.0000	0.0242			0.0000			0.0000
Off-Road	0.5348	6.1887	3.9239	9.7300e-003		0.2266	0.2266		0.2084	0.2084	0.0000	942.4317	942.4317	0.3048		950.0517
Total	0.5348	6.1887	3.9239	9.7300e-003	0.2243	0.2266	0.4509	0.0242	0.2084	0.2327	0.0000	942.4317	942.4317	0.3048		950.0517

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	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
Worker	0.0160	0.0107	0.1759	4.9000e-004	0.0559	3.1000e-004	0.0562	0.0148	2.9000e-004	0.0151		50.1000	50.1000	1.2000e-003	1.1300e-003	50.4667
Total	0.0160	0.0107	0.1759	4.9000e-004	0.0559	3.1000e-004	0.0562	0.0148	2.9000e-004	0.0151		50.1000	50.1000	1.2000e-003	1.1300e-003	50.4667

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3.4 Grading - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					4.5502	0.0000	4.5502	2.4878	0.0000	2.4878			0.0000			0.0000
Off-Road	0.9335	10.1789	5.5516	0.0141		0.4201	0.4201		0.3865	0.3865		1,364.771 3	1,364.771 3	0.4414		1,375.806 2
Total	0.9335	10.1789	5.5516	0.0141	4.5502	0.4201	4.9703	2.4878	0.3865	2.8743		1,364.771 3	1,364.771 3	0.4414		1,375.806 2

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	0.0797	4.4569	1.2534	0.0211	0.6472	0.0338	0.6810	0.1774	0.0323	0.2097		2,325.303 8	2,325.303 8	0.1293	0.3694	2,438.623 6
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
Worker	0.0256	0.0172	0.2814	7.8000e-004	0.0894	5.0000e-004	0.0899	0.0237	4.6000e-004	0.0242		80.1599	80.1599	1.9200e-003	1.8100e-003	80.7468
Total	0.1053	4.4741	1.5348	0.0219	0.7366	0.0343	0.7709	0.2011	0.0328	0.2339		2,405.463 7	2,405.463 7	0.1312	0.3712	2,519.370 3

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3.4 Grading - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.0476	0.0000	2.0476	1.1195	0.0000	1.1195			0.0000			0.0000
Off-Road	0.9335	10.1789	5.5516	0.0141		0.4201	0.4201		0.3865	0.3865	0.0000	1,364.771 3	1,364.771 3	0.4414		1,375.806 2
Total	0.9335	10.1789	5.5516	0.0141	2.0476	0.4201	2.4677	1.1195	0.3865	1.5060	0.0000	1,364.771 3	1,364.771 3	0.4414		1,375.806 2

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	0.0797	4.4569	1.2534	0.0211	0.6472	0.0338	0.6810	0.1774	0.0323	0.2097		2,325.303 8	2,325.303 8	0.1293	0.3694	2,438.623 6
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
Worker	0.0256	0.0172	0.2814	7.8000e-004	0.0894	5.0000e-004	0.0899	0.0237	4.6000e-004	0.0242		80.1599	80.1599	1.9200e-003	1.8100e-003	80.7468
Total	0.1053	4.4741	1.5348	0.0219	0.7366	0.0343	0.7709	0.2011	0.0328	0.2339		2,405.463 7	2,405.463 7	0.1312	0.3712	2,519.370 3

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6322	6.4186	7.0970	0.0114		0.3203	0.3203		0.2946	0.2946		1,104.6089	1,104.6089	0.3573		1,113.5402
Total	0.6322	6.4186	7.0970	0.0114		0.3203	0.3203		0.2946	0.2946		1,104.6089	1,104.6089	0.3573		1,113.5402

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	0.0000
Vendor	3.3200e-003	0.1089	0.0429	5.5000e-004	0.0192	6.3000e-004	0.0198	5.5300e-003	6.1000e-004	6.1400e-003		58.8093	58.8093	1.9800e-003	8.5100e-003	61.3958
Worker	0.0575	0.0386	0.6331	1.7600e-003	0.2012	1.1300e-003	0.2023	0.0534	1.0400e-003	0.0544		180.3599	180.3599	4.3200e-003	4.0700e-003	181.6802
Total	0.0608	0.1475	0.6760	2.3100e-003	0.2204	1.7600e-003	0.2222	0.0589	1.6500e-003	0.0605		239.1691	239.1691	6.3000e-003	0.0126	243.0760

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6322	6.4186	7.0970	0.0114		0.3203	0.3203		0.2946	0.2946	0.0000	1,104.6089	1,104.6089	0.3573		1,113.5402
Total	0.6322	6.4186	7.0970	0.0114		0.3203	0.3203		0.2946	0.2946	0.0000	1,104.6089	1,104.6089	0.3573		1,113.5402

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	0.0000
Vendor	3.3200e-003	0.1089	0.0429	5.5000e-004	0.0192	6.3000e-004	0.0198	5.5300e-003	6.1000e-004	6.1400e-003		58.8093	58.8093	1.9800e-003	8.5100e-003	61.3958
Worker	0.0575	0.0386	0.6331	1.7600e-003	0.2012	1.1300e-003	0.2023	0.0534	1.0400e-003	0.0544		180.3599	180.3599	4.3200e-003	4.0700e-003	181.6802
Total	0.0608	0.1475	0.6760	2.3100e-003	0.2204	1.7600e-003	0.2222	0.0589	1.6500e-003	0.0605		239.1691	239.1691	6.3000e-003	0.0126	243.0760

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.5950	5.9739	7.0675	0.0114		0.2824	0.2824		0.2598	0.2598		1,104.9834	1,104.9834	0.3574		1,113.9177
Total	0.5950	5.9739	7.0675	0.0114		0.2824	0.2824		0.2598	0.2598		1,104.9834	1,104.9834	0.3574		1,113.9177

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	0.0000
Vendor	3.2400e-003	0.1094	0.0422	5.4000e-004	0.0192	6.4000e-004	0.0199	5.5300e-003	6.1000e-004	6.1400e-003		57.9633	57.9633	1.9800e-003	8.4000e-003	60.5170
Worker	0.0537	0.0345	0.5906	1.7100e-003	0.2012	1.0900e-003	0.2023	0.0534	1.0000e-003	0.0544		176.4802	176.4802	3.9100e-003	3.7900e-003	177.7067
Total	0.0569	0.1439	0.6328	2.2500e-003	0.2204	1.7300e-003	0.2221	0.0589	1.6100e-003	0.0605		234.4434	234.4434	5.8900e-003	0.0122	238.2237

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2024

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	0.5950	5.9739	7.0675	0.0114		0.2824	0.2824		0.2598	0.2598	0.0000	1,104.9834	1,104.9834	0.3574		1,113.9177
Total	0.5950	5.9739	7.0675	0.0114		0.2824	0.2824		0.2598	0.2598	0.0000	1,104.9834	1,104.9834	0.3574		1,113.9177

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	0.0000
Vendor	3.2400e-003	0.1094	0.0422	5.4000e-004	0.0192	6.4000e-004	0.0199	5.5300e-003	6.1000e-004	6.1400e-003		57.9633	57.9633	1.9800e-003	8.4000e-003	60.5170
Worker	0.0537	0.0345	0.5906	1.7100e-003	0.2012	1.0900e-003	0.2023	0.0534	1.0000e-003	0.0544		176.4802	176.4802	3.9100e-003	3.7900e-003	177.7067
Total	0.0569	0.1439	0.6328	2.2500e-003	0.2204	1.7300e-003	0.2221	0.0589	1.6100e-003	0.0605		234.4434	234.4434	5.8900e-003	0.0122	238.2237

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Paving - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.5904	5.2297	7.0314	0.0113		0.2429	0.2429		0.2269	0.2269		1,036.2393	1,036.2393	0.3019		1,043.7858
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.5904	5.2297	7.0314	0.0113		0.2429	0.2429		0.2269	0.2269		1,036.2393	1,036.2393	0.3019		1,043.7858

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	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
Worker	0.0537	0.0345	0.5906	1.7100e-003	0.2012	1.0900e-003	0.2023	0.0534	1.0000e-003	0.0544		176.4802	176.4802	3.9100e-003	3.7900e-003	177.7067
Total	0.0537	0.0345	0.5906	1.7100e-003	0.2012	1.0900e-003	0.2023	0.0534	1.0000e-003	0.0544		176.4802	176.4802	3.9100e-003	3.7900e-003	177.7067

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Paving - 2024

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	0.5904	5.2297	7.0314	0.0113		0.2429	0.2429		0.2269	0.2269	0.0000	1,036.2393	1,036.2393	0.3019		1,043.7858
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.5904	5.2297	7.0314	0.0113		0.2429	0.2429		0.2269	0.2269	0.0000	1,036.2393	1,036.2393	0.3019		1,043.7858

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	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
Worker	0.0537	0.0345	0.5906	1.7100e-003	0.2012	1.0900e-003	0.2023	0.0534	1.0000e-003	0.0544		176.4802	176.4802	3.9100e-003	3.7900e-003	177.7067
Total	0.0537	0.0345	0.5906	1.7100e-003	0.2012	1.0900e-003	0.2023	0.0534	1.0000e-003	0.0544		176.4802	176.4802	3.9100e-003	3.7900e-003	177.7067

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	22.5261					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443
Total	22.7069	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443

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	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
Worker	0.0119	7.6700e-003	0.1313	3.8000e-004	0.0447	2.4000e-004	0.0450	0.0119	2.2000e-004	0.0121		39.2178	39.2178	8.7000e-004	8.4000e-004	39.4904
Total	0.0119	7.6700e-003	0.1313	3.8000e-004	0.0447	2.4000e-004	0.0450	0.0119	2.2000e-004	0.0121		39.2178	39.2178	8.7000e-004	8.4000e-004	39.4904

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2024

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	22.5261					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443
Total	22.7069	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443

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	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
Worker	0.0119	7.6700e-003	0.1313	3.8000e-004	0.0447	2.4000e-004	0.0450	0.0119	2.2000e-004	0.0121		39.2178	39.2178	8.7000e-004	8.4000e-004	39.4904
Total	0.0119	7.6700e-003	0.1313	3.8000e-004	0.0447	2.4000e-004	0.0450	0.0119	2.2000e-004	0.0121		39.2178	39.2178	8.7000e-004	8.4000e-004	39.4904

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Density

Improve Pedestrian Network

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.1676	0.1732	1.6386	3.6800e-003	0.3849	2.6200e-003	0.3875	0.1026	2.4300e-003	0.1050		381.2219	381.2219	0.0233	0.0156	386.4571
Unmitigated	0.1775	0.1898	1.8061	4.1200e-003	0.4320	2.9100e-003	0.4349	0.1151	2.7000e-003	0.1178		426.7765	426.7765	0.0254	0.0171	432.5112

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Retirement Community	60.00	50.75	48.75	195,022	173,764
Total	60.00	50.75	48.75	195,022	173,764

4.3 Trip Type Information

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

4.4 Fleet Mix

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Retirement Community	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Install High Efficiency Lighting

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0117	0.1002	0.0426	6.4000e-004		8.1000e-003	8.1000e-003		8.1000e-003	8.1000e-003		127.8957	127.8957	2.4500e-003	2.3400e-003	128.6557
NaturalGas Unmitigated	0.0117	0.1002	0.0426	6.4000e-004		8.1000e-003	8.1000e-003		8.1000e-003	8.1000e-003		127.8957	127.8957	2.4500e-003	2.3400e-003	128.6557

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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					
Retirement Community	1087.11	0.0117	0.1002	0.0426	6.4000e-004		8.1000e-003	8.1000e-003		8.1000e-003	8.1000e-003		127.8957	127.8957	2.4500e-003	2.3400e-003	128.6557
Total		0.0117	0.1002	0.0426	6.4000e-004		8.1000e-003	8.1000e-003		8.1000e-003	8.1000e-003		127.8957	127.8957	2.4500e-003	2.3400e-003	128.6557

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					
Retirement Community	1.08711	0.0117	0.1002	0.0426	6.4000e-004		8.1000e-003	8.1000e-003		8.1000e-003	8.1000e-003		127.8957	127.8957	2.4500e-003	2.3400e-003	128.6557
Total		0.0117	0.1002	0.0426	6.4000e-004		8.1000e-003	8.1000e-003		8.1000e-003	8.1000e-003		127.8957	127.8957	2.4500e-003	2.3400e-003	128.6557

6.0 Area Detail

6.1 Mitigation Measures Area

Use Low VOC Paint - Residential Interior

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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	0.4493	0.0238	2.0617	1.1000e-004		0.0114	0.0114		0.0114	0.0114	0.0000	3.7138	3.7138	3.5600e-003	0.0000	3.8029
Unmitigated	0.4493	0.0238	2.0617	1.1000e-004		0.0114	0.0114		0.0114	0.0114	0.0000	3.7138	3.7138	3.5600e-003	0.0000	3.8029

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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	0.0309					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.3564					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	0.0620	0.0238	2.0617	1.1000e-004		0.0114	0.0114		0.0114	0.0114		3.7138	3.7138	3.5600e-003		3.8029
Total	0.4493	0.0238	2.0617	1.1000e-004		0.0114	0.0114		0.0114	0.0114	0.0000	3.7138	3.7138	3.5600e-003	0.0000	3.8029

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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	0.0309					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.3564					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	0.0620	0.0238	2.0617	1.1000e-004		0.0114	0.0114		0.0114	0.0114		3.7138	3.7138	3.5600e-003		3.8029
Total	0.4493	0.0238	2.0617	1.1000e-004		0.0114	0.0114		0.0114	0.0114	0.0000	3.7138	3.7138	3.5600e-003	0.0000	3.8029

7.0 Water Detail

7.1 Mitigation Measures Water

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

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

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

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

Equipment Type	Number
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11.0 Vegetation

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

**Golden Oaks - 6018 Norwalk Boulevard
South Coast AQMD Air District, Winter**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Retirement Community	25.00	Dwelling Unit	0.47	18,000.00	72

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	9			Operational Year	2024
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	390.98	CH4 Intensity (lb/MW hr)	0.033	N2O Intensity (lb/MW hr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - 25-Unit Senior Citizen Housing Development on 0.47 acres.
Demolition of 10,200 square feet of existing structures.
Export of 595 cubic yards.

Land Use - Size of parcel provided by Applicant.

Construction Phase -

Grading - Applicant Estimates

Demolition -

Land Use Change -

Sequestration -

Construction Off-road Equipment Mitigation -

Mobile Land Use Mitigation -

Area Mitigation -

Energy Mitigation -

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Water Mitigation -

Waste Mitigation -

Woodstoves - Architect's Plans

Table Name	Column Name	Default Value	New Value
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblConstructionPhase	PhaseStartDate	10/14/2023	10/16/2023
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	21.25	0.00
tblFireplaces	NumberNoFireplace	2.50	0.00
tblFireplaces	NumberWood	1.25	0.00
tblGrading	AcresOfGrading	1.50	0.00
tblGrading	AcresOfGrading	0.50	0.47
tblGrading	MaterialExported	0.00	595.00
tblLandUse	LandUseSquareFeet	25,000.00	18,000.00
tblLandUse	LotAcreage	5.00	0.47
tblSequestration	NumberOfNewTrees	0.00	11.00
tblWoodstoves	NumberCatalytic	1.25	0.00
tblWoodstoves	NumberNoncatalytic	1.25	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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					
2023	1.0349	14.8670	7.8691	0.0360	5.2868	0.4544	5.7413	2.6889	0.4193	3.1082	0.0000	3,768.202 2	3,768.202 2	0.5723	0.3718	3,893.295 7
2024	22.7195	6.1265	7.6458	0.0136	0.2204	0.2841	0.5045	0.0589	0.2614	0.3203	0.0000	1,329.297 7	1,329.297 7	0.3633	0.0125	1,342.088 2
Maximum	22.7195	14.8670	7.8691	0.0360	5.2868	0.4544	5.7413	2.6889	0.4193	3.1082	0.0000	3,768.202 2	3,768.202 2	0.5723	0.3718	3,893.295 7

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					
2023	1.0349	14.8670	7.8691	0.0360	2.7842	0.4544	3.2386	1.3206	0.4193	1.7399	0.0000	3,768.202 2	3,768.202 2	0.5723	0.3718	3,893.295 7
2024	22.7195	6.1265	7.6458	0.0136	0.2204	0.2841	0.5045	0.0589	0.2614	0.3203	0.0000	1,329.297 7	1,329.297 7	0.3633	0.0125	1,342.088 2
Maximum	22.7195	14.8670	7.8691	0.0360	2.7842	0.4544	3.2386	1.3206	0.4193	1.7399	0.0000	3,768.202 2	3,768.202 2	0.5723	0.3718	3,893.295 7

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	45.44	0.00	40.07	49.80	0.00	39.91	0.00	0.00	0.00	0.00	0.00	0.00

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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	0.4493	0.0238	2.0617	1.1000e-004		0.0114	0.0114		0.0114	0.0114	0.0000	3.7138	3.7138	3.5600e-003	0.0000	3.8029
Energy	0.0117	0.1002	0.0426	6.4000e-004		8.1000e-003	8.1000e-003		8.1000e-003	8.1000e-003		127.8957	127.8957	2.4500e-003	2.3400e-003	128.6557
Mobile	0.1712	0.2039	1.7416	3.9300e-003	0.4320	2.9100e-003	0.4349	0.1151	2.7100e-003	0.1178		406.9445	406.9445	0.0261	0.0178	412.8957
Total	0.6322	0.3278	3.8459	4.6800e-003	0.4320	0.0224	0.4544	0.1151	0.0222	0.1374	0.0000	538.5540	538.5540	0.0321	0.0201	545.3542

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	0.4493	0.0238	2.0617	1.1000e-004		0.0114	0.0114		0.0114	0.0114	0.0000	3.7138	3.7138	3.5600e-003	0.0000	3.8029
Energy	0.0117	0.1002	0.0426	6.4000e-004		8.1000e-003	8.1000e-003		8.1000e-003	8.1000e-003		127.8957	127.8957	2.4500e-003	2.3400e-003	128.6557
Mobile	0.1613	0.1861	1.5865	3.5100e-003	0.3849	2.6200e-003	0.3875	0.1026	2.4300e-003	0.1050		363.5658	363.5658	0.0240	0.0162	369.0023
Total	0.6222	0.3100	3.6907	4.2600e-003	0.3849	0.0222	0.4071	0.1026	0.0220	0.1245	0.0000	495.1753	495.1753	0.0300	0.0186	501.4609

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	1.57	5.44	4.03	8.97	10.90	1.29	10.43	10.90	1.26	9.33	0.00	8.05	8.05	6.45	7.70	8.05

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	10/2/2023	10/13/2023	5	10	
2	Site Preparation	Site Preparation	10/16/2023	10/16/2023	5	1	
3	Grading	Grading	10/17/2023	10/18/2023	5	2	
4	Building Construction	Building Construction	10/19/2023	3/6/2024	5	100	
5	Paving	Paving	3/7/2024	3/13/2024	5	5	
6	Architectural Coating	Architectural Coating	3/14/2024	3/20/2024	5	5	

Acres of Grading (Site Preparation Phase): 0.47

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 36,450; Residential Outdoor: 12,150; 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
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Grading	Graders	1	6.00	187	0.41
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	6.00	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	1	7.00	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	46.00	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	3	8.00	0.00	74.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	18.00	3.00	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	4.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.0040	0.0000	1.0040	0.1520	0.0000	0.1520			0.0000			0.0000
Off-Road	0.6463	5.7787	7.3926	0.0120		0.2821	0.2821		0.2698	0.2698		1,148.4055	1,148.4055	0.2089		1,153.6290
Total	0.6463	5.7787	7.3926	0.0120	1.0040	0.2821	1.2862	0.1520	0.2698	0.4218		1,148.4055	1,148.4055	0.2089		1,153.6290

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	9.2500e-003	0.5805	0.1581	2.6300e-003	0.0805	4.2100e-003	0.0847	0.0221	4.0300e-003	0.0261		289.4175	289.4175	0.0160	0.0460	303.5206
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
Worker	0.0337	0.0235	0.3183	9.2000e-004	0.1118	6.3000e-004	0.1124	0.0296	5.8000e-004	0.0302		94.3849	94.3849	2.4300e-003	2.4000e-003	95.1601
Total	0.0430	0.6040	0.4764	3.5500e-003	0.1922	4.8400e-003	0.1971	0.0517	4.6100e-003	0.0563		383.8024	383.8024	0.0185	0.0484	398.6807

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.4518	0.0000	0.4518	0.0684	0.0000	0.0684			0.0000			0.0000
Off-Road	0.6463	5.7787	7.3926	0.0120		0.2821	0.2821		0.2698	0.2698	0.0000	1,148.4055	1,148.4055	0.2089		1,153.6290
Total	0.6463	5.7787	7.3926	0.0120	0.4518	0.2821	0.7339	0.0684	0.2698	0.3382	0.0000	1,148.4055	1,148.4055	0.2089		1,153.6290

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	9.2500e-003	0.5805	0.1581	2.6300e-003	0.0805	4.2100e-003	0.0847	0.0221	4.0300e-003	0.0261		289.4175	289.4175	0.0160	0.0460	303.5206
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
Worker	0.0337	0.0235	0.3183	9.2000e-004	0.1118	6.3000e-004	0.1124	0.0296	5.8000e-004	0.0302		94.3849	94.3849	2.4300e-003	2.4000e-003	95.1601
Total	0.0430	0.6040	0.4764	3.5500e-003	0.1922	4.8400e-003	0.1971	0.0517	4.6100e-003	0.0563		383.8024	383.8024	0.0185	0.0484	398.6807

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Site Preparation - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.4984	0.0000	0.4984	0.0538	0.0000	0.0538			0.0000			0.0000
Off-Road	0.5348	6.1887	3.9239	9.7300e-003		0.2266	0.2266		0.2084	0.2084		942.4317	942.4317	0.3048		950.0517
Total	0.5348	6.1887	3.9239	9.7300e-003	0.4984	0.2266	0.7250	0.0538	0.2084	0.2623		942.4317	942.4317	0.3048		950.0517

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	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
Worker	0.0169	0.0117	0.1592	4.6000e-004	0.0559	3.1000e-004	0.0562	0.0148	2.9000e-004	0.0151		47.1925	47.1925	1.2200e-003	1.2000e-003	47.5801
Total	0.0169	0.0117	0.1592	4.6000e-004	0.0559	3.1000e-004	0.0562	0.0148	2.9000e-004	0.0151		47.1925	47.1925	1.2200e-003	1.2000e-003	47.5801

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Site Preparation - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.2243	0.0000	0.2243	0.0242	0.0000	0.0242			0.0000			0.0000
Off-Road	0.5348	6.1887	3.9239	9.7300e-003		0.2266	0.2266		0.2084	0.2084	0.0000	942.4317	942.4317	0.3048		950.0517
Total	0.5348	6.1887	3.9239	9.7300e-003	0.2243	0.2266	0.4509	0.0242	0.2084	0.2327	0.0000	942.4317	942.4317	0.3048		950.0517

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	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
Worker	0.0169	0.0117	0.1592	4.6000e-004	0.0559	3.1000e-004	0.0562	0.0148	2.9000e-004	0.0151		47.1925	47.1925	1.2200e-003	1.2000e-003	47.5801
Total	0.0169	0.0117	0.1592	4.6000e-004	0.0559	3.1000e-004	0.0562	0.0148	2.9000e-004	0.0151		47.1925	47.1925	1.2200e-003	1.2000e-003	47.5801

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					4.5502	0.0000	4.5502	2.4878	0.0000	2.4878			0.0000			0.0000
Off-Road	0.9335	10.1789	5.5516	0.0141		0.4201	0.4201		0.3865	0.3865		1,364.771 3	1,364.771 3	0.4414		1,375.806 2
Total	0.9335	10.1789	5.5516	0.0141	4.5502	0.4201	4.9703	2.4878	0.3865	2.8743		1,364.771 3	1,364.771 3	0.4414		1,375.806 2

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	0.0744	4.6694	1.2717	0.0212	0.6472	0.0338	0.6810	0.1774	0.0324	0.2098		2,327.923 0	2,327.923 0	0.1290	0.3698	2,441.361 4
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0270	0.0188	0.2547	7.4000e-004	0.0894	5.0000e-004	0.0899	0.0237	4.6000e-004	0.0242		75.5079	75.5079	1.9500e-003	1.9200e-003	76.1281
Total	0.1014	4.6881	1.5264	0.0219	0.7366	0.0343	0.7710	0.2011	0.0328	0.2340		2,403.430 9	2,403.430 9	0.1309	0.3718	2,517.489 5

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.0476	0.0000	2.0476	1.1195	0.0000	1.1195			0.0000			0.0000
Off-Road	0.9335	10.1789	5.5516	0.0141		0.4201	0.4201		0.3865	0.3865	0.0000	1,364.771 3	1,364.771 3	0.4414		1,375.806 2
Total	0.9335	10.1789	5.5516	0.0141	2.0476	0.4201	2.4677	1.1195	0.3865	1.5060	0.0000	1,364.771 3	1,364.771 3	0.4414		1,375.806 2

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	0.0744	4.6694	1.2717	0.0212	0.6472	0.0338	0.6810	0.1774	0.0324	0.2098		2,327.923 0	2,327.923 0	0.1290	0.3698	2,441.361 4
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0270	0.0188	0.2547	7.4000e-004	0.0894	5.0000e-004	0.0899	0.0237	4.6000e-004	0.0242		75.5079	75.5079	1.9500e-003	1.9200e-003	76.1281
Total	0.1014	4.6881	1.5264	0.0219	0.7366	0.0343	0.7710	0.2011	0.0328	0.2340		2,403.430 9	2,403.430 9	0.1309	0.3718	2,517.489 5

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6322	6.4186	7.0970	0.0114		0.3203	0.3203		0.2946	0.2946		1,104.6089	1,104.6089	0.3573		1,113.5402
Total	0.6322	6.4186	7.0970	0.0114		0.3203	0.3203		0.2946	0.2946		1,104.6089	1,104.6089	0.3573		1,113.5402

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	0.0000
Vendor	3.1700e-003	0.1143	0.0443	5.5000e-004	0.0192	6.4000e-004	0.0199	5.5300e-003	6.1000e-004	6.1400e-003		58.9156	58.9156	1.9700e-003	8.5400e-003	61.5087
Worker	0.0607	0.0422	0.5730	1.6600e-003	0.2012	1.1300e-003	0.2023	0.0534	1.0400e-003	0.0544		169.8928	169.8928	4.3800e-003	4.3200e-003	171.2882
Total	0.0639	0.1565	0.6172	2.2100e-003	0.2204	1.7700e-003	0.2222	0.0589	1.6500e-003	0.0605		228.8084	228.8084	6.3500e-003	0.0129	232.7969

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6322	6.4186	7.0970	0.0114		0.3203	0.3203		0.2946	0.2946	0.0000	1,104.6089	1,104.6089	0.3573		1,113.5402
Total	0.6322	6.4186	7.0970	0.0114		0.3203	0.3203		0.2946	0.2946	0.0000	1,104.6089	1,104.6089	0.3573		1,113.5402

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	0.0000
Vendor	3.1700e-003	0.1143	0.0443	5.5000e-004	0.0192	6.4000e-004	0.0199	5.5300e-003	6.1000e-004	6.1400e-003		58.9156	58.9156	1.9700e-003	8.5400e-003	61.5087
Worker	0.0607	0.0422	0.5730	1.6600e-003	0.2012	1.1300e-003	0.2023	0.0534	1.0400e-003	0.0544		169.8928	169.8928	4.3800e-003	4.3200e-003	171.2882
Total	0.0639	0.1565	0.6172	2.2100e-003	0.2204	1.7700e-003	0.2222	0.0589	1.6500e-003	0.0605		228.8084	228.8084	6.3500e-003	0.0129	232.7969

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.5950	5.9739	7.0675	0.0114		0.2824	0.2824		0.2598	0.2598		1,104.9834	1,104.9834	0.3574		1,113.9177
Total	0.5950	5.9739	7.0675	0.0114		0.2824	0.2824		0.2598	0.2598		1,104.9834	1,104.9834	0.3574		1,113.9177

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	0.0000
Vendor	3.0900e-003	0.1148	0.0435	5.4000e-004	0.0192	6.4000e-004	0.0199	5.5300e-003	6.1000e-004	6.1400e-003		58.0698	58.0698	1.9700e-003	8.4300e-003	60.6299
Worker	0.0569	0.0377	0.5347	1.6100e-003	0.2012	1.0900e-003	0.2023	0.0534	1.0000e-003	0.0544		166.2445	166.2445	3.9700e-003	4.0200e-003	167.5405
Total	0.0599	0.1525	0.5783	2.1500e-003	0.2204	1.7300e-003	0.2221	0.0589	1.6100e-003	0.0605		224.3143	224.3143	5.9400e-003	0.0125	228.1704

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2024

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	0.5950	5.9739	7.0675	0.0114		0.2824	0.2824		0.2598	0.2598	0.0000	1,104.9834	1,104.9834	0.3574		1,113.9177
Total	0.5950	5.9739	7.0675	0.0114		0.2824	0.2824		0.2598	0.2598	0.0000	1,104.9834	1,104.9834	0.3574		1,113.9177

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	0.0000
Vendor	3.0900e-003	0.1148	0.0435	5.4000e-004	0.0192	6.4000e-004	0.0199	5.5300e-003	6.1000e-004	6.1400e-003		58.0698	58.0698	1.9700e-003	8.4300e-003	60.6299
Worker	0.0569	0.0377	0.5347	1.6100e-003	0.2012	1.0900e-003	0.2023	0.0534	1.0000e-003	0.0544		166.2445	166.2445	3.9700e-003	4.0200e-003	167.5405
Total	0.0599	0.1525	0.5783	2.1500e-003	0.2204	1.7300e-003	0.2221	0.0589	1.6100e-003	0.0605		224.3143	224.3143	5.9400e-003	0.0125	228.1704

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Paving - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.5904	5.2297	7.0314	0.0113		0.2429	0.2429		0.2269	0.2269		1,036.2393	1,036.2393	0.3019		1,043.7858
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.5904	5.2297	7.0314	0.0113		0.2429	0.2429		0.2269	0.2269		1,036.2393	1,036.2393	0.3019		1,043.7858

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	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
Worker	0.0569	0.0377	0.5347	1.6100e-003	0.2012	1.0900e-003	0.2023	0.0534	1.0000e-003	0.0544		166.2445	166.2445	3.9700e-003	4.0200e-003	167.5405
Total	0.0569	0.0377	0.5347	1.6100e-003	0.2012	1.0900e-003	0.2023	0.0534	1.0000e-003	0.0544		166.2445	166.2445	3.9700e-003	4.0200e-003	167.5405

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Paving - 2024

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	0.5904	5.2297	7.0314	0.0113		0.2429	0.2429		0.2269	0.2269	0.0000	1,036.2393	1,036.2393	0.3019		1,043.7858
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.5904	5.2297	7.0314	0.0113		0.2429	0.2429		0.2269	0.2269	0.0000	1,036.2393	1,036.2393	0.3019		1,043.7858

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	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
Worker	0.0569	0.0377	0.5347	1.6100e-003	0.2012	1.0900e-003	0.2023	0.0534	1.0000e-003	0.0544		166.2445	166.2445	3.9700e-003	4.0200e-003	167.5405
Total	0.0569	0.0377	0.5347	1.6100e-003	0.2012	1.0900e-003	0.2023	0.0534	1.0000e-003	0.0544		166.2445	166.2445	3.9700e-003	4.0200e-003	167.5405

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	22.5261					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443
Total	22.7069	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.8443

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	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
Worker	0.0126	8.3800e-003	0.1188	3.6000e-004	0.0447	2.4000e-004	0.0450	0.0119	2.2000e-004	0.0121		36.9432	36.9432	8.8000e-004	8.9000e-004	37.2312
Total	0.0126	8.3800e-003	0.1188	3.6000e-004	0.0447	2.4000e-004	0.0450	0.0119	2.2000e-004	0.0121		36.9432	36.9432	8.8000e-004	8.9000e-004	37.2312

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2024

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	22.5261					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443
Total	22.7069	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.8443

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	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
Worker	0.0126	8.3800e-003	0.1188	3.6000e-004	0.0447	2.4000e-004	0.0450	0.0119	2.2000e-004	0.0121		36.9432	36.9432	8.8000e-004	8.9000e-004	37.2312
Total	0.0126	8.3800e-003	0.1188	3.6000e-004	0.0447	2.4000e-004	0.0450	0.0119	2.2000e-004	0.0121		36.9432	36.9432	8.8000e-004	8.9000e-004	37.2312

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Density

Improve Pedestrian Network

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.1613	0.1861	1.5865	3.5100e-003	0.3849	2.6200e-003	0.3875	0.1026	2.4300e-003	0.1050		363.5658	363.5658	0.0240	0.0162	369.0023
Unmitigated	0.1712	0.2039	1.7416	3.9300e-003	0.4320	2.9100e-003	0.4349	0.1151	2.7100e-003	0.1178		406.9445	406.9445	0.0261	0.0178	412.8957

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Retirement Community	60.00	50.75	48.75	195,022	173,764
Total	60.00	50.75	48.75	195,022	173,764

4.3 Trip Type Information

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

4.4 Fleet Mix

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Retirement Community	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Install High Efficiency Lighting

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0117	0.1002	0.0426	6.4000e-004		8.1000e-003	8.1000e-003		8.1000e-003	8.1000e-003		127.8957	127.8957	2.4500e-003	2.3400e-003	128.6557
NaturalGas Unmitigated	0.0117	0.1002	0.0426	6.4000e-004		8.1000e-003	8.1000e-003		8.1000e-003	8.1000e-003		127.8957	127.8957	2.4500e-003	2.3400e-003	128.6557

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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					
Retirement Community	1087.11	0.0117	0.1002	0.0426	6.4000e-004		8.1000e-003	8.1000e-003		8.1000e-003	8.1000e-003		127.8957	127.8957	2.4500e-003	2.3400e-003	128.6557
Total		0.0117	0.1002	0.0426	6.4000e-004		8.1000e-003	8.1000e-003		8.1000e-003	8.1000e-003		127.8957	127.8957	2.4500e-003	2.3400e-003	128.6557

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					
Retirement Community	1.08711	0.0117	0.1002	0.0426	6.4000e-004		8.1000e-003	8.1000e-003		8.1000e-003	8.1000e-003		127.8957	127.8957	2.4500e-003	2.3400e-003	128.6557
Total		0.0117	0.1002	0.0426	6.4000e-004		8.1000e-003	8.1000e-003		8.1000e-003	8.1000e-003		127.8957	127.8957	2.4500e-003	2.3400e-003	128.6557

6.0 Area Detail

6.1 Mitigation Measures Area

Use Low VOC Paint - Residential Interior

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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	0.4493	0.0238	2.0617	1.1000e-004		0.0114	0.0114		0.0114	0.0114	0.0000	3.7138	3.7138	3.5600e-003	0.0000	3.8029
Unmitigated	0.4493	0.0238	2.0617	1.1000e-004		0.0114	0.0114		0.0114	0.0114	0.0000	3.7138	3.7138	3.5600e-003	0.0000	3.8029

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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	0.0309					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.3564					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	0.0620	0.0238	2.0617	1.1000e-004		0.0114	0.0114		0.0114	0.0114		3.7138	3.7138	3.5600e-003		3.8029
Total	0.4493	0.0238	2.0617	1.1000e-004		0.0114	0.0114		0.0114	0.0114	0.0000	3.7138	3.7138	3.5600e-003	0.0000	3.8029

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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	0.0309					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.3564					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	0.0620	0.0238	2.0617	1.1000e-004		0.0114	0.0114		0.0114	0.0114		3.7138	3.7138	3.5600e-003		3.8029
Total	0.4493	0.0238	2.0617	1.1000e-004		0.0114	0.0114		0.0114	0.0114	0.0000	3.7138	3.7138	3.5600e-003	0.0000	3.8029

7.0 Water Detail

7.1 Mitigation Measures Water

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

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

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

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

Equipment Type	Number
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11.0 Vegetation

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

**Golden Oaks - 6018 Norwalk Boulevard
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1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Retirement Community	25.00	Dwelling Unit	0.47	18,000.00	72

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	9			Operational Year	2024
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	390.98	CH4 Intensity (lb/MWhr)	0.033	N2O Intensity (lb/MWhr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics - 25-Unit Senior Citizen Housing Development on 0.47 acres.
Demolition of 10,200 square feet of existing structures.
Export of 595 cubic yards.

Land Use - Size of parcel provided by Applicant.

Construction Phase -

Grading - Applicant Estimates

Demolition -

Land Use Change -

Sequestration -

Construction Off-road Equipment Mitigation -

Mobile Land Use Mitigation -

Area Mitigation -

Energy Mitigation -

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Water Mitigation -

Waste Mitigation -

Woodstoves - Architect's Plans

Table Name	Column Name	Default Value	New Value
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblConstructionPhase	PhaseStartDate	10/14/2023	10/16/2023
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	21.25	0.00
tblFireplaces	NumberNoFireplace	2.50	0.00
tblFireplaces	NumberWood	1.25	0.00
tblGrading	AcresOfGrading	1.50	0.00
tblGrading	AcresOfGrading	0.50	0.47
tblGrading	MaterialExported	0.00	595.00
tblLandUse	LandUseSquareFeet	25,000.00	18,000.00
tblLandUse	LotAcreage	5.00	0.47
tblSequestration	NumberOfNewTrees	0.00	11.00
tblWoodstoves	NumberCatalytic	1.25	0.00
tblWoodstoves	NumberNoncatalytic	1.25	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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					
2023	0.0227	0.2209	0.2495	4.7000e-004	0.0171	0.0104	0.0275	5.2400e-003	9.6000e-003	0.0148	0.0000	42.3339	42.3339	0.0103	8.6000e-004	42.8474
2024	0.0740	0.1633	0.2076	3.7000e-004	5.8000e-003	7.5800e-003	0.0134	1.5500e-003	7.0000e-003	8.5500e-003	0.0000	32.4524	32.4524	8.6400e-003	2.8000e-004	32.7529
Maximum	0.0740	0.2209	0.2495	4.7000e-004	0.0171	0.0104	0.0275	5.2400e-003	9.6000e-003	0.0148	0.0000	42.3339	42.3339	0.0103	8.6000e-004	42.8474

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					
2023	0.0227	0.2209	0.2495	4.7000e-004	0.0117	0.0104	0.0221	3.4400e-003	9.6000e-003	0.0130	0.0000	42.3339	42.3339	0.0103	8.6000e-004	42.8473
2024	0.0740	0.1633	0.2076	3.7000e-004	5.8000e-003	7.5800e-003	0.0134	1.5500e-003	7.0000e-003	8.5500e-003	0.0000	32.4524	32.4524	8.6400e-003	2.8000e-004	32.7528
Maximum	0.0740	0.2209	0.2495	4.7000e-004	0.0117	0.0104	0.0221	3.4400e-003	9.6000e-003	0.0130	0.0000	42.3339	42.3339	0.0103	8.6000e-004	42.8473

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	23.54	0.00	13.20	26.51	0.00	7.70	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	10-2-2023	1-1-2024	0.2387	0.2387
2	1-2-2024	4-1-2024	0.2321	0.2321
		Highest	0.2387	0.2387

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	0.0784	2.9700e-003	0.2577	1.0000e-005		1.4300e-003	1.4300e-003		1.4300e-003	1.4300e-003	0.0000	0.4211	0.4211	4.0000e-004	0.0000	0.4312
Energy	2.1400e-003	0.0183	7.7800e-003	1.2000e-004		1.4800e-003	1.4800e-003		1.4800e-003	1.4800e-003	0.0000	39.9229	39.9229	1.9900e-003	5.8000e-004	40.1455
Mobile	0.0292	0.0358	0.3050	6.9000e-004	0.0734	5.0000e-004	0.0739	0.0196	4.7000e-004	0.0201	0.0000	64.6027	64.6027	4.0700e-003	2.8100e-003	65.5420
Waste						0.0000	0.0000		0.0000	0.0000	2.3344	0.0000	2.3344	0.1380	0.0000	5.7834
Water						0.0000	0.0000		0.0000	0.0000	0.5168	5.7847	6.3014	0.0536	1.3100e-003	8.0316
Total	0.1098	0.0570	0.5705	8.2000e-004	0.0734	3.4100e-003	0.0768	0.0196	3.3800e-003	0.0230	2.8512	110.7314	113.5826	0.1980	4.7000e-003	119.9336

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2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.0784	2.9700e-003	0.2577	1.0000e-005		1.4300e-003	1.4300e-003		1.4300e-003	1.4300e-003	0.0000	0.4211	0.4211	4.0000e-004	0.0000	0.4312
Energy	2.1400e-003	0.0183	7.7800e-003	1.2000e-004		1.4800e-003	1.4800e-003		1.4800e-003	1.4800e-003	0.0000	39.9229	39.9229	1.9900e-003	5.8000e-004	40.1455
Mobile	0.0275	0.0326	0.2776	6.1000e-004	0.0654	4.5000e-004	0.0659	0.0175	4.2000e-004	0.0179	0.0000	57.7139	57.7139	3.7500e-003	2.5600e-003	58.5714
Waste						0.0000	0.0000		0.0000	0.0000	1.1672	0.0000	1.1672	0.0690	0.0000	2.8917
Water						0.0000	0.0000		0.0000	0.0000	0.4134	4.9090	5.3224	0.0429	1.0500e-003	6.7080
Total	0.1081	0.0539	0.5431	7.4000e-004	0.0654	3.3600e-003	0.0688	0.0175	3.3300e-003	0.0208	1.5806	102.9669	104.5475	0.1180	4.1900e-003	108.7477

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	1.58	5.53	4.80	9.76	10.90	1.47	10.48	10.87	1.48	9.49	44.56	7.01	7.95	40.40	10.85	9.33

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.3 Vegetation

Vegetation

	CO2e
Category	MT
New Trees	7.7880
Vegetation Land Change	0.0000
Total	7.7880

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	10/2/2023	10/13/2023	5	10	
2	Site Preparation	Site Preparation	10/16/2023	10/16/2023	5	1	
3	Grading	Grading	10/17/2023	10/18/2023	5	2	
4	Building Construction	Building Construction	10/19/2023	3/6/2024	5	100	
5	Paving	Paving	3/7/2024	3/13/2024	5	5	
6	Architectural Coating	Architectural Coating	3/14/2024	3/20/2024	5	5	

Acres of Grading (Site Preparation Phase): 0.47

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

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Residential Indoor: 36,450; Residential Outdoor: 12,150; 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
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Grading	Graders	1	6.00	187	0.41
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	6.00	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	1	7.00	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	46.00	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	3	8.00	0.00	74.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	18.00	3.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

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Paving	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	4.00	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 - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					5.0200e-003	0.0000	5.0200e-003	7.6000e-004	0.0000	7.6000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.2300e-003	0.0289	0.0370	6.0000e-005		1.4100e-003	1.4100e-003		1.3500e-003	1.3500e-003	0.0000	5.2091	5.2091	9.5000e-004	0.0000	5.2328
Total	3.2300e-003	0.0289	0.0370	6.0000e-005	5.0200e-003	1.4100e-003	6.4300e-003	7.6000e-004	1.3500e-003	2.1100e-003	0.0000	5.2091	5.2091	9.5000e-004	0.0000	5.2328

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3.2 Demolition - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	5.0000e-005	2.9200e-003	7.8000e-004	1.0000e-005	4.0000e-004	2.0000e-005	4.2000e-004	1.1000e-004	2.0000e-005	1.3000e-004	0.0000	1.3119	1.3119	7.0000e-005	2.1000e-004	1.3759
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	1.6000e-004	1.2000e-004	1.6400e-003	0.0000	5.5000e-004	0.0000	5.5000e-004	1.5000e-004	0.0000	1.5000e-004	0.0000	0.4347	0.4347	1.0000e-005	1.0000e-005	0.4382
Total	2.1000e-004	3.0400e-003	2.4200e-003	1.0000e-005	9.5000e-004	2.0000e-005	9.7000e-004	2.6000e-004	2.0000e-005	2.8000e-004	0.0000	1.7466	1.7466	8.0000e-005	2.2000e-004	1.8141

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					2.2600e-003	0.0000	2.2600e-003	3.4000e-004	0.0000	3.4000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.2300e-003	0.0289	0.0370	6.0000e-005		1.4100e-003	1.4100e-003		1.3500e-003	1.3500e-003	0.0000	5.2091	5.2091	9.5000e-004	0.0000	5.2328
Total	3.2300e-003	0.0289	0.0370	6.0000e-005	2.2600e-003	1.4100e-003	3.6700e-003	3.4000e-004	1.3500e-003	1.6900e-003	0.0000	5.2091	5.2091	9.5000e-004	0.0000	5.2328

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3.2 Demolition - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	5.0000e-005	2.9200e-003	7.8000e-004	1.0000e-005	4.0000e-004	2.0000e-005	4.2000e-004	1.1000e-004	2.0000e-005	1.3000e-004	0.0000	1.3119	1.3119	7.0000e-005	2.1000e-004	1.3759
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	1.6000e-004	1.2000e-004	1.6400e-003	0.0000	5.5000e-004	0.0000	5.5000e-004	1.5000e-004	0.0000	1.5000e-004	0.0000	0.4347	0.4347	1.0000e-005	1.0000e-005	0.4382
Total	2.1000e-004	3.0400e-003	2.4200e-003	1.0000e-005	9.5000e-004	2.0000e-005	9.7000e-004	2.6000e-004	2.0000e-005	2.8000e-004	0.0000	1.7466	1.7466	8.0000e-005	2.2000e-004	1.8141

3.3 Site Preparation - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.5000e-004	0.0000	2.5000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.7000e-004	3.0900e-003	1.9600e-003	0.0000		1.1000e-004	1.1000e-004		1.0000e-004	1.0000e-004	0.0000	0.4275	0.4275	1.4000e-004	0.0000	0.4309
Total	2.7000e-004	3.0900e-003	1.9600e-003	0.0000	2.5000e-004	1.1000e-004	3.6000e-004	3.0000e-005	1.0000e-004	1.3000e-004	0.0000	0.4275	0.4275	1.4000e-004	0.0000	0.4309

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3.3 Site Preparation - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-005	1.0000e-005	8.0000e-005	0.0000	3.0000e-005	0.0000	3.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0217	0.0217	0.0000	0.0000	0.0219
Total	1.0000e-005	1.0000e-005	8.0000e-005	0.0000	3.0000e-005	0.0000	3.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0217	0.0217	0.0000	0.0000	0.0219

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					1.1000e-004	0.0000	1.1000e-004	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.7000e-004	3.0900e-003	1.9600e-003	0.0000		1.1000e-004	1.1000e-004		1.0000e-004	1.0000e-004	0.0000	0.4275	0.4275	1.4000e-004	0.0000	0.4309
Total	2.7000e-004	3.0900e-003	1.9600e-003	0.0000	1.1000e-004	1.1000e-004	2.2000e-004	1.0000e-005	1.0000e-004	1.1000e-004	0.0000	0.4275	0.4275	1.4000e-004	0.0000	0.4309

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3.3 Site Preparation - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-005	1.0000e-005	8.0000e-005	0.0000	3.0000e-005	0.0000	3.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0217	0.0217	0.0000	0.0000	0.0219
Total	1.0000e-005	1.0000e-005	8.0000e-005	0.0000	3.0000e-005	0.0000	3.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0217	0.0217	0.0000	0.0000	0.0219

3.4 Grading - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					4.5500e-003	0.0000	4.5500e-003	2.4900e-003	0.0000	2.4900e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.3000e-004	0.0102	5.5500e-003	1.0000e-005		4.2000e-004	4.2000e-004		3.9000e-004	3.9000e-004	0.0000	1.2381	1.2381	4.0000e-004	0.0000	1.2481
Total	9.3000e-004	0.0102	5.5500e-003	1.0000e-005	4.5500e-003	4.2000e-004	4.9700e-003	2.4900e-003	3.9000e-004	2.8800e-003	0.0000	1.2381	1.2381	4.0000e-004	0.0000	1.2481

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3.4 Grading - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	8.0000e-005	4.7000e-003	1.2600e-003	2.0000e-005	6.4000e-004	3.0000e-005	6.7000e-004	1.7000e-004	3.0000e-005	2.1000e-004	0.0000	2.1105	2.1105	1.2000e-004	3.4000e-004	2.2133
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	2.0000e-005	2.6000e-004	0.0000	9.0000e-005	0.0000	9.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0696	0.0696	0.0000	0.0000	0.0701
Total	1.0000e-004	4.7200e-003	1.5200e-003	2.0000e-005	7.3000e-004	3.0000e-005	7.6000e-004	1.9000e-004	3.0000e-005	2.3000e-004	0.0000	2.1800	2.1800	1.2000e-004	3.4000e-004	2.2835

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					2.0500e-003	0.0000	2.0500e-003	1.1200e-003	0.0000	1.1200e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.3000e-004	0.0102	5.5500e-003	1.0000e-005		4.2000e-004	4.2000e-004		3.9000e-004	3.9000e-004	0.0000	1.2381	1.2381	4.0000e-004	0.0000	1.2481
Total	9.3000e-004	0.0102	5.5500e-003	1.0000e-005	2.0500e-003	4.2000e-004	2.4700e-003	1.1200e-003	3.9000e-004	1.5100e-003	0.0000	1.2381	1.2381	4.0000e-004	0.0000	1.2481

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3.4 Grading - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	8.0000e-005	4.7000e-003	1.2600e-003	2.0000e-005	6.4000e-004	3.0000e-005	6.7000e-004	1.7000e-004	3.0000e-005	2.1000e-004	0.0000	2.1105	2.1105	1.2000e-004	3.4000e-004	2.2133
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	2.0000e-005	2.6000e-004	0.0000	9.0000e-005	0.0000	9.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0696	0.0696	0.0000	0.0000	0.0701
Total	1.0000e-004	4.7200e-003	1.5200e-003	2.0000e-005	7.3000e-004	3.0000e-005	7.6000e-004	1.9000e-004	3.0000e-005	2.3000e-004	0.0000	2.1800	2.1800	1.2000e-004	3.4000e-004	2.2835

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0164	0.1669	0.1845	3.0000e-004		8.3300e-003	8.3300e-003		7.6600e-003	7.6600e-003	0.0000	26.0542	26.0542	8.4300e-003	0.0000	26.2649
Total	0.0164	0.1669	0.1845	3.0000e-004		8.3300e-003	8.3300e-003		7.6600e-003	7.6600e-003	0.0000	26.0542	26.0542	8.4300e-003	0.0000	26.2649

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3.5 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	8.0000e-005	2.9700e-003	1.1300e-003	1.0000e-005	4.9000e-004	2.0000e-005	5.1000e-004	1.4000e-004	2.0000e-005	1.6000e-004	0.0000	1.3882	1.3882	5.0000e-005	2.0000e-004	1.4493
Worker	1.4600e-003	1.1200e-003	0.0153	4.0000e-005	5.1300e-003	3.0000e-005	5.1600e-003	1.3600e-003	3.0000e-005	1.3900e-003	0.0000	4.0686	4.0686	1.0000e-004	1.0000e-004	4.1020
Total	1.5400e-003	4.0900e-003	0.0164	5.0000e-005	5.6200e-003	5.0000e-005	5.6700e-003	1.5000e-003	5.0000e-005	1.5500e-003	0.0000	5.4567	5.4567	1.5000e-004	3.0000e-004	5.5512

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	0.0164	0.1669	0.1845	3.0000e-004		8.3300e-003	8.3300e-003		7.6600e-003	7.6600e-003	0.0000	26.0542	26.0542	8.4300e-003	0.0000	26.2648
Total	0.0164	0.1669	0.1845	3.0000e-004		8.3300e-003	8.3300e-003		7.6600e-003	7.6600e-003	0.0000	26.0542	26.0542	8.4300e-003	0.0000	26.2648

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3.5 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	8.0000e-005	2.9700e-003	1.1300e-003	1.0000e-005	4.9000e-004	2.0000e-005	5.1000e-004	1.4000e-004	2.0000e-005	1.6000e-004	0.0000	1.3882	1.3882	5.0000e-005	2.0000e-004	1.4493
Worker	1.4600e-003	1.1200e-003	0.0153	4.0000e-005	5.1300e-003	3.0000e-005	5.1600e-003	1.3600e-003	3.0000e-005	1.3900e-003	0.0000	4.0686	4.0686	1.0000e-004	1.0000e-004	4.1020
Total	1.5400e-003	4.0900e-003	0.0164	5.0000e-005	5.6200e-003	5.0000e-005	5.6700e-003	1.5000e-003	5.0000e-005	1.5500e-003	0.0000	5.4567	5.4567	1.5000e-004	3.0000e-004	5.5512

3.5 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0143	0.1434	0.1696	2.7000e-004		6.7800e-003	6.7800e-003		6.2300e-003	6.2300e-003	0.0000	24.0582	24.0582	7.7800e-003	0.0000	24.2527
Total	0.0143	0.1434	0.1696	2.7000e-004		6.7800e-003	6.7800e-003		6.2300e-003	6.2300e-003	0.0000	24.0582	24.0582	7.7800e-003	0.0000	24.2527

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3.5 Building Construction - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	8.0000e-005	2.7600e-003	1.0300e-003	1.0000e-005	4.5000e-004	2.0000e-005	4.7000e-004	1.3000e-004	1.0000e-005	1.5000e-004	0.0000	1.2630	1.2630	4.0000e-005	1.8000e-004	1.3187
Worker	1.2600e-003	9.3000e-004	0.0132	4.0000e-005	4.7400e-003	3.0000e-005	4.7700e-003	1.2600e-003	2.0000e-005	1.2800e-003	0.0000	3.6749	3.6749	9.0000e-005	9.0000e-005	3.7035
Total	1.3400e-003	3.6900e-003	0.0142	5.0000e-005	5.1900e-003	5.0000e-005	5.2400e-003	1.3900e-003	3.0000e-005	1.4300e-003	0.0000	4.9379	4.9379	1.3000e-004	2.7000e-004	5.0222

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	0.0143	0.1434	0.1696	2.7000e-004		6.7800e-003	6.7800e-003		6.2300e-003	6.2300e-003	0.0000	24.0582	24.0582	7.7800e-003	0.0000	24.2527
Total	0.0143	0.1434	0.1696	2.7000e-004		6.7800e-003	6.7800e-003		6.2300e-003	6.2300e-003	0.0000	24.0582	24.0582	7.7800e-003	0.0000	24.2527

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3.5 Building Construction - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	8.0000e-005	2.7600e-003	1.0300e-003	1.0000e-005	4.5000e-004	2.0000e-005	4.7000e-004	1.3000e-004	1.0000e-005	1.5000e-004	0.0000	1.2630	1.2630	4.0000e-005	1.8000e-004	1.3187
Worker	1.2600e-003	9.3000e-004	0.0132	4.0000e-005	4.7400e-003	3.0000e-005	4.7700e-003	1.2600e-003	2.0000e-005	1.2800e-003	0.0000	3.6749	3.6749	9.0000e-005	9.0000e-005	3.7035
Total	1.3400e-003	3.6900e-003	0.0142	5.0000e-005	5.1900e-003	5.0000e-005	5.2400e-003	1.3900e-003	3.0000e-005	1.4300e-003	0.0000	4.9379	4.9379	1.3000e-004	2.7000e-004	5.0222

3.6 Paving - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	1.4800e-003	0.0131	0.0176	3.0000e-005		6.1000e-004	6.1000e-004		5.7000e-004	5.7000e-004	0.0000	2.3502	2.3502	6.8000e-004	0.0000	2.3673
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	1.4800e-003	0.0131	0.0176	3.0000e-005		6.1000e-004	6.1000e-004		5.7000e-004	5.7000e-004	0.0000	2.3502	2.3502	6.8000e-004	0.0000	2.3673

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3.6 Paving - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.3000e-004	1.0000e-004	1.3700e-003	0.0000	4.9000e-004	0.0000	5.0000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.3828	0.3828	1.0000e-005	1.0000e-005	0.3858
Total	1.3000e-004	1.0000e-004	1.3700e-003	0.0000	4.9000e-004	0.0000	5.0000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.3828	0.3828	1.0000e-005	1.0000e-005	0.3858

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	1.4800e-003	0.0131	0.0176	3.0000e-005		6.1000e-004	6.1000e-004		5.7000e-004	5.7000e-004	0.0000	2.3502	2.3502	6.8000e-004	0.0000	2.3673
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	1.4800e-003	0.0131	0.0176	3.0000e-005		6.1000e-004	6.1000e-004		5.7000e-004	5.7000e-004	0.0000	2.3502	2.3502	6.8000e-004	0.0000	2.3673

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3.6 Paving - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.3000e-004	1.0000e-004	1.3700e-003	0.0000	4.9000e-004	0.0000	5.0000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.3828	0.3828	1.0000e-005	1.0000e-005	0.3858
Total	1.3000e-004	1.0000e-004	1.3700e-003	0.0000	4.9000e-004	0.0000	5.0000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.3828	0.3828	1.0000e-005	1.0000e-005	0.3858

3.7 Architectural Coating - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0563					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.5000e-004	3.0500e-003	4.5300e-003	1.0000e-005		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004	0.0000	0.6383	0.6383	4.0000e-005	0.0000	0.6392
Total	0.0568	3.0500e-003	4.5300e-003	1.0000e-005		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004	0.0000	0.6383	0.6383	4.0000e-005	0.0000	0.6392

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3.7 Architectural Coating - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-005	2.0000e-005	3.1000e-004	0.0000	1.1000e-004	0.0000	1.1000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0851	0.0851	0.0000	0.0000	0.0857
Total	3.0000e-005	2.0000e-005	3.1000e-004	0.0000	1.1000e-004	0.0000	1.1000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0851	0.0851	0.0000	0.0000	0.0857

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	0.0563					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	4.5000e-004	3.0500e-003	4.5300e-003	1.0000e-005		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004	0.0000	0.6383	0.6383	4.0000e-005	0.0000	0.6392
Total	0.0568	3.0500e-003	4.5300e-003	1.0000e-005		1.5000e-004	1.5000e-004		1.5000e-004	1.5000e-004	0.0000	0.6383	0.6383	4.0000e-005	0.0000	0.6392

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3.7 Architectural Coating - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-005	2.0000e-005	3.1000e-004	0.0000	1.1000e-004	0.0000	1.1000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0851	0.0851	0.0000	0.0000	0.0857
Total	3.0000e-005	2.0000e-005	3.1000e-004	0.0000	1.1000e-004	0.0000	1.1000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0851	0.0851	0.0000	0.0000	0.0857

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Density

Improve Pedestrian Network

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0275	0.0326	0.2776	6.1000e-004	0.0654	4.5000e-004	0.0659	0.0175	4.2000e-004	0.0179	0.0000	57.7139	57.7139	3.7500e-003	2.5600e-003	58.5714
Unmitigated	0.0292	0.0358	0.3050	6.9000e-004	0.0734	5.0000e-004	0.0739	0.0196	4.7000e-004	0.0201	0.0000	64.6027	64.6027	4.0700e-003	2.8100e-003	65.5420

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Retirement Community	60.00	50.75	48.75	195,022	173,764
Total	60.00	50.75	48.75	195,022	173,764

4.3 Trip Type Information

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

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Retirement Community	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721

5.0 Energy Detail

Historical Energy Use: N

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EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.1 Mitigation Measures Energy

Install High Efficiency Lighting

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	18.7484	18.7484	1.5800e-003	1.9000e-004	18.8451
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	18.7484	18.7484	1.5800e-003	1.9000e-004	18.8451
NaturalGas Mitigated	2.1400e-003	0.0183	7.7800e-003	1.2000e-004		1.4800e-003	1.4800e-003		1.4800e-003	1.4800e-003	0.0000	21.1746	21.1746	4.1000e-004	3.9000e-004	21.3004
NaturalGas Unmitigated	2.1400e-003	0.0183	7.7800e-003	1.2000e-004		1.4800e-003	1.4800e-003		1.4800e-003	1.4800e-003	0.0000	21.1746	21.1746	4.1000e-004	3.9000e-004	21.3004

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					
Retirement Community	396796	2.1400e-003	0.0183	7.7800e-003	1.2000e-004		1.4800e-003	1.4800e-003		1.4800e-003	1.4800e-003	0.0000	21.1746	21.1746	4.1000e-004	3.9000e-004	21.3004
Total		2.1400e-003	0.0183	7.7800e-003	1.2000e-004		1.4800e-003	1.4800e-003		1.4800e-003	1.4800e-003	0.0000	21.1746	21.1746	4.1000e-004	3.9000e-004	21.3004

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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					
Retirement Community	396796	2.1400e-003	0.0183	7.7800e-003	1.2000e-004		1.4800e-003	1.4800e-003		1.4800e-003	1.4800e-003	0.0000	21.1746	21.1746	4.1000e-004	3.9000e-004	21.3004
Total		2.1400e-003	0.0183	7.7800e-003	1.2000e-004		1.4800e-003	1.4800e-003		1.4800e-003	1.4800e-003	0.0000	21.1746	21.1746	4.1000e-004	3.9000e-004	21.3004

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Retirement Community	105717	18.7484	1.5800e-003	1.9000e-004	18.8451
Total		18.7484	1.5800e-003	1.9000e-004	18.8451

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5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Retirement Community	105717	18.7484	1.5800e-003	1.9000e-004	18.8451
Total		18.7484	1.5800e-003	1.9000e-004	18.8451

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

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0784	2.9700e-003	0.2577	1.0000e-005		1.4300e-003	1.4300e-003		1.4300e-003	1.4300e-003	0.0000	0.4211	0.4211	4.0000e-004	0.0000	0.4312
Unmitigated	0.0784	2.9700e-003	0.2577	1.0000e-005		1.4300e-003	1.4300e-003		1.4300e-003	1.4300e-003	0.0000	0.4211	0.4211	4.0000e-004	0.0000	0.4312

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	5.6300e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0650					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	7.7500e-003	2.9700e-003	0.2577	1.0000e-005		1.4300e-003	1.4300e-003		1.4300e-003	1.4300e-003	0.0000	0.4211	0.4211	4.0000e-004	0.0000	0.4312
Total	0.0784	2.9700e-003	0.2577	1.0000e-005		1.4300e-003	1.4300e-003		1.4300e-003	1.4300e-003	0.0000	0.4211	0.4211	4.0000e-004	0.0000	0.4312

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6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	5.6300e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0650					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	7.7500e-003	2.9700e-003	0.2577	1.0000e-005		1.4300e-003	1.4300e-003		1.4300e-003	1.4300e-003	0.0000	0.4211	0.4211	4.0000e-004	0.0000	0.4312
Total	0.0784	2.9700e-003	0.2577	1.0000e-005		1.4300e-003	1.4300e-003		1.4300e-003	1.4300e-003	0.0000	0.4211	0.4211	4.0000e-004	0.0000	0.4312

7.0 Water Detail

7.1 Mitigation Measures Water

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

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	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	5.3224	0.0429	1.0500e-003	6.7080
Unmitigated	6.3014	0.0536	1.3100e-003	8.0316

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Retirement Community	1.62885 / 1.02688	6.3014	0.0536	1.3100e-003	8.0316
Total		6.3014	0.0536	1.3100e-003	8.0316

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7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Retirement Community	1.30308 / 0.964244	5.3224	0.0429	1.0500e-003	6.7080
Total		5.3224	0.0429	1.0500e-003	6.7080

8.0 Waste Detail

8.1 Mitigation Measures Waste

Institute Recycling and Composting Services

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	1.1672	0.0690	0.0000	2.8917
Unmitigated	2.3344	0.1380	0.0000	5.7834

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Retirement Community	11.5	2.3344	0.1380	0.0000	5.7834
Total		2.3344	0.1380	0.0000	5.7834

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Retirement Community	5.75	1.1672	0.0690	0.0000	2.8917
Total		1.1672	0.0690	0.0000	2.8917

9.0 Operational Offroad

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

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

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

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

11.0 Vegetation

	Total CO2	CH4	N2O	CO2e
Category	MT			
Unmitigated	7.7880	0.0000	0.0000	7.7880

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

11.1 Vegetation Land Change

Vegetation Type

	Initial/Final	Total CO2	CH4	N2O	CO2e
	Acres	MT			
Others	0.05 / 0.05	0.0000	0.0000	0.0000	0.0000
Total		0.0000	0.0000	0.0000	0.0000

11.2 Net New Trees

Species Class

	Number of Trees	Total CO2	CH4	N2O	CO2e
		MT			
Miscellaneous	11	7.7880	0.0000	0.0000	7.7880
Total		7.7880	0.0000	0.0000	7.7880

December 21, 2021

Mr. David W. Pickard III
President
Pickard Architects/DLS Builders
13215 Penn Street, Suite 300
Whittier, CA 90602
Work: (562) 945-8821
Cell: (562) 652-2072
E-mail: D3.Pickard@Pickard.com

Subject: Air Quality and Greenhouse Gas Impacts Study Revisions for the Golden Oak Senior Apartments in Whittier, CA

Dear Mr. Pickard:

Yorke Engineering, LLC (Yorke) understands that all of the mixed-use retail space originally included in the Golden Oak Senior Apartments in Whittier, CA, will be replaced with up to six additional dwelling units. As a result, we are providing this letter to address this change and how it may impact the air quality and greenhouse gas study completed by Yorke on February 8, 2021.

IMPACTS

The impacts on air quality and greenhouse gas (GHG) emissions from the change from retail space to residential units would be less than significant (LTS). The difference in construction equipment, and therefore construction emissions, between the construction of retail space and residential space is negligible because the overall square footage of the building would be nearly the same. The operational emissions of retail space would likely be higher than the operational emissions from residential space because fewer daily vehicle trips would be generated by the residential land use. The difference in operational emissions is primarily due to a difference in vehicle miles travelled. Switching from retail to retirement dwelling units would lower the vehicle miles travelled (VMT) substantially. In the initial CalEEMod run, 19 residential units led to 148,217 VMT or ~7,800 VMT per unit. The retail pace generated 108,094 VMT. If this were converted to three or less residential units, the VMT would be expected to drop to 46,800 or less. This difference in vehicle miles would drive operational emissions down.

The previous plan for residential space was about 11,500 square feet and 19 units. The current plan is for 16,019 square feet, 25 units. Adding 6 units and about 4,500 square feet could not realistically increase emissions by more than about 40% (based on the additional new residential space compared to the prior plan). As presented in the Air Quality and GHG letter report, temporary construction and long-term operational emissions are much less than applicable thresholds, and an increase of all emissions by 40% would still result in emissions that are less than significant. This is true for construction emissions, operational emissions, localized emissions, and greenhouse gas emissions.

Pickard Architects/DLS Builders


December 21, 2021

Page 2 of 2

CONCLUSION

Changing the design of the Golden Oak Senior Apartments to replace the 1,400 square feet of retail space with up to six additional dwelling units (25 units total) will not cause significant air quality or greenhouse gas emissions impacts. Should you have any questions or concerns, please contact me at (949) 248-8490.

Sincerely,

A handwritten signature in black ink that reads "James Yorke". The signature is written in a cursive style with a large initial "J" and a long, sweeping underline.

James Yorke

Engineer

Yorke Engineering, LLC

JRYorke@YorkeEngr.com

cc: Brad Boyes, Yorke Engineering
Michaela Pierandozzi, Pickard Architects/DLS Builders

February 8, 2021

Mr. David W. Pickard III
 President
 Pickard Architects/DLS Builders
 13215 Penn Street, Suite 300
 Whittier, CA 90602
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 Cell: (562) 652-2072
 E-mail: D3.Pickard@Pickard.com

Subject: Air Quality and Greenhouse Gas Impacts Study for the Golden Oak Senior Apartments in Whittier, CA

Dear Mr. Pickard:

Yorke Engineering, LLC (Yorke) is pleased to provide this Air Quality (AQ), Greenhouse Gas (GHG), and Noise Letter Report. This AQ/GHG/Noise Letter Report includes CalEEMod emissions estimates, criteria pollutant analysis, localized significance level (LST) analysis, GHG analysis, and Noise analysis for the proposed multi-residential building development in the City of Whittier, California (City). These evaluations will support a CEQA Categorical Exemption, Initial Study (IS), Negative Declaration (ND), or a Mitigated Negative Declaration (MND), as applicable.

PROJECT DESCRIPTION

DLS Builders (Applicant) is proposing to develop the 19-unit mixed-use “Golden Oaks Senior Apartments” to be located at 6018 Norwalk Boulevard in the City of Whittier, CA, which is within the South Coast Air Quality Management District (SCAQMD). In response to the City Community Development/Planning Services letter regarding PRA20-0004, the standard CEQA Air Quality (AQ), Localized Significance Threshold (LST), and GHG study methodology described below meets the requirements of the SCAQMD and by extension, the City.

DATA SOURCES AND ASSUMPTIONS

The following lists sources of information used in developing the emission estimates for the proposed Project using the California Emissions Estimator Model[®] (CalEEMod). Not all CalEEMod defaults are listed, but some defaults which have a particularly important impact on the project are listed.

- The Applicant defined:
 - Basic project design features including size of building features, number of parking spaces, number of units, landscaping area, etc.;
 - That there are no hearths in any of the units;
 - Low VOC paints will be used in compliance with SCAQMD rules;
 - During construction (site preparation and grading) exposed soil will be watered three times a day, as required by the SCAQMD; and

- Low-flow faucets, toilets, showers, and irrigation will be installed consistent with modern building codes.
- CalEEMod defaults were used for:
 - Construction equipment count, load factor, and age;
 - Architectural coating areas; and
 - Trip counts, vehicle emissions, and all calculations related to traffic and mobile source emissions.
- Google earth provided:
 - Project feature “footprint areas”; and
 - Demolition area for buildings and pavement.

LIST OF TABLES

The project analyses and results are summarized in the following tables:

- Table 1: Land Use Data for CalEEMod Input – 6018 Norwalk Boulevard
- Table 2: SCAQMD CEQA Thresholds of Significance
- Table 3: Construction Emissions Summary and Significance Evaluation
- Table 4: Operational Emissions Summary and Significance Evaluation
- Table 5: Construction Localized Significance Threshold Evaluation
- Table 6: Operational Localized Significance Threshold Evaluation
- Table 7: Greenhouse Gas Emissions Summary and Significance Evaluation

AIR QUALITY AND GREENHOUSE GAS IMPACTS ANALYSES

The Air Quality Section of Appendix G of the California Environmental Quality Act (CEQA) Guidelines (Environmental Checklist Form) contains air quality and GHG significance criteria. Where applicable, quantitative significance criteria established by the local air quality management district (AQMD) may be relied upon to make significance determinations based on mass emissions of criteria pollutants and GHGs, as determined in this report.

Project Emissions Estimation

The construction and operation analysis were performed using CalEEMod version 2016.3.2, the official statewide land use computer model designed to provide a uniform platform for estimating potential criteria pollutant and GHG emissions associated with both construction and operations of land use projects under CEQA. The model quantifies direct emissions from construction and operations (including vehicle use), as well as indirect emissions, such as GHG emissions from energy use, solid waste disposal, vegetation planting and/or removal, and water use. The mobile source emission factors used in the model –published by the California Air Resources Board (CARB)– include the Pavley standards and Low Carbon Fuel standards. The model also identifies project design features, regulatory measures, and mitigation measures to reduce criteria pollutant and GHG emissions along with calculating the benefits achieved from the selected measures.

CalEEMod was developed by the California Air Pollution Control Officers Association (CAPCOA) in collaboration with the SCAQMD, the Bay Area Air Quality Management District (BAAQMD), the San Joaquin Valley Air Pollution Control District (SJVAPCD), and other California air districts. Default land use data (e.g., emission factors, trip lengths, meteorology, source inventory, etc.) were provided by the various California air districts to account for local requirements and conditions. As the official assessment methodology for land use projects in California, CalEEMod is relied upon herein for construction and operational emissions quantification, which forms the basis for the impact analysis.

Based on information received from the Applicant, land use data for CalEEMod input is presented in Table 1. The SCAQMD quantitative significance thresholds shown in Table 2 were used to evaluate project emissions impacts (SCAQMD 2019).

Table 1: Land Use Data for CalEEMod Input – 6018 Norwalk Boulevard							
Project Element	Land Use Type	Land Use Subtype	Unit Amount	Size Metric	Lot Acreage (footprint)	Square Feet (est.)	Population
Senior Apartments	Residential	Retirement Community	19	Dwelling Units	0.21	11,515	42
Retail Area	Retail	Strip Mall	1.4	1,000 sq. ft.	0.03	1,400	0
Retail Parking	Parking	Parking Lot	7	Spaces	0.06	2,800	0
Parking Garages	Parking	Enclosed Parking Structure	16	Spaces	0.10	4,381	0
Landscaping	Parking	Other Non-Asphalt Surfaces	3.2	1,000 sq. ft.	0.07	3,200	0
Project Site					0.47	23,296	42

Source: Applicant 2021, CalEEMod version 2016.3.2

Notes:

Electric utility: Southern California Edison

Climate Zone 9

Table 2: SCAQMD CEQA Thresholds of Significance		
Pollutant	Project Construction	Project Operation
	lbs/day	lbs/day
ROG (VOC)	75	55
NO _x	100	55
CO	550	550
SO _x	150	150
PM ₁₀	150	150
PM _{2.5}	55	55
24-hour PM _{2.5} Increment	10.4 µg/m ³	2.5 µg/m ³
24-hour PM ₁₀ Increment	10.4 µg/m ³	2.5 µg/m ³
Annual PM ₁₀ Increment	1.0 µg/m ³ annual average	
1-hour NO ₂ Increment	0.18 ppm (state)	
Annual NO ₂ Increment	0.03 ppm (state) & 0.0534 ppm (federal)	
1-hour SO ₂ Increment	0.25 ppm (state) & 0.075 ppm (federal – 99th percentile)	
24-hour SO ₂ Increment	0.04 ppm (state)	
24-hour Sulfate Increment	25 µg/m ³ (state)	
1-hour CO Increment	20 ppm (state) & 35 ppm (federal)	
8-hour CO Increment	9.0 ppm (state/federal)	
Toxic Air Contaminants (including carcinogens and non-carcinogens)	Maximum Incremental Cancer Risk ≥10 in 1 million	
	Cancer Burden >0.5 excess cancer cases (in areas ≥1 in 1 million)	
	Chronic & Acute Hazard Index ≥1.0 (project increment)	
Odor	Project creates an odor nuisance pursuant to Rule 402	
Greenhouse Gases	10,000 MT/yr CO ₂ e for industrial facilities	
	3,000 MT/yr CO ₂ e for land use projects (draft proposal)	

Source: SCAQMD 2019, 2008b

Criteria Pollutants from Project Construction

A project's construction phase produces many types of emissions, but PM₁₀ (including PM_{2.5}) in fugitive dust and diesel engine exhaust are the pollutants of greatest concern. Fugitive dust emissions can result from a variety of construction activities, including excavation, grading, demolition, vehicle travel on paved and unpaved surfaces, and vehicle exhaust. Construction-related emissions can cause substantial increases in localized concentrations of PM₁₀, as well as affecting PM₁₀ compliance with ambient air quality standards on a regional basis. Particulate emissions from construction activities can lead to adverse health effects as well as nuisance concerns such as reduced visibility and soiling of exposed surfaces. The use of diesel-powered construction equipment emits ozone precursors oxides of nitrogen (NO_x) and reactive organic gases (ROG), and diesel particulate matter (DPM), the latter being a composite of toxic air contaminants (TACs) containing a variety of hazardous substances. Large construction projects using multiple large earthmoving equipment are evaluated to determine if operations may exceed the District's daily threshold for NO_x emissions and could temporarily expose area residents to hazardous levels of DPM. Use of architectural coatings and other materials associated with

finishing buildings may also emit ROG and TACs. CEQA significance thresholds address the impacts of construction activity emissions on local and regional air quality. Thresholds are also provided for other potential impacts related to project construction, such as odors and TACs.

The SCAQMD’s approach to CEQA analyses of fugitive dust impacts is to require implementation of effective and comprehensive dust control measures rather than to require detailed quantification of emissions. PM₁₀ emitted during construction can vary greatly depending on the level of activity, the specific operations taking place, the equipment being operated, local soils, weather conditions, and other factors, making quantification difficult. Despite this variability in emissions, experience has shown that there are several feasible control measures that can be reasonably implemented to significantly reduce fugitive dust emissions from construction. For larger projects, the SCAQMD has determined that compliance with an approved fugitive dust control plan comprising Best Management Practices (BMPs), primarily through frequent water application, constitutes sufficient mitigation to reduce PM₁₀ impacts to a level considered less than significant.

Criteria Pollutants from Project Operation

The term “project operations” refers to the full range of activities that can or may generate criteria pollutant, GHG, and TAC emissions when the project is functioning in its intended use. For projects, such as office parks, shopping centers, apartment buildings, residential subdivisions, and other indirect sources, motor vehicles traveling to and from the project represents the primary source of air pollutant emissions. For industrial projects and some commercial projects, equipment operation and manufacturing processes, i.e., permitted stationary sources, can be of greatest concern from an emissions standpoint. CEQA significance thresholds address the impacts of operational emission sources on local and regional air quality. Thresholds are also provided for other potential impacts related to project operations, such as odors.

Results of Criteria Emissions Analyses

Table 3 shows unmitigated and mitigated criteria construction emissions and evaluates mitigated emissions against SCAQMD significance thresholds.

Table 4 shows unmitigated and mitigated criteria operational emissions and evaluates mitigated emissions against SCAQMD significance thresholds.

As shown in Tables 3 and 4, mass emissions of criteria pollutants from construction and operation are below applicable SCAQMD significance thresholds.

PROJECTED IMPACT: Less Than Significant (LTS)

ADDITIONAL MITIGATION: None required

Table 3: Construction Emissions Summary and Significance Evaluation				
Criteria Pollutants	Unmitigated	Mitigated	Threshold	Significance
	lbs/day	lbs/day	lbs/day	
ROG (VOC)	17.8	17.8	75	LTS
NO _x	8.4	8.4	100	LTS
CO	8.1	8.1	550	LTS
SO _x	0.0	0.0	150	LTS
Total PM ₁₀	1.3	0.82	150	LTS
Total PM _{2.5}	0.8	0.58	55	LTS

Sources: SCAQMD 2019, CalEEMod version 2016.3.2

Notes:

lbs/day are winter or summer maxima for planned land use

Total PM₁₀ / PM_{2.5} comprises fugitive dust plus engine exhaust

LTS - Less Than Significant

Table 4: Operational Emissions Summary and Significance Evaluation				
Criteria Pollutants	Unmitigated	Mitigated	Threshold	Significance
	lbs/day	lbs/day	lbs/day	
ROG (VOC)	5.5	0.5	55	LTS
NO _x	1.3	0.9	55	LTS
CO	13.2	3.6	550	LTS
SO _x	0.0	0.0	150	LTS
Total PM ₁₀	2.1	0.60	150	LTS
Total PM _{2.5}	1.6	0.18	55	LTS

Sources: SCAQMD 2019, CalEEMod version 2016.3.2

Notes:

lbs/day are winter or summer maxima for planned land use

LTS - Less Than Significant

Localized Significance Threshold Analysis

The SCAQMD’s Localized Significance Threshold (LST) methodology (2008a) was used to analyze the neighborhood scale impacts of NO_x, CO, PM₁₀, and PM_{2.5} associated with project-specific mass emissions. Introduced in 2003, the LST methodology was revised in 2008 to include the PM_{2.5} significance threshold methodology and update the LST mass rate lookup tables for the new 1-hour NO₂ standard.

For determining localized air quality impacts from small projects in a defined geographic source-receptor area (SRA), the LST methodology provides mass emission rate lookup tables for 1-acre, 2-acre, and 5-acre parcels by SRA. The tabulated LSTs represent the maximum mass emissions from a project that will not cause or contribute to an exceedance of state or national ambient air quality standards (CAAQS or NAAQS) for the above pollutants and were developed based on ambient concentrations of these pollutants for each SRA in the South Coast Air Basin. (SCAQMD 2008a)

For most land use projects, the highest daily emission rates occur during the site preparation and grading phases of construction; these maximum daily emissions are used in the LST analysis.

Since land use operational emissions – mainly from associated traffic – are dispersed over a wide area, localized impacts from project operation are substantially lower than during project construction. However, an Operational LST analysis was also performed.

The land use category “Retirement Community” assumes that some residents travel to and from the location daily while others may not. Additionally, retail “strip mall” space assumes that individuals drive to, or go out of their way, to stop at the retail shops.

The proposed Project site is 0.47 acres in source-receptor area Zone 11 – South San Gabriel Valley. The 1-acre screening lookup tables were used to evaluate NO_x, CO, PM₁₀, and PM_{2.5} impacts on nearby receptors. The nearest receptor is approximately 25 meters away from the site. Therefore, the impact evaluation was performed using the closest distance within SCAQMD LST tables of 25 meters for construction. (SCAQMD 2008a)

Results of Localized Significance Threshold Analysis

The LST results provided in Tables 5 and 6 show that on-site emissions from construction and operations would meet the LST passing criteria at the nearest receptors (25 meters). Thus, impacts would be less than significant.

PROJECTED IMPACT: Less Than Significant (LTS)

ADDITIONAL MITIGATION: None required

Table 5: Construction Localized Significance Threshold Evaluation				
Criteria Pollutants	Mitigated	Threshold	Percent of Threshold	Result
	lbs/day	lbs/day		
NO _x	8.4	83	10%	Pass
CO	8.1	673	1%	Pass
PM ₁₀	0.82	5	16%	Pass
PM _{2.5}	0.58	4	15%	Pass

Sources: SCAQMD 2008a, CalEEMod version 2016.3.2

Notes:

Source-receptor area - Whittier - Zone 11 South San Gabriel Valley

Less than 1-acre area, 25 meters to receptor

Table 6: Operations Localized Significance Threshold Evaluation				
Criteria Pollutants	Mitigated	Threshold	Percent of Threshold	Result
	lbs/day	lbs/day		
NO _x	0.9	83	1%	Pass
CO	3.6	673	1%	Pass
PM ₁₀	0.60	1	60%	Pass
PM _{2.5}	0.18	1	18%	Pass

Sources: SCAQMD 2008a, CalEEMod version 2016.3.2

Notes:

Source-receptor area - Whittier - Zone 11 South San Gabriel Valley

Less than 1-acre area, 25 meters to receptor

Greenhouse Gas Emissions from Construction and Operation

Greenhouse gases – primarily carbon dioxide (CO₂), methane (CH₄), and nitrous (N₂O) oxide, collectively reported as carbon dioxide equivalents (CO₂e) – are directly emitted from stationary source combustion of natural gas in equipment such as water heaters, boilers, process heaters, and furnaces. GHGs are also emitted from mobile sources such as on-road vehicles and off-road construction equipment burning fuels such as gasoline, diesel, biodiesel, propane, or natural gas (compressed or liquefied). Indirect GHG emissions result from electric power generated elsewhere (i.e., power plants) used to operate process equipment, lighting, and utilities at a facility. Also, included in GHG quantification is electric power used to pump the water supply (e.g., aqueducts, wells, pipelines) and disposal and decomposition of municipal waste in landfills. (CARB 2017)

California's Building Energy Efficiency Standards are updated on an approximately three-year cycle. The 2019 standards improved upon the 2016 standards for new construction of, and additions and alterations to, residential, commercial, and industrial buildings. The 2019 standards went into effect on January 1, 2020 (CEC 2019).

Since the Title 24 standards require energy conservation features in new construction (e.g., high-efficiency lighting, high-efficiency heating, ventilating, and air-conditioning (HVAC) systems,

thermal insulation, double-glazed windows, water conserving plumbing fixtures, etc.), they indirectly regulate and reduce GHG emissions.

Using CalEEMod, direct onsite and offsite GHG emissions were estimated for construction and operation, and indirect offsite GHG emissions were estimated to account for electric power used by the proposed Project, water conveyance, and solid waste disposal.

Results of Greenhouse Gas Emissions Analyses

The SCAQMD officially adopted an industrial facility mass emissions threshold of 10,000 metric tons (MT) CO_{2e} per year (SCAQMD 2019) and has proposed a residential/commercial mass emissions threshold of 3,000 metric tons (MT) CO_{2e} per year. (SCAQMD 2008b)

Table 7 shows unmitigated and mitigated GHG emissions and evaluates mitigated emissions against SCAQMD significance thresholds. Operational mitigation measures incorporate typical code-required water conservation features. Off-site traffic impacts are included in these emissions estimates, along with construction emissions amortized over 30 years.

PROJECTED IMPACT: Less Than Significant (LTS)

MITIGATION: None Required.

Table 7: Greenhouse Gas Emissions Summary and Significance Evaluation				
Greenhouse Gases	Unmitigated	Mitigated	Threshold	Significance
	MT/yr	MT/yr	MT/yr	
CO ₂	187	180	—	—
CH ₄	0.2	0.2	—	—
N ₂ O	0.0	0.0	—	—
CO _{2e}	192	184	3,000	LTS

Sources: SCAQMD 2008b, CalEEMod version 2016.3.2

Notes:

Comprises annual operational emissions plus construction emissions amortized over 30 years

LTS - Less Than Significant

Golden Oaks Senior Apartments – 6018 Norwalk Boulevard

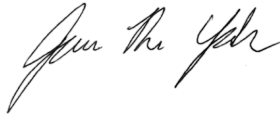
February 8, 2021

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CLOSING

Thank you very much for the opportunity to be of assistance to DLS Builders. Should you have any questions, please contact me at (949) 482-8528 (mobile) or Bradford Boyes at (805) 217-4947 (mobile).

Sincerely,



James Yorke | Berkeley Office

Engineer

Yorke Engineering, LLC

JRYorke@YorkeEngr.com

Enclosures/Attachments:

1. CalEEMod Outputs

AIR QUALITY AND GHG REFERENCES

California Air Resources Board (CARB). 2017. California's 2017 Climate Change Scoping Plan. Website (<https://ww3.arb.ca.gov/cc/scopingplan/scopingplan.htm>) accessed January 29, 2021.

California Department of Resources Recycling and Recovery (CalRecycle). 2016. Solid Waste Cleanup Program Weights and Volumes for Project Estimates. Website (<https://www.calrecycle.ca.gov/swfacilities/cdi/Tools/Calculations>) accessed January 29, 2021.

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California Energy Commission (CEC). 2019. Building Energy Efficiency Program. Website (<https://www.energy.ca.gov/programs-and-topics/programs/building-energy-efficiency-standards>) accessed January 29, 2021.

South Coast Air Quality Management District (SCAQMD). 2019. Air Quality Significance Thresholds. Website (<http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf?sfvrsn=2>) accessed January 29, 2021.

South Coast Air Quality Management District (SCAQMD). 2008a. Localized Significance Threshold Methodology. Website (<http://www.aqmd.gov/docs/default-source/ceqa/handbook/localized-significance-thresholds/final-lst-methodology-document.pdf?sfvrsn=2>) accessed January 29, 2021.

South Coast Air Quality Management District (SCAQMD). 2008b. Interim CEQA GHG Significance Threshold for Stationary Sources, Rules and Plans. Website ([http://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-\(ghg\)-ceqa-significance-thresholds/ghgboardsynopsis.pdf?sfvrsn=2](http://www.aqmd.gov/docs/default-source/ceqa/handbook/greenhouse-gases-(ghg)-ceqa-significance-thresholds/ghgboardsynopsis.pdf?sfvrsn=2)) accessed January 29, 2021.

ATTACHMENT 1 – CALEEMOD OUTPUTS

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Winter

Golden Oaks - 6018 Norwalk Boulevard
 South Coast AQMD Air District, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Strip Mall	1.40	1000sqft	0.03	1,400.00	0
Retirement Community	19.00	Dwelling Unit	0.21	11,515.00	42
Parking Lot	7.00	Space	0.06	2,800.00	0
Enclosed Parking Structure	16.00	Space	0.10	4,381.00	0
Other Non-Asphalt Surfaces	3.20	1000sqft	0.07	3,200.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	9			Operational Year	2022

Utility Company Southern California Edison

CO2 Intensity (lb/MW/hr)	702.44	CH4 Intensity (lb/MW/hr)	0.029	N2O Intensity (lb/MW/hr)	0.006
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1.3 User Entered Comments & Non-Default Data

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Winter

Project Characteristics -

Land Use - Per Applicant

Demolition -

Construction Phase - Per Applicant

Woodstoves - Per Applicant

Construction Off-road Equipment Mitigation -

Area Mitigation -

Water Mitigation -

Table Name	Column Name	Default Value	New Value
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblLandUse	LandUseSquareFeet	19,000.00	11,515.00
tblLandUse	LandUseSquareFeet	6,400.00	4,381.00
tblLandUse	LotAcreage	3.80	0.21
tblLandUse	LotAcreage	0.14	0.10
tblLandUse	Population	54.00	42.00

2.0 Emissions Summary

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Winter

2.2 Overall Operational
Unmitigated Operational

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Area	5.3098	0.4123	11.2345	0.0247	1.4601	1.4601	1.4601	1.4601	1.4601	1.4601	177.9715	344.8285	522.8000	0.5335	0.0121	539.7368
Energy	9.2400e-003	0.0790	0.0339	5.0000e-004	6.3800e-003	6.3800e-003	6.3800e-003	6.3800e-003	6.3800e-003	6.3800e-003	100.8063	100.8063	100.8063	1.9300e-003	1.8500e-003	101.4054
Mobile	0.1584	0.8349	1.8527	6.8400e-003	0.5824	5.5800e-003	0.5879	0.1558	5.2100e-003	0.1610	697.4678	697.4678	697.4678	0.0356		698.3568
Total	5.4775	1.3262	13.1211	0.0321	0.5824	1.4720	2.0544	0.1558	1.4717	1.6275	177.9715	1,143.1027	1,321.0741	0.5710	0.0139	1,339.4990

Mitigated Operational

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Area	0.3311	0.0181	1.5720	8.0000e-005	8.6800e-003	8.6800e-003	8.6800e-003	8.6800e-003	8.6800e-003	8.6800e-003	0.0000	2.8285	2.8285	2.7400e-003	0.0000	2.8970
Energy	9.2400e-003	0.0790	0.0339	5.0000e-004	6.3800e-003	6.3800e-003	6.3800e-003	6.3800e-003	6.3800e-003	6.3800e-003	100.8063	100.8063	100.8063	1.9300e-003	1.8500e-003	101.4054
Mobile	0.1584	0.8349	1.8527	6.8400e-003	0.5824	5.5800e-003	0.5879	0.1558	5.2100e-003	0.1610	697.4678	697.4678	697.4678	0.0356		698.3568
Total	0.4988	0.9320	3.4586	7.4200e-003	0.5824	0.0206	0.6030	0.1558	0.0203	0.1761	0.0000	801.1027	801.1027	0.0402	1.8500e-003	802.6592

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	90.89	29.72	73.64	76.86	0.00	98.60	70.65	0.00	98.62	89.18	100.00	29.92	39.36	92.95	86.72	40.08

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	3/1/2021	3/12/2021	5	10	
2	Site Preparation	Site Preparation	3/13/2021	3/15/2021	5	1	
3	Grading	Grading	3/16/2021	3/17/2021	5	2	
4	Building Construction	Building Construction	3/18/2021	8/4/2021	5	100	
5	Paving	Paving	8/5/2021	8/11/2021	5	5	
6	Architectural Coating	Architectural Coating	8/12/2021	8/18/2021	5	5	

Acres of Grading (Site Preparation Phase): 0.5

Acres of Grading (Grading Phase): 0

Acres of Paving: 0.23

Residential Indoor: 23,318; Residential Outdoor: 7,773; Non-Residential Indoor: 2,100; Non-Residential Outdoor: 700; Striped Parking Area: 623 (Architectural Coating – sqft)

OffRoad Equipment

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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	29.00	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	18.00	4.00	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	4.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

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3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Demolition - 2021

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Fugitive Dust					0.6227	0.0000	0.6227	0.0943	0.0000	0.0943			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	0.6227	0.4073	1.0301	0.0943	0.3886	0.4829		1,147.4338	1,147.4338	0.2138		1,152.7797

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3.2 Demolition - 2021

Unmitigated Construction Off-Site

Category	lb/day											CO2e				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2		NBio- CO2	Total CO2	CH4	N2O
Hauling	0.0216	0.7424	0.1667	2.1800e-003	0.0507	2.3100e-003	0.0530	0.0139	2.2100e-003	0.0161		236.1166	236.1166	0.0167		236.5348
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	0.0678	0.7724	0.5053	3.2200e-003	0.1625	3.1300e-003	0.1656	0.0435	2.9700e-003	0.0465		339.6834	339.6834	0.0195		340.1710

Mitigated Construction On-Site

Category	lb/day											CO2e				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2		NBio- CO2	Total CO2	CH4	N2O
Fugitive Dust					0.2429	0.0000	0.2429	0.0368	0.0000	0.0368			0.0000			0.0000
Off-Road	0.7965	7.2530	7.5691	0.0120		0.4073	0.4073	0.3886	0.3886	0.3886		1,147.4338	1,147.4338	0.2138		1,152.7797
Total	0.7965	7.2530	7.5691	0.0120	0.2429	0.4073	0.6502	0.0368	0.3886	0.4254	0.0000	1,147.4338	1,147.4338	0.2138		1,152.7797

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3.2 Demolition - 2021

Mitigated Construction Off-Site

Category	lb/day															
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0216	0.7424	0.1667	2.1800e-003	0.0507	2.3100e-003	0.0530	0.0139	2.2100e-003	0.0161		236.1166	236.1166	0.0167		236.5348
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	0.0678	0.7724	0.5053	3.2200e-003	0.1625	3.1300e-003	0.1656	0.0435	2.9700e-003	0.0465		339.6834	339.6834	0.0195		340.1710

3.3 Site Preparation - 2021

Unmitigated Construction On-Site

Category	lb/day															
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
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	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

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3.3 Site Preparation - 2021
Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0231	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	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	51.7834	1.3900e-003		51.8181

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
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	0.2755	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

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3.3 Site Preparation - 2021
Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0231	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	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	51.7834	1.3900e-003		51.8181

3.4 Grading - 2021
Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
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	0.4073	0.3886	0.3886	0.3886	1,147.4338	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	1,147.4338	0.2138		1,152.7797

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3.4 Grading - 2021

Unmitigated Construction Off-Site

Category	lb/day										lb/day						
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Hauling	0.0000	0.0000	0.0000	0.0000	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
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

Category	lb/day										lb/day						
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
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	0.4073	0.3886	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

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3.4 Grading - 2021

Mitigated Construction Off-Site

Category	lb/day											lb/day				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0461	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	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	2.7800e-003		103.6362

3.5 Building Construction - 2021

Unmitigated Construction On-Site

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

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3.5 Building Construction - 2021
Unmitigated Construction Off-Site

Category	lb/day																
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0117	0.3803	0.1013	9.9000e-004	0.0256	7.9000e-004	0.0264	7.3700e-003	7.6000e-004	8.1300e-003	105.8201	105.8201	105.8201	7.0800e-003	105.9971	105.9971	105.9971
Worker	0.0830	0.0539	0.6094	1.8700e-003	0.2012	1.4800e-003	0.2027	0.0534	1.3600e-003	0.0547	186.4202	186.4202	186.4202	5.0000e-003	186.5451	186.5451	186.5451
Total	0.0947	0.4342	0.7107	2.8600e-003	0.2268	2.2700e-003	0.2291	0.0607	2.1200e-003	0.0629	292.2403	292.2403	292.2403	0.0121	292.5422	292.5422	292.5422

Mitigated Construction On-Site

Category	lb/day																
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Off-Road	0.7750	7.9850	7.2637	0.0114	0.4475	0.4475	0.4475	0.4117	0.4117	0.4117	0.0000	1,103.2158	1,103.2158	0.3568	1,112.1358	1,112.1358	1,112.1358
Total	0.7750	7.9850	7.2637	0.0114	0.4475	0.4475	0.4475	0.4117	0.4117	0.4117	0.0000	1,103.2158	1,103.2158	0.3568	1,112.1358	1,112.1358	1,112.1358

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3.5 Building Construction - 2021

Mitigated Construction Off-Site

Category	lb/day											lb/day					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000
Vendor	0.0117	0.3803	0.1013	9.9000e-004	0.0256	7.9000e-004	0.0264	7.3700e-003	7.6000e-004	8.1300e-003	105.8201	105.8201	105.8201	7.0800e-003			105.9971
Worker	0.0830	0.0539	0.6094	1.8700e-003	0.2012	1.4800e-003	0.2027	0.0534	1.3600e-003	0.0547	186.4202	186.4202	186.4202	5.0000e-003			186.5451
Total	0.0947	0.4342	0.7107	2.8600e-003	0.2268	2.2700e-003	0.2291	0.0607	2.1200e-003	0.0629	292.2403	292.2403	292.2403	0.0121			292.5422

3.6 Paving - 2021

Unmitigated Construction On-Site

Category	lb/day											lb/day					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Off-Road	0.7214	6.7178	7.0899	0.0113		0.3534	0.3534		0.3286	0.3286		1,035.3425	1,035.3425	0.3016			1,042.8818
Paving	0.0314					0.0000	0.0000		0.0000	0.0000			0.0000				0.0000
Total	0.7528	6.7178	7.0899	0.0113		0.3534	0.3534		0.3286	0.3286		1,035.3425	1,035.3425	0.3016			1,042.8818

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Winter

3.6 Paving - 2021

Unmitigated Construction Off-Site

Category	lb/day										lb/day					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	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
Worker	0.0830	0.0539	0.6094	1.8700e-003	0.2012	1.4800e-003	0.2027	0.0534	1.3600e-003	0.0547	186.4202	186.4202	5.0000e-003	5.0000e-003		186.5451
Total	0.0830	0.0539	0.6094	1.8700e-003	0.2012	1.4800e-003	0.2027	0.0534	1.3600e-003	0.0547	186.4202	186.4202	5.0000e-003	5.0000e-003		186.5451

Mitigated Construction On-Site

Category	lb/day										lb/day					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road	0.7214	6.7178	7.0899	0.0113		0.3534	0.3534	0.3286	0.3286	0.3286	0.0000	1,035.3425	1,035.3425	0.3016		1,042.8818
Paving	0.0314					0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Total	0.7528	6.7178	7.0899	0.0113		0.3534	0.3534	0.3286	0.3286	0.3286	0.0000	1,035.3425	1,035.3425	0.3016		1,042.8818

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Winter

3.6 Paving - 2021

Mitigated Construction Off-Site

Category	lb/day																
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	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	0.0000
Worker	0.0830	0.0539	0.6094	1.8700e-003	0.2012	1.4800e-003	0.2027	0.0534	1.3600e-003	0.0547	186.4202	186.4202	5.0000e-003	5.0000e-003	186.5451	186.5451	186.5451
Total	0.0830	0.0539	0.6094	1.8700e-003	0.2012	1.4800e-003	0.2027	0.0534	1.3600e-003	0.0547	186.4202	186.4202	5.0000e-003	5.0000e-003	186.5451	186.5451	186.5451

3.7 Architectural Coating - 2021

Unmitigated Construction On-Site

Category	lb/day																
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Archit. Coating	17.5838					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000	0.0000
Off-Road	0.2189	1.5268	1.8176	2.9700e-003		0.0941	0.0941	0.0941	0.0941	0.0941	281.4481	281.4481	0.0193	0.0193		281.9309	281.9309
Total	17.8027	1.5268	1.8176	2.9700e-003		0.0941	0.0941	0.0941	0.0941	0.0941	281.4481	281.4481	0.0193	0.0193		281.9309	281.9309

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Winter

3.7 Architectural Coating - 2021
Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0185	0.0120	0.1354	4.2000e-004	0.0447	3.3000e-004	0.0450	0.0119	3.0000e-004	0.0122	41.4267	41.4267	41.4267	1.1100e-003		41.4545
Total	0.0185	0.0120	0.1354	4.2000e-004	0.0447	3.3000e-004	0.0450	0.0119	3.0000e-004	0.0122	41.4267	41.4267	41.4267	1.1100e-003		41.4545

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Archit. Coating	17.5838					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2189	1.5268	1.8176	2.9700e-003		0.0941	0.0941	0.0941	0.0941	0.0941	0.0000	281.4481	281.4481	0.0193		281.9309
Total	17.8027	1.5268	1.8176	2.9700e-003		0.0941	0.0941	0.0941	0.0941	0.0941	0.0000	281.4481	281.4481	0.0193		281.9309

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Winter

3.7 Architectural Coating - 2021

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day															
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0185	0.0120	0.1354	4.2000e-004	0.0447	3.3000e-004	0.0450	0.0119	3.0000e-004	0.0122	41.4267	41.4267	41.4267	1.1100e-003		41.4545
Total	0.0185	0.0120	0.1354	4.2000e-004	0.0447	3.3000e-004	0.0450	0.0119	3.0000e-004	0.0122	41.4267	41.4267	41.4267	1.1100e-003		41.4545

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Winter

Category	lb/day															
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Mitigated	0.1584	0.8349	1.8527	6.8400e-003	0.5824	5.5800e-003	0.5879	0.1558	5.2100e-003	0.1610	697.4678	697.4678	697.4678	0.0356		698.3568
Unmitigated	0.1584	0.8349	1.8527	6.8400e-003	0.5824	5.5800e-003	0.5879	0.1558	5.2100e-003	0.1610	697.4678	697.4678	697.4678	0.0356		698.3568

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated		Mitigated	
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT		
Enclosed Parking Structure	0.00	0.00	0.00				
Other Non-Asphalt Surfaces	0.00	0.00	0.00				
Parking Lot	0.00	0.00	0.00				
Retirement Community	45.60	38.57	37.05	148,217	148,217		
Strip Mall	62.05	58.86	28.60	108,094	108,094		
Total	107.65	97.43	65.65	256,311	256,311		

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Enclosed Parking Structure	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Other Non-Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Retirement Community	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Winter

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Enclosed Parking Structure	0.549559	0.042893	0.201564	0.118533	0.015569	0.005846	0.021394	0.034255	0.002099	0.001828	0.004855	0.000709	0.000896
Other Non-Asphalt Surfaces	0.549559	0.042893	0.201564	0.118533	0.015569	0.005846	0.021394	0.034255	0.002099	0.001828	0.004855	0.000709	0.000896
Parking Lot	0.549559	0.042893	0.201564	0.118533	0.015569	0.005846	0.021394	0.034255	0.002099	0.001828	0.004855	0.000709	0.000896
Retirement Community	0.549559	0.042893	0.201564	0.118533	0.015569	0.005846	0.021394	0.034255	0.002099	0.001828	0.004855	0.000709	0.000896
Strip Mall	0.549559	0.042893	0.201564	0.118533	0.015569	0.005846	0.021394	0.034255	0.002099	0.001828	0.004855	0.000709	0.000896

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Category	lb/day										lb/day					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
NaturalGas Mitigated	9.2400e-003	0.0790	0.0339	5.0000e-004	6.3800e-003	6.3800e-003	6.3800e-003	6.3800e-003	6.3800e-003	6.3800e-003	100.8063	100.8063	100.8063	1.9300e-003	1.8500e-003	101.4054
NaturalGas Unmitigated	9.2400e-003	0.0790	0.0339	5.0000e-004	6.3800e-003	6.3800e-003	6.3800e-003	6.3800e-003	6.3800e-003	6.3800e-003	100.8063	100.8063	100.8063	1.9300e-003	1.8500e-003	101.4054

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Winter

5.2 Energy by Land Use - Natural Gas

Unmitigated

Land Use	Natural Gas Use kBTU/yr	lb/day										lb/day						
		ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e	
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Retirement Community	850.563	9.1700e-003	0.0784	0.0334	5.0000e-004	6.3400e-003	6.3400e-003	6.3400e-003	6.3400e-003	6.3400e-003	6.3400e-003	6.3400e-003	100.0663	100.0663	1.9200e-003	1.8300e-003	100.6609	0.0000
Strip Mall	6.29041	7.0000e-005	6.2000e-004	5.2000e-004	0.0000	5.0000e-005	5.0000e-005	5.0000e-005	5.0000e-005	5.0000e-005	5.0000e-005	5.0000e-005	0.7401	0.7401	1.0000e-005	1.0000e-005	0.7445	0.0000
Total		9.2400e-003	0.0790	0.0339	5.0000e-004		6.3900e-003	6.3900e-003					100.8063	100.8063	1.9300e-003	1.8400e-003	101.4054	

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Winter

5.2 Energy by Land Use - Natural Gas

Mitigated

Land Use	Natural Gas Use kBtu/yr	lb/day										lb/day						
		ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e	
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Retirement Community	0.850563	9.1700e-003	0.0784	0.0334	5.0000e-004	6.3400e-003	6.3400e-003	6.3400e-003	6.3400e-003	6.3400e-003	6.3400e-003	6.3400e-003	100.0663	100.0663	1.9200e-003	1.8300e-003	100.6609	0.0000
Strip Mall	0.00629041	7.0000e-005	6.2000e-004	5.2000e-004	0.0000	5.0000e-005	5.0000e-005	5.0000e-005	5.0000e-005	5.0000e-005	5.0000e-005	5.0000e-005	0.7401	0.7401	1.0000e-005	1.0000e-005	0.7445	0.0000
Total		9.2400e-003	0.0790	0.0339	5.0000e-004	6.3900e-003	6.3900e-003	6.3900e-003	6.3900e-003	6.3900e-003	6.3900e-003	6.3900e-003	100.8063	100.8063	1.9300e-003	1.8400e-003	101.4054	0.0000

6.0 Area Detail

6.1 Mitigation Measures Area

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

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Winter

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Mitigated	0.3311	0.0181	1.5720	8.0000e-005	8.6800e-003	8.6800e-003	8.6800e-003	8.6800e-003	8.6800e-003	8.6800e-003	0.0000	2.8285	2.8285	2.7400e-003	0.0000	2.8970
Unmitigated	5.3098	0.4123	11.2345	0.0247	1.4601	1.4601	1.4601	1.4601	1.4601	1.4601	177.9715	344.8285	522.8000	0.5335	0.0121	539.7368

6.2 Area by SubCategory

Unmitigated

SubCategory	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Architectural Coating	0.0241					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.2594					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	4.9787	0.3942	9.6625	0.0247	1.4514	1.4514	1.4514	1.4514	1.4514	1.4514	177.9715	342.0000	519.9715	0.5308	0.0121	536.8398
Landscaping	0.0477	0.0181	1.5720	8.0000e-005	8.6800e-003	8.6800e-003	8.6800e-003	8.6800e-003	8.6800e-003	8.6800e-003	2.8285	2.8285	2.8285	2.7400e-003		2.8970
Total	5.3098	0.4123	11.2345	0.0247		1.4601	1.4601		1.4601	1.4601	177.9715	344.8285	522.8000	0.5335	0.0121	539.7368

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Winter

6.2 Area by SubCategory

Mitigated

SubCategory	lb/day										lb/day					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Architectural Coating	0.0241					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.2594					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	0.0477	0.0181	1.5720	8.0000e-005		8.6800e-003	8.6800e-003		8.6800e-003	8.6800e-003	2.8285	2.8285	2.8285	2.7400e-003		2.8970
Total	0.3311	0.0181	1.5720	8.0000e-005		8.6800e-003	8.6800e-003		8.6800e-003	8.6800e-003	0.0000	2.8285	2.8285	2.7400e-003	0.0000	2.8970

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

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Winter

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

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

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

11.0 Vegetation

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Summer

Golden Oaks - 6018 Norwalk Boulevard
 South Coast AQMD Air District, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Strip Mall	1.40	1000sqft	0.03	1,400.00	0
Retirement Community	19.00	Dwelling Unit	0.21	11,515.00	42
Parking Lot	7.00	Space	0.06	2,800.00	0
Enclosed Parking Structure	16.00	Space	0.10	4,381.00	0
Other Non-Asphalt Surfaces	3.20	1000sqft	0.07	3,200.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	9			Operational Year	2022

Utility Company Southern California Edison

CO2 Intensity (lb/MW/hr)	702.44	CH4 Intensity (lb/MW/hr)	0.029	N2O Intensity (lb/MW/hr)	0.006
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1.3 User Entered Comments & Non-Default Data

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Summer

Project Characteristics -

Land Use - Per Applicant

Demolition -

Construction Phase - Per Applicant

Woodstoves - Per Applicant

Construction Off-road Equipment Mitigation -

Area Mitigation -

Water Mitigation -

Table Name	Column Name	Default Value	New Value
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblLandUse	LandUseSquareFeet	19,000.00	11,515.00
tblLandUse	LandUseSquareFeet	6,400.00	4,381.00
tblLandUse	LotAcreage	3.80	0.21
tblLandUse	LotAcreage	0.14	0.10
tblLandUse	Population	54.00	42.00

2.0 Emissions Summary

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Summer

2.2 Overall Operational
Unmitigated Operational

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Area	5.3098	0.4123	11.2345	0.0247	1.4601	1.4601	1.4601	1.4601	1.4601	1.4601	177.9715	344.8285	522.8000	0.5335	0.0121	539.7368
Energy	9.2400e-003	0.0790	0.0339	5.0000e-004	6.3800e-003	6.3800e-003	6.3800e-003	6.3800e-003	6.3800e-003	6.3800e-003	100.8063	100.8063	100.8063	1.9300e-003	1.8500e-003	101.4054
Mobile	0.1671	0.8237	1.9579	7.2400e-003	0.5824	5.5400e-003	0.5879	0.1558	5.1700e-003	0.1610	737.0478	737.0478	737.0478	0.0353		737.9305
Total	5.4862	1.3151	13.2263	0.0325	0.5824	1.4720	2.0543	0.1558	1.4716	1.6274	177.9715	1,182.6826	1,360.6541	0.5707	0.0139	1,379.0726

Mitigated Operational

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Area	0.3311	0.0181	1.5720	8.0000e-005	8.6800e-003	8.6800e-003	8.6800e-003	8.6800e-003	8.6800e-003	8.6800e-003	0.0000	2.8285	2.8285	2.7400e-003	0.0000	2.8970
Energy	9.2400e-003	0.0790	0.0339	5.0000e-004	6.3800e-003	6.3800e-003	6.3800e-003	6.3800e-003	6.3800e-003	6.3800e-003	100.8063	100.8063	100.8063	1.9300e-003	1.8500e-003	101.4054
Mobile	0.1671	0.8237	1.9579	7.2400e-003	0.5824	5.5400e-003	0.5879	0.1558	5.1700e-003	0.1610	737.0478	737.0478	737.0478	0.0353		737.9305
Total	0.5075	0.9208	3.5638	7.8200e-003	0.5824	0.0206	0.6030	0.1558	0.0202	0.1761	0.0000	840.6826	840.6826	0.0400	1.8500e-003	842.2328

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	90.75	29.98	73.06	75.92	0.00	98.60	70.65	0.00	98.63	89.18	100.00	28.92	38.21	92.99	86.72	38.93

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	3/1/2021	3/12/2021	5	10	
2	Site Preparation	Site Preparation	3/13/2021	3/15/2021	5	1	
3	Grading	Grading	3/16/2021	3/17/2021	5	2	
4	Building Construction	Building Construction	3/18/2021	8/4/2021	5	100	
5	Paving	Paving	8/5/2021	8/11/2021	5	5	
6	Architectural Coating	Architectural Coating	8/12/2021	8/18/2021	5	5	

Acres of Grading (Site Preparation Phase): 0.5

Acres of Grading (Grading Phase): 0

Acres of Paving: 0.23

Residential Indoor: 23,318; Residential Outdoor: 7,773; Non-Residential Indoor: 2,100; Non-Residential Outdoor: 700; Striped Parking Area: 623 (Architectural Coating – sqft)

OffRoad Equipment

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Summer

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
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	29.00	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	18.00	4.00	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	4.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Summer

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Demolition - 2021

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Fugitive Dust					0.6227	0.0000	0.6227	0.0943	0.0000	0.0943			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	0.6227	0.4073	1.0301	0.0943	0.3886	0.4829		1,147.4338	1,147.4338	0.2138		1,152.7797

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3.2 Demolition - 2021

Unmitigated Construction Off-Site

Category	lb/day															
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0210	0.7337	0.1553	2.2200e-003	0.0507	2.2700e-003	0.0530	0.0139	2.1800e-003	0.0161		240.5665	240.5665	0.0161		240.9677
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	0.0633	0.7611	0.5320	3.3300e-003	0.1625	3.0900e-003	0.1656	0.0435	2.9400e-003	0.0465		351.3068	351.3068	0.0190		351.7825

Mitigated Construction On-Site

Category	lb/day															
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Fugitive Dust					0.2429	0.0000	0.2429	0.0368	0.0000	0.0368			0.0000			0.0000
Off-Road	0.7965	7.2530	7.5691	0.0120		0.4073	0.4073	0.3886	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	0.2429	0.4073	0.6502	0.0368	0.3886	0.4254	0.0000	1,147.4338	1,147.4338	0.2138		1,152.7797

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3.2 Demolition - 2021

Mitigated Construction Off-Site

Category	lb/day											lb/day				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0210	0.7337	0.1553	2.2200e-003	0.0507	2.2700e-003	0.0530	0.0139	2.1800e-003	0.0161		240.5665	240.5665	0.0161		240.9677
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	0.0633	0.7611	0.5320	3.3300e-003	0.1625	3.0900e-003	0.1656	0.0435	2.9400e-003	0.0465		351.3068	351.3068	0.0190		351.7825

3.3 Site Preparation - 2021

Unmitigated Construction On-Site

Category	lb/day											lb/day				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
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	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

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Summer

3.3 Site Preparation - 2021
Unmitigated Construction Off-Site

Category	lb/day																
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	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	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	1.4900e-003	55.4074	55.4074	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	1.4900e-003	55.4074	55.4074	55.4074

Mitigated Construction On-Site

Category	lb/day																
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Fugitive Dust	0.6403	7.8204	4.0274	9.7300e-003	0.2068	0.0000	0.2068	0.0223	0.0000	0.0223	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.6403	7.8204	4.0274	9.7300e-003	0.2995	0.2995	0.2995	0.2755	0.2755	0.2755	0.0000	942.5842	942.5842	0.3049	0.3049	950.2055	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	0.3049	950.2055	950.2055

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3.3 Site Preparation - 2021
Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
lb/day																	
Hauling	0.0000	0.0000	0.0000	0.0000	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
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	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	55.3702	1.4900e-003			55.4074

3.4 Grading - 2021
Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
lb/day																	
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	0.4073	0.3886	0.3886	0.3886	1,147.4338	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	1,147.4338	0.2138			1,152.7797

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3.4 Grading - 2021

Unmitigated Construction Off-Site

Category	lb/day																
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	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	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	110.7403	2.9800e-003	110.8148	110.8148	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	110.7403	2.9800e-003	110.8148	110.8148	110.8148

Mitigated Construction On-Site

Category	lb/day															
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
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	0.4073	0.3886	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

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3.4 Grading - 2021

Mitigated Construction Off-Site

Category	lb/day																
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	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	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	2.9800e-003	110.8148	110.8148	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	2.9800e-003	110.8148	110.8148	110.8148

3.5 Building Construction - 2021

Unmitigated Construction On-Site

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

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3.5 Building Construction - 2021
Unmitigated Construction Off-Site

Category	lb/day											lb/day					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000
Vendor	0.0111	0.3815	0.0905	1.0200e-003	0.0256	7.7000e-004	0.0264	7.3700e-003	7.3000e-004	8.1000e-003	108.9754	108.9754	108.9754	6.5900e-003			109.1402
Worker	0.0760	0.0493	0.6781	2.0000e-003	0.2012	1.4800e-003	0.2027	0.0534	1.3600e-003	0.0547	199.3326	199.3326	199.3326	5.3600e-003			199.4666
Total	0.0871	0.4308	0.7686	3.0200e-003	0.2268	2.2500e-003	0.2291	0.0607	2.0900e-003	0.0628	308.3080	308.3080	308.3080	0.0120			308.6068

Mitigated Construction On-Site

Category	lb/day											lb/day					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
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

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3.5 Building Construction - 2021
Mitigated Construction Off-Site

Category	lb/day											lb/day					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000
Vendor	0.0111	0.3815	0.0905	1.0200e-003	0.0256	7.7000e-004	0.0264	7.3700e-003	7.3000e-004	8.1000e-003	108.9754	108.9754	108.9754	6.5900e-003			109.1402
Worker	0.0760	0.0493	0.6781	2.0000e-003	0.2012	1.4800e-003	0.2027	0.0534	1.3600e-003	0.0547	199.3326	199.3326	199.3326	5.3600e-003			199.4666
Total	0.0871	0.4308	0.7686	3.0200e-003	0.2268	2.2500e-003	0.2291	0.0607	2.0900e-003	0.0628	308.3080	308.3080	308.3080	0.0120			308.6068

3.6 Paving - 2021
Unmitigated Construction On-Site

Category	lb/day											lb/day					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Off-Road	0.7214	6.7178	7.0899	0.0113		0.3534	0.3534		0.3286	0.3286		1,035.3425	1,035.3425	0.3016			1,042.8818
Paving	0.0314					0.0000	0.0000		0.0000	0.0000		0.0000	0.0000				0.0000
Total	0.7528	6.7178	7.0899	0.0113		0.3534	0.3534		0.3286	0.3286		1,035.3425	1,035.3425	0.3016			1,042.8818

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Summer

3.6 Paving - 2021

Unmitigated Construction Off-Site

Category	lb/day										lb/day					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0760	0.0493	0.6781	2.0000e-003	0.2012	1.4800e-003	0.2027	0.0534	1.3600e-003	0.0547	199.3326	199.3326	5.3600e-003	199.4666	199.4666	199.4666
Total	0.0760	0.0493	0.6781	2.0000e-003	0.2012	1.4800e-003	0.2027	0.0534	1.3600e-003	0.0547	199.3326	199.3326	5.3600e-003	199.4666	199.4666	199.4666

Mitigated Construction On-Site

Category	lb/day										lb/day					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road	0.7214	6.7178	7.0899	0.0113		0.3534	0.3534	0.3286	0.3286	0.3286	0.0000	1,035.3425	1,035.3425	0.3016		1,042.8818
Paving	0.0314					0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Total	0.7528	6.7178	7.0899	0.0113		0.3534	0.3534	0.3286	0.3286	0.3286	0.0000	1,035.3425	1,035.3425	0.3016		1,042.8818

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Summer

3.6 Paving - 2021

Mitigated Construction Off-Site

Category	lb/day																
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	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	0.0000
Worker	0.0760	0.0493	0.6781	2.0000e-003	0.2012	1.4800e-003	0.2027	0.0534	1.3600e-003	0.0547	199.3326	199.3326	5.3600e-003	199.4666		199.4666	
Total	0.0760	0.0493	0.6781	2.0000e-003	0.2012	1.4800e-003	0.2027	0.0534	1.3600e-003	0.0547	199.3326	199.3326	5.3600e-003	199.4666		199.4666	

3.7 Architectural Coating - 2021

Unmitigated Construction On-Site

Category	lb/day																
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Archit. Coating	17.5838					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000	
Off-Road	0.2189	1.5268	1.8176	2.9700e-003		0.0941	0.0941	0.0941	0.0941	0.0941	281.4481	281.4481	0.0193	281.9309		281.9309	
Total	17.8027	1.5268	1.8176	2.9700e-003		0.0941	0.0941	0.0941	0.0941	0.0941	281.4481	281.4481	0.0193	281.9309		281.9309	

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Summer

3.7 Architectural Coating - 2021
Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0169	0.0110	0.1507	4.4000e-004	0.0447	3.3000e-004	0.0450	0.0119	3.0000e-004	0.0122	44.2961	44.2961	44.2961	1.1900e-003		44.3259
Total	0.0169	0.0110	0.1507	4.4000e-004	0.0447	3.3000e-004	0.0450	0.0119	3.0000e-004	0.0122	44.2961	44.2961	44.2961	1.1900e-003		44.3259

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Archit. Coating	17.5838					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2189	1.5268	1.8176	2.9700e-003		0.0941	0.0941	0.0941	0.0941	0.0941	0.0000	281.4481	281.4481	0.0193		281.9309
Total	17.8027	1.5268	1.8176	2.9700e-003		0.0941	0.0941	0.0941	0.0941	0.0941	0.0000	281.4481	281.4481	0.0193		281.9309

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Summer

3.7 Architectural Coating - 2021

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day															
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0169	0.0110	0.1507	4.4000e-004	0.0447	3.3000e-004	0.0450	0.0119	3.0000e-004	0.0122	44.2961	44.2961	44.2961	1.1900e-003		44.3259
Total	0.0169	0.0110	0.1507	4.4000e-004	0.0447	3.3000e-004	0.0450	0.0119	3.0000e-004	0.0122	44.2961	44.2961	44.2961	1.1900e-003		44.3259

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Summer

Category	lb/day															
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Mitigated	0.1671	0.8237	1.9579	7.2400e-003	0.5824	5.5400e-003	0.5879	0.1558	5.1700e-003	0.1610	737.0478	737.0478	737.0478	0.0353		737.9305
Unmitigated	0.1671	0.8237	1.9579	7.2400e-003	0.5824	5.5400e-003	0.5879	0.1558	5.1700e-003	0.1610	737.0478	737.0478	737.0478	0.0353		737.9305

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated		Mitigated	
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT	Annual VMT	Annual VMT
Enclosed Parking Structure	0.00	0.00	0.00				
Other Non-Asphalt Surfaces	0.00	0.00	0.00				
Parking Lot	0.00	0.00	0.00				
Retirement Community	45.60	38.57	37.05	148,217	148,217	148,217	148,217
Strip Mall	62.05	58.86	28.60	108,094	108,094	108,094	108,094
Total	107.65	97.43	65.65	256,311	256,311	256,311	256,311

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Enclosed Parking Structure	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Other Non-Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Retirement Community	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

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4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Enclosed Parking Structure	0.549559	0.042893	0.201564	0.118533	0.015569	0.005846	0.021394	0.034255	0.002099	0.001828	0.004855	0.000709	0.000896
Other Non-Asphalt Surfaces	0.549559	0.042893	0.201564	0.118533	0.015569	0.005846	0.021394	0.034255	0.002099	0.001828	0.004855	0.000709	0.000896
Parking Lot	0.549559	0.042893	0.201564	0.118533	0.015569	0.005846	0.021394	0.034255	0.002099	0.001828	0.004855	0.000709	0.000896
Retirement Community	0.549559	0.042893	0.201564	0.118533	0.015569	0.005846	0.021394	0.034255	0.002099	0.001828	0.004855	0.000709	0.000896
Strip Mall	0.549559	0.042893	0.201564	0.118533	0.015569	0.005846	0.021394	0.034255	0.002099	0.001828	0.004855	0.000709	0.000896

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Category	lb/day										lb/day					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
NaturalGas Mitigated	9.2400e-003	0.0790	0.0339	5.0000e-004	6.3800e-003	6.3800e-003	6.3800e-003	6.3800e-003	6.3800e-003	6.3800e-003	100.8063	100.8063	100.8063	1.9300e-003	1.8500e-003	101.4054
NaturalGas Unmitigated	9.2400e-003	0.0790	0.0339	5.0000e-004	6.3800e-003	6.3800e-003	6.3800e-003	6.3800e-003	6.3800e-003	6.3800e-003	100.8063	100.8063	100.8063	1.9300e-003	1.8500e-003	101.4054

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Summer

5.2 Energy by Land Use - Natural Gas

Unmitigated

Land Use	Natural Gas Use kBTU/yr	lb/day										lb/day							
		ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e		
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Parking Lot	0	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Retirement Community	850.563	9.1700e-003	0.0784	0.0334	5.0000e-004	6.3400e-003	6.3400e-003	6.3400e-003	6.3400e-003	6.3400e-003	6.3400e-003	100.0663	100.0663	1.9200e-003	1.8300e-003	1.8300e-003	100.6609	0.0000	
Strip Mall	6.29041	7.0000e-005	6.2000e-004	5.2000e-004	0.0000	5.0000e-005	5.0000e-005	5.0000e-005	5.0000e-005	5.0000e-005	5.0000e-005	0.7401	0.7401	1.0000e-005	1.0000e-005	1.0000e-005	0.7445	0.0000	
Total		9.2400e-003	0.0790	0.0339	5.0000e-004	6.3900e-003	6.3900e-003	6.3900e-003	6.3900e-003	6.3900e-003	6.3900e-003	100.8063	100.8063	1.9300e-003	1.8400e-003	1.8400e-003	101.4054		

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Summer

5.2 Energy by Land Use - Natural Gas

Mitigated

Land Use	Natural Gas Use kBtu/yr	lb/day										lb/day						
		ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e	
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Retirement Community	0.850563	9.1700e-003	0.0784	0.0334	5.0000e-004	6.3400e-003	6.3400e-003	6.3400e-003	6.3400e-003	6.3400e-003	6.3400e-003	100.0663	100.0663	100.0663	1.9200e-003	1.8300e-003	100.6609	0.0000
Strip Mall	0.00629041	7.0000e-005	6.2000e-004	5.2000e-004	0.0000	5.0000e-005	5.0000e-005	5.0000e-005	5.0000e-005	5.0000e-005	5.0000e-005	0.7401	0.7401	0.7401	1.0000e-005	1.0000e-005	0.7445	0.0000
Total		9.2400e-003	0.0790	0.0339	5.0000e-004	6.3900e-003	6.3900e-003	6.3900e-003	6.3900e-003	6.3900e-003	6.3900e-003	100.8063	100.8063	100.8063	1.9300e-003	1.8400e-003	101.4054	0.0000

6.0 Area Detail

6.1 Mitigation Measures Area

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

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Summer

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Mitigated	0.3311	0.0181	1.5720	8.0000e-005	8.6800e-003	8.6800e-003	8.6800e-003	8.6800e-003	8.6800e-003	8.6800e-003	0.0000	2.8285	2.8285	2.7400e-003	0.0000	2.8970
Unmitigated	5.3098	0.4123	11.2345	0.0247	1.4601	1.4601	1.4601	1.4601	1.4601	1.4601	177.9715	344.8285	522.8000	0.5335	0.0121	539.7368

6.2 Area by SubCategory

Unmitigated

SubCategory	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Architectural Coating	0.0241					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.2594					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	4.9787	0.3942	9.6625	0.0247	1.4514	1.4514	1.4514	1.4514	1.4514	1.4514	177.9715	342.0000	519.9715	0.5308	0.0121	536.8398
Landscaping	0.0477	0.0181	1.5720	8.0000e-005	8.6800e-003	8.6800e-003	8.6800e-003	8.6800e-003	8.6800e-003	8.6800e-003	2.8285	2.8285	2.8285	2.7400e-003		2.8970
Total	5.3098	0.4123	11.2345	0.0247		1.4601	1.4601		1.4601	1.4601	177.9715	344.8285	522.8000	0.5335	0.0121	539.7368

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Summer

6.2 Area by SubCategory

Mitigated

SubCategory	lb/day										lb/day					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Architectural Coating	0.0241					0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Consumer Products	0.2594					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	0.0000
Landscaping	0.0477	0.0181	1.5720	8.0000e-005		8.6800e-003	8.6800e-003	8.6800e-003	8.6800e-003	8.6800e-003	2.8285	2.8285	2.8285	2.7400e-003		2.8970
Total	0.3311	0.0181	1.5720	8.0000e-005		8.6800e-003	8.6800e-003	8.6800e-003	8.6800e-003	8.6800e-003	0.0000	2.8285	2.8285	2.7400e-003	0.0000	2.8970

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

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Summer

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

Fire Pumps and Emergency Generators

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

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

Equipment Type	Number
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11.0 Vegetation

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Annual

Golden Oaks - 6018 Norwalk Boulevard
 South Coast AQMD Air District, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Strip Mall	1.40	1000sqft	0.03	1,400.00	0
Retirement Community	19.00	Dwelling Unit	0.21	11,515.00	42
Parking Lot	7.00	Space	0.06	2,800.00	0
Enclosed Parking Structure	16.00	Space	0.10	4,381.00	0
Other Non-Asphalt Surfaces	3.20	1000sqft	0.07	3,200.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	9			Operational Year	2022

Utility Company Southern California Edison

CO2 Intensity (lb/MW/hr)	702.44	CH4 Intensity (lb/MW/hr)	0.029	N2O Intensity (lb/MW/hr)	0.006
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1.3 User Entered Comments & Non-Default Data

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Annual

Project Characteristics -

Land Use - Per Applicant

Demolition -

Construction Phase - Per Applicant

Woodstoves - Per Applicant

Construction Off-road Equipment Mitigation -

Area Mitigation -

Water Mitigation -

Table Name	Column Name	Default Value	New Value
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblLandUse	LandUseSquareFeet	19,000.00	11,515.00
tblLandUse	LandUseSquareFeet	6,400.00	4,381.00
tblLandUse	LotAcreage	3.80	0.21
tblLandUse	LotAcreage	0.14	0.10
tblLandUse	Population	54.00	42.00

2.0 Emissions Summary

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Annual

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	3-1-2021	5-31-2021	0.3016	0.3016
2	6-1-2021	8-31-2021	0.2828	0.2828
		Highest	0.3016	0.3016

**2.2 Overall Operational
Unmitigated Operational**

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Area	0.1199	7.1900e-003	0.3173	3.2000e-004	0.0192	0.0192	0.0192	0.0192	0.0192	0.0192	2.0182	4.1990	6.2171	6.3300e-003	1.4000e-004	6.4162
Energy	1.6900e-003	0.0144	6.1800e-003	9.0000e-005	1.1700e-003	1.1700e-003	1.1700e-003	1.1700e-003	1.1700e-003	1.1700e-003	0.0000	57.7637	57.7637	2.0200e-003	6.6000e-004	58.0098
Mobile	0.0262	0.1443	0.3193	1.1800e-003	0.0974	9.5000e-004	0.0983	0.0261	8.8000e-004	0.0270	0.0000	109.3993	109.3993	5.4300e-003	0.0000	109.5351
Waste					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	2.0725	0.0000	2.0725	0.1225	0.0000	5.1346
Water					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.4256	8.5537	8.9794	0.0441	1.1100e-003	10.4105
Total	0.1479	0.1659	0.6427	1.5900e-003	0.0974	0.0214	0.1187	0.0261	0.0213	0.0474	4.5163	179.9156	184.4320	0.1803	1.9100e-003	189.5062

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2.2 Overall Operational

Mitigated Operational

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Area	0.0577	2.2700e-003	0.1965	1.0000e-005	1.0900e-003	1.0900e-003	1.0900e-003	1.0900e-003	1.0900e-003	1.0900e-003	0.0000	0.3208	0.3208	3.1000e-004	0.0000	0.3285
Energy	1.6900e-003	0.0144	6.1800e-003	9.0000e-005	1.1700e-003	1.1700e-003	1.1700e-003	1.1700e-003	1.1700e-003	1.1700e-003	0.0000	57.7637	57.7637	2.0200e-003	6.6000e-004	58.0098
Mobile	0.0262	0.1443	0.3193	1.1800e-003	0.0974	9.5000e-004	0.0983	0.0261	8.8000e-004	0.0270	0.0000	109.3993	109.3993	5.4300e-003	0.0000	109.5351
Waste						0.0000	0.0000	0.0000	0.0000	0.0000	2.0725	0.0000	2.0725	0.1225	0.0000	5.1346
Water						0.0000	0.0000	0.0000	0.0000	0.0000	0.3405	7.4405	7.7810	0.0353	8.9000e-004	8.9281
Total	0.0856	0.1610	0.5219	1.2800e-003	0.0974	3.2100e-003	0.1006	0.0261	3.1400e-003	0.0292	2.4131	174.9242	177.3372	0.1655	1.5500e-003	181.9361

Percent Reduction	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
42.09		2.96	18.79	19.50	0.00	84.96	15.28	0.00	85.24	38.29	46.57	2.77	3.85	8.21	18.85	3.99

3.0 Construction Detail

Construction Phase

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Annual

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	3/1/2021	3/12/2021	5	10	
2	Site Preparation	Site Preparation	3/13/2021	3/15/2021	5	1	
3	Grading	Grading	3/16/2021	3/17/2021	5	2	
4	Building Construction	Building Construction	3/18/2021	8/4/2021	5	100	
5	Paving	Paving	8/5/2021	8/11/2021	5	5	
6	Architectural Coating	Architectural Coating	8/12/2021	8/18/2021	5	5	

Acres of Grading (Site Preparation Phase): 0.5

Acres of Grading (Grading Phase): 0

Acres of Paving: 0.23

Residential Indoor: 23,318; Residential Outdoor: 7,773; Non-Residential Indoor: 2,100; Non-Residential Outdoor: 700; Striped Parking Area: 623 (Architectural Coating – sqft)

OffRoad Equipment

Golden Oaks - 6018 Norwalk Boulevard - South Coast AQMD Air District, Annual

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	29.00	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	18.00	4.00	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	4.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

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3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Demolition - 2021

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
MT/yr																
Fugitive Dust					3.1100e-003	0.0000	3.1100e-003	4.7000e-004	0.0000	4.7000e-004	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	2.0400e-003	1.9400e-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	3.1100e-003	2.0400e-003	5.1500e-003	4.7000e-004	1.9400e-003	2.4100e-003	0.0000	5.2047	5.2047	9.7000e-004	0.0000	5.2289

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3.2 Demolition - 2021

Unmitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	1.1000e-004	3.7800e-003	8.0000e-004	1.0000e-005	2.5000e-004	1.0000e-005	2.6000e-004	7.0000e-005	1.0000e-005	8.0000e-005	0.0000	1.0827	1.0827	7.0000e-005	0.0000	1.0846
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	3.2000e-004	3.9300e-003	2.5400e-003	2.0000e-005	8.0000e-004	1.0000e-005	8.1000e-004	2.2000e-004	1.0000e-005	2.3000e-004	0.0000	1.5605	1.5605	8.0000e-005	0.0000	1.5627

Mitigated Construction On-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Fugitive Dust					1.2100e-003	0.0000	1.2100e-003	1.8000e-004	0.0000	1.8000e-004	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	2.0400e-003	1.9400e-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	1.2100e-003	2.0400e-003	3.2500e-003	1.8000e-004	1.9400e-003	2.1200e-003	0.0000	5.2047	5.2047	9.7000e-004	0.0000	5.2289

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3.2 Demolition - 2021

Mitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	1.1000e-004	3.7800e-003	8.0000e-004	1.0000e-005	2.5000e-004	1.0000e-005	2.6000e-004	7.0000e-005	1.0000e-005	8.0000e-005	0.0000	1.0827	1.0827	7.0000e-005	0.0000	1.0846
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	3.2000e-004	3.9300e-003	2.5400e-003	2.0000e-005	8.0000e-004	1.0000e-005	8.1000e-004	2.2000e-004	1.0000e-005	2.3000e-004	0.0000	1.5605	1.5605	8.0000e-005	0.0000	1.5627

3.3 Site Preparation - 2021

Unmitigated Construction On-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
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	1.5000e-004	1.4000e-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

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3.3 Site Preparation - 2021
Unmitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	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

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
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	1.5000e-004	1.4000e-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

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3.3 Site Preparation - 2021
Mitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	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

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
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	4.1000e-004	3.9000e-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

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3.4 Grading - 2021

Unmitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	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

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
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	4.1000e-004	3.9000e-004	0.0000	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

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3.4 Grading - 2021

Mitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	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

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road	0.0388	0.3993	0.3632	5.7000e-004		0.0224	0.0224		0.0206	0.0206	0.0000	50.0410	50.0410	0.0162	0.0000	50.4456
Total	0.0388	0.3993	0.3632	5.7000e-004		0.0224	0.0224		0.0206	0.0206	0.0000	50.0410	50.0410	0.0162	0.0000	50.4456

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3.5 Building Construction - 2021
Unmitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	5.7000e-004	0.0194	4.8000e-003	5.0000e-005	1.2600e-003	4.0000e-005	1.3000e-003	3.6000e-004	4.0000e-005	4.0000e-004	0.0000	4.8829	4.8829	3.1000e-004	0.0000	4.8907
Worker	3.7500e-003	2.7700e-003	0.0314	1.0000e-004	9.8700e-003	7.0000e-005	9.9500e-003	2.6200e-003	7.0000e-005	2.6900e-003	0.0000	8.6009	8.6009	2.3000e-004	0.0000	8.6067
Total	4.3200e-003	0.0221	0.0362	1.5000e-004	0.0111	1.1000e-004	0.0113	2.9800e-003	1.1000e-004	3.0900e-003	0.0000	13.4839	13.4839	5.4000e-004	0.0000	13.4974

Mitigated Construction On-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road	0.0388	0.3993	0.3632	5.7000e-004		0.0224	0.0224		0.0206	0.0206	0.0000	50.0410	50.0410	0.0162	0.0000	50.4456
Total	0.0388	0.3993	0.3632	5.7000e-004		0.0224	0.0224		0.0206	0.0206	0.0000	50.0410	50.0410	0.0162	0.0000	50.4456

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3.5 Building Construction - 2021
Mitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	5.7000e-004	0.0194	4.8000e-003	5.0000e-005	1.2600e-003	4.0000e-005	1.3000e-003	3.6000e-004	4.0000e-005	4.0000e-004	0.0000	4.8829	4.8829	3.1000e-004	0.0000	4.8907
Worker	3.7500e-003	2.7700e-003	0.0314	1.0000e-004	9.8700e-003	7.0000e-005	9.9500e-003	2.6200e-003	7.0000e-005	2.6900e-003	0.0000	8.6009	8.6009	2.3000e-004	0.0000	8.6067
Total	4.3200e-003	0.0221	0.0362	1.5000e-004	0.0111	1.1000e-004	0.0113	2.9800e-003	1.1000e-004	3.0900e-003	0.0000	13.4839	13.4839	5.4000e-004	0.0000	13.4974

3.6 Paving - 2021
Unmitigated Construction On-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road	1.8000e-003	0.0168	0.0177	3.0000e-005	8.8000e-004	8.8000e-004	8.8000e-004	8.2000e-004	8.2000e-004	8.2000e-004	0.0000	2.3481	2.3481	6.8000e-004	0.0000	2.3652
Paving	8.0000e-005				0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	1.8800e-003	0.0168	0.0177	3.0000e-005		8.8000e-004	8.8000e-004	8.2000e-004	8.2000e-004	8.2000e-004	0.0000	2.3481	2.3481	6.8000e-004	0.0000	2.3652

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3.6 Paving - 2021

Unmitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	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	1.9000e-004	1.4000e-004	1.5700e-003	0.0000	4.9000e-004	0.0000	5.0000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.4301	0.4301	1.0000e-005	0.0000	0.4303
Total	1.9000e-004	1.4000e-004	1.5700e-003	0.0000	4.9000e-004	0.0000	5.0000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.4301	0.4301	1.0000e-005	0.0000	0.4303

Mitigated Construction On-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road	1.8000e-003	0.0168	0.0177	3.0000e-005	8.8000e-004	8.8000e-004	8.8000e-004	8.2000e-004	8.2000e-004	8.2000e-004	0.0000	2.3481	2.3481	6.8000e-004	0.0000	2.3652
Paving	8.0000e-005				0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	1.8800e-003	0.0168	0.0177	3.0000e-005	8.8000e-004	8.8000e-004	8.8000e-004	8.2000e-004	8.2000e-004	8.2000e-004	0.0000	2.3481	2.3481	6.8000e-004	0.0000	2.3652

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3.6 Paving - 2021

Mitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	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	1.9000e-004	1.4000e-004	1.5700e-003	0.0000	4.9000e-004	0.0000	5.0000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.4301	0.4301	1.0000e-005	0.0000	0.4303
Total	1.9000e-004	1.4000e-004	1.5700e-003	0.0000	4.9000e-004	0.0000	5.0000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.4301	0.4301	1.0000e-005	0.0000	0.4303

3.7 Architectural Coating - 2021

Unmitigated Construction On-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Archit. Coating	0.0440					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	5.5000e-004	3.8200e-003	4.5400e-003	1.0000e-005	2.4000e-004	2.4000e-004	2.4000e-004	2.4000e-004	2.4000e-004	2.4000e-004	0.0000	0.6383	0.6383	4.0000e-005	0.0000	0.6394
Total	0.0445	3.8200e-003	4.5400e-003	1.0000e-005	2.4000e-004	2.4000e-004	2.4000e-004	2.4000e-004	2.4000e-004	2.4000e-004	0.0000	0.6383	0.6383	4.0000e-005	0.0000	0.6394

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3.7 Architectural Coating - 2021
Unmitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	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

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Archit. Coating	0.0440					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	5.5000e-004	3.8200e-003	4.5400e-003	1.0000e-005	2.4000e-004	2.4000e-004	2.4000e-004	2.4000e-004	2.4000e-004	2.4000e-004	0.0000	0.6383	0.6383	4.0000e-005	0.0000	0.6394
Total	0.0445	3.8200e-003	4.5400e-003	1.0000e-005	2.4000e-004	2.4000e-004	2.4000e-004	2.4000e-004	2.4000e-004	2.4000e-004	0.0000	0.6383	0.6383	4.0000e-005	0.0000	0.6394

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3.7 Architectural Coating - 2021

Mitigated Construction Off-Site

Category	tons/yr										MT/yr						
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	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	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	0.0000	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	0.0000	0.0956

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

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Category	tons/yr													MT/yr			
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Mitigated	0.0262	0.1443	0.3193	1.1800e-003	0.0974	9.5000e-004	0.0983	0.0261	8.8000e-004	0.0270	0.0000	109.3993	109.3993	5.4300e-003	0.0000	109.5351	
Unmitigated	0.0262	0.1443	0.3193	1.1800e-003	0.0974	9.5000e-004	0.0983	0.0261	8.8000e-004	0.0270	0.0000	109.3993	109.3993	5.4300e-003	0.0000	109.5351	

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated		Mitigated	
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT	Annual VMT	Annual VMT
Enclosed Parking Structure	0.00	0.00	0.00				
Other Non-Asphalt Surfaces	0.00	0.00	0.00				
Parking Lot	0.00	0.00	0.00				
Retirement Community	45.60	38.57	37.05	148,217	148,217	148,217	148,217
Strip Mall	62.05	58.86	28.60	108,094	108,094	108,094	108,094
Total	107.65	97.43	65.65	256,311	256,311	256,311	256,311

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Enclosed Parking Structure	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Other Non-Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Retirement Community	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

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4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Enclosed Parking Structure	0.549559	0.042893	0.201564	0.118533	0.015569	0.005846	0.021394	0.034255	0.002099	0.001828	0.004855	0.000709	0.000896
Other Non-Asphalt Surfaces	0.549559	0.042893	0.201564	0.118533	0.015569	0.005846	0.021394	0.034255	0.002099	0.001828	0.004855	0.000709	0.000896
Parking Lot	0.549559	0.042893	0.201564	0.118533	0.015569	0.005846	0.021394	0.034255	0.002099	0.001828	0.004855	0.000709	0.000896
Retirement Community	0.549559	0.042893	0.201564	0.118533	0.015569	0.005846	0.021394	0.034255	0.002099	0.001828	0.004855	0.000709	0.000896
Strip Mall	0.549559	0.042893	0.201564	0.118533	0.015569	0.005846	0.021394	0.034255	0.002099	0.001828	0.004855	0.000709	0.000896

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
tons/yr																	
MT/yr																	
Electricity Mitigated					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	41.0740	41.0740	1.7000e-003	3.5000e-004		41.2210
Electricity Unmitigated					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	41.0740	41.0740	1.7000e-003	3.5000e-004		41.2210
NaturalGas Mitigated	1.6900e-003	0.0144	6.1800e-003	9.0000e-005	1.1700e-003	1.1700e-003	1.1700e-003	1.1700e-003	1.1700e-003	1.1700e-003	0.0000	16.6896	16.6896	3.2000e-004	3.1000e-004		16.7888
NaturalGas Unmitigated	1.6900e-003	0.0144	6.1800e-003	9.0000e-005	1.1700e-003	1.1700e-003	1.1700e-003	1.1700e-003	1.1700e-003	1.1700e-003	0.0000	16.6896	16.6896	3.2000e-004	3.1000e-004		16.7888

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5.2 Energy by Land Use - Natural Gas

Unmitigated

Land Use	Natural Gas Use kBTU/yr	tons/yr										MT/yr						
		ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e	
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Retirement Community	310456	1.6700e-003	0.0143	6.0900e-003	9.0000e-005	1.1600e-003	1.1600e-003	1.1600e-003	1.1600e-003	1.1600e-003	1.1600e-003	1.1600e-003	1.1600e-003	1.1600e-003	3.2000e-004	3.0000e-004	16.6655	0.0000
Strip Mall	2296	1.0000e-005	1.1000e-004	9.0000e-005	0.0000	1.0000e-005	1.0000e-005	1.0000e-005	1.0000e-005	1.0000e-005	1.0000e-005	1.0000e-005	1.0000e-005	0.1225	0.0000	0.0000	0.1233	0.0000
Total		1.6800e-003	0.0144	6.1800e-003	9.0000e-005	1.1700e-003	1.1700e-003	1.1700e-003	1.1700e-003	1.1700e-003	1.1700e-003	1.1700e-003	1.1700e-003	16.6896	3.2000e-004	3.0000e-004	16.7888	0.0000

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5.2 Energy by Land Use - Natural Gas

Mitigated

Land Use	Natural Gas Use kBTU/yr	tons/yr										MT/yr						
		ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e	
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Retirement Community	310456	1.6700e-003	0.0143	6.0900e-003	9.0000e-005	1.1600e-003	1.1600e-003	1.1600e-003	1.1600e-003	1.1600e-003	1.1600e-003	1.1600e-003	1.1600e-003	1.1600e-003	3.2000e-004	3.0000e-004	16.6655	0.0000
Strip Mall	2296	1.0000e-005	1.1000e-004	9.0000e-005	0.0000	1.0000e-005	1.0000e-005	1.0000e-005	1.0000e-005	1.0000e-005	1.0000e-005	1.0000e-005	1.0000e-005	0.1225	0.0000	0.0000	0.1233	0.0000
Total		1.6800e-003	0.0144	6.1800e-003	9.0000e-005	1.1700e-003	1.1700e-003	1.1700e-003	1.1700e-003	1.1700e-003	1.1700e-003	1.1700e-003	1.1700e-003	16.6896	3.2000e-004	3.0000e-004	16.7888	0.0000

5.3 Energy by Land Use - Electricity

Unmitigated

Land Use	Electricity Use	Total CO2	CH4	N2O	CO2e
	kWh/yr	MT/yr			
Enclosed Parking Structure	24840.3	7.9146	3.3000e-004	7.0000e-005	7.9430
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	980	0.3123	1.0000e-005	0.0000	0.3134
Retirement Community	84191.5	26.8252	1.1100e-003	2.3000e-004	26.9212
Strip Mall	18900	6.0219	2.5000e-004	5.0000e-005	6.0435
Total		41.0740	1.7000e-003	3.5000e-004	41.2210

5.3 Energy by Land Use - Electricity

Mitigated

Land Use	Electricity Use	Total CO2	CH4	N2O	CO2e
	kWh/yr	MT/yr			
Enclosed Parking Structure	24840.3	7.9146	3.3000e-004	7.0000e-005	7.9430
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	980	0.3123	1.0000e-005	0.0000	0.3134
Retirement Community	84191.5	26.8252	1.1100e-003	2.3000e-004	26.9212
Strip Mall	18900	6.0219	2.5000e-004	5.0000e-005	6.0435
Total		41.0740	1.7000e-003	3.5000e-004	41.2210

6.0 Area Detail

6.1 Mitigation Measures Area

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

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Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr															
Mitigated	0.0577	2.2700e-003	0.1965	1.0000e-005	1.0900e-003	1.0900e-003	1.0900e-003	1.0900e-003	1.0900e-003	1.0900e-003	0.0000	0.3208	0.3208	3.1000e-004	0.0000	0.3285
Unmitigated	0.1199	7.1900e-003	0.3173	3.2000e-004	0.0192	0.0192	0.0192	0.0192	0.0192	0.0192	2.0182	4.1990	6.2171	6.3300e-003	1.4000e-004	6.4162
	MT/yr															

6.2 Area by SubCategory

Unmitigated

SubCategory	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr															
Architectural Coating	4.4000e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0473					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0622	4.9300e-003	0.1208	3.1000e-004	0.0181	0.0181	0.0181	0.0181	0.0181	0.0181	2.0182	3.8782	5.8964	6.0200e-003	1.4000e-004	6.0877
Landscaping	5.9600e-003	2.2700e-003	0.1965	1.0000e-005	1.0900e-003	1.0900e-003	1.0900e-003	1.0900e-003	1.0900e-003	1.0900e-003	0.0000	0.3208	0.3208	3.1000e-004	0.0000	0.3285
Total	0.1199	7.2000e-003	0.3173	3.2000e-004	0.0192	0.0192	0.0192	0.0192	0.0192	0.0192	2.0182	4.1990	6.2171	6.3300e-003	1.4000e-004	6.4162

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6.2 Area by SubCategory

Mitigated

SubCategory	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Architectural Coating	4.4000e-003					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.0473					0.0000	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	0.0000
Landscaping	5.9600e-003	2.2700e-003	0.1965	1.0000e-005	1.0900e-003	1.0900e-003	1.0900e-003	1.0900e-003	1.0900e-003	1.0900e-003	0.0000	0.3208	0.3208	3.1000e-004	0.0000	0.3285
Total	0.0577	2.2700e-003	0.1965	1.0000e-005		1.0900e-003	1.0900e-003		1.0900e-003	1.0900e-003	0.0000	0.3208	0.3208	3.1000e-004	0.0000	0.3285

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

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	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	7.7810	0.0353	8.9000e-004	8.9281
Unmitigated	8.9794	0.0441	1.1100e-003	10.4105

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Enclosed Parking Structure	0 / 0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Retirement Community	1.23793 / 0.780432	8.2913	0.0407	1.0200e-003	9.6118
Strip Mall	0.103702 / 0.063559	0.6881	3.4100e-003	9.0000e-005	0.7987
Total		8.9794	0.0441	1.1100e-003	10.4105

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7.2 Water by Land Use

Mitigated

Land Use	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
	Mgal	MT/yr			
Enclosed Parking Structure	0 / 0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Retirement Community	0.990341 / 0.780432	7.1855	0.0326	8.2000e-004	8.2439
Strip Mall	0.0829612 / 0.063559	0.5955	2.7300e-003	7.0000e-005	0.6841
Total		7.7810	0.0353	8.9000e-004	8.9281

8.0 Waste Detail

8.1 Mitigation Measures Waste

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Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	2.0725	0.1225	0.0000	5.1346
Unmitigated	2.0725	0.1225	0.0000	5.1346

8.2 Waste by Land Use

Unmitigated

Land Use	Waste Disposed tons	Total CO2			CO2e
		CH4	N2O	CO2e	
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Retirement Community	8.74	1.7741	0.1049	0.0000	4.3954
Strip Mall	1.47	0.2984	0.0176	0.0000	0.7393
Total		2.0725	0.1225	0.0000	5.1346

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8.2 Waste by Land Use

Mitigated

Land Use	Waste Disposed tons	Total CO2	CH4	N2O	CO2e
		MT/yr			
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Retirement Community	8.74	1.7741	0.1049	0.0000	4.3954
Strip Mall	1.47	0.2984	0.0176	0.0000	0.7393
Total		2.0725	0.1225	0.0000	5.1346

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

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

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

Equipment Type	Number
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11.0 Vegetation
