



Appendices

Appendix P Construction Phasing Memo



Appendices

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MEMORANDUM

DATE: February 2, 2021

To: Brent Stoll, Rose Equities

FROM: Ambarish Mukerjee, P.E., Principal
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SUBJECT: One Metro West Phased Project Construction Analysis

INTRODUCTION

LSA prepared the *One Metro West Air Quality and Greenhouse Gas Impact Analysis*¹ in January 2020, the *One Metro West Noise and Vibration Impact Analysis*² in January 2020, and the *One Metro West Traffic Impact Analysis*³ in April 2020 to assess impacts related to the proposed One Metro West development project located in the City of Costa Mesa (City). Since these reports were prepared, the anticipated construction schedule has changed. This memorandum evaluates the change in impacts to the *Air Quality and Greenhouse Gas Impact Analysis*, *Noise and Vibration Impact Analysis*, and the *Traffic Impact Analysis* associated with the updated phasing schedule.

Consistent with the previous analysis, the 15.23-acre project site is at 1683 Sunflower Avenue in Costa Mesa, California. The project site is bounded by Sunflower Avenue to the north, industrial and logistics uses to the west, the San Diego Freeway (Interstate 405 [I-405]) to the south, and the South Coast Collection (also known as SOCO) retail center to the east. The project site is currently occupied by a light industrial facility.

Regional access to the project site is provided by I-405, the Corona del Mar Freeway (State Route 73), and the Costa Mesa Freeway (State Route 55). Harbor Boulevard and Sunflower Avenue are the major roadways that provide local access.

PROJECT DESCRIPTION

The proposed One Metro West project would construct a mixed-use development consisting of residential, specialty retail, creative office, and recreation uses. The project would develop a mixed-use community with housing near jobs in a campus-like setting, a 1.7-acre open space area, and would provide a connection to bicycle trails. The proposed project would provide 1,057 multifamily

¹ LSA, 2020. *One Metro West Air Quality and Greenhouse Gas Impact Analysis*. January.

² LSA, 2020. *One Metro West Noise and Vibration Impact Analysis*. January.

³ LSA, 2020. *One Metro West Traffic Impact Analysis*. April.

residential units, 25,000 square feet (sf) of commercial creative office, a 1,500 sf community center, and 6,000 sf of specialty retail. This project would support up to 2,886 residents (US Census) and 131 employees (SCAG 2001).

This updated analysis assumes that construction would start in 2022 and conclude in 2027, with each building built in a sequential phase, lasting approximately 5 ½ years. Occupancy would begin for each building as it is completed. Phased construction would proceed as follows.

- Phase 1 would include construction of Building A, which would start in July 2022 and will take approximately 30 months to build. The proposed park would be constructed following construction of Building A.
- Phase 2 would include construction of Building B, which would start in July 2024, lasting approximately 26 months.
- Phase 3 would include construction of Building C and the office building, which would start in January of 2026 and would last approximately 22 months.

In order to redevelop the project site, the existing 345,000 sf, two-story industrial building, associated parking areas, drive aisles, hardscape improvements, and landscaping would be demolished. The site would then be cleared and graded for development of the proposed project.

All other project development assumptions would remain consistent with the previous analyses.

AIR QUALITY

The January 2020 report made the following findings for construction and operational air quality impacts.

Construction-Related Impacts

The maximum daily VOC and NO_x emissions, would be 110 and 112 lbs/day, respectively which would exceed the SCAQMD threshold. Therefore, mitigation would be required to reduce this impact. Implementation of Mitigation Measure AIR-1 was incorporated into the project, which would require construction equipment that meets EPA Tier 3 level of emission controls fitted with Level 2 Diesel Particulate Filters for all construction equipment 50 horsepower or more. Mitigation Measure AIR-2 was also incorporated requiring the use of interior paints with low VOC content. As shown in Table A, the original analysis concluded that with implementation of mitigation measures the emissions of VOC would still exceed the SCAQMD threshold and short-term construction impacts would be significant and unavoidable.

Table A: Short-Term Regional Peak Day Construction Emissions With Mitigation From January 2020 Report

Construction Phase	Total Regional Pollutant Emissions (lbs/day)				Fugitive	Exhaust	Fugitive	Exhaust
	VOC	NO _x	CO	SO _x	PM ₁₀	PM ₁₀	PM _{2.5}	PM _{2.5}
Demolition	1	24	27	<1	3	<1	<1	<1
Site Preparation	1	19	23	<1	7	<1	4	<1
Grading	3	73	39	<1	7	<1	3	<1
Building Construction	4	24	41	<1	9	<1	3	<1
Paving	<1	11	18	<1	<1	<1	<1	<1
Architectural Coating	105	2	7	<1	3	<1	<1	<1
Peak Daily	109	92	80	<1	17		8	
SCAQMD Thresholds	75	100	550	150	150		55	
Exceeds Thresholds?	Yes	No	No	No	No		No	

Source: Compiled by LSA (January 2020).

Note: Assumes every phase overlaps with the subsequent phase and the Building Construction, Paving, and Architectural Coating phases overlap. All emissions are from the Mitigated results - the measures applied in this modeling are required dust control measures per SCAQMD Rule 403 and EPA Tier 3 and DPF Level 2 compliance.

CO = carbon monoxide

lbs/day = pounds per day

NO_x = nitrogen oxides

PM_{2.5} = particulate matter less than 2.5 microns in size

PM₁₀ = particulate matter less than 10 microns in size

SCAQMD = South Coast Air Quality Management District

SO_x = sulfur oxides

VOC = volatile organic compounds

Operational Impacts

As demonstrated in Table B, it was determined that operational air emissions associated with the proposed project would not exceed applicable SCAQMD thresholds for any criteria pollutant.

Table B: Opening Year Regional Operational Emissions From January 2020 Report

Source	Pollutant Emissions (lbs/day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Existing Operational Emissions						
Area	8	<1	<1	0	<1	<1
Energy	<1	2	2	<1	<1	<1
Mobile	<1	2	8	<1	4	1
Warehouse Equipment	<1	3	5	<1	<1	<1
Total Existing Emissions	9	7	15	<1	4	1
Proposed Project Operational Emissions						
Area	26	1	87	<1	<1	<1
Energy	<1	3	1	<1	<1	<1
Mobile	9	33	112	<1	53	14
Total Project Emissions	35	37	200	<1	53	15
Net Operational Emissions	26	30	185	<1	49	14
SCAQMD Thresholds	55	55	550	150	150	55
Exceeds Thresholds?	No	No	No	No	No	No

Source: Compiled by LSA (January 2020).

CO = carbon monoxide

lbs/day = pounds per day

NO_x = nitrogen oxides

PM_{2.5} = particulate matter less than 2.5 microns in size

PM₁₀ = particulate matter less than 10 microns in size

SCAQMD = South Coast Air Quality Management District

SO_x = sulfur oxides

VOC = volatile organic compounds

Since the preparation of the technical report, the project applicant has developed an updated phased construction schedule. This air quality analysis has been prepared to evaluate the potential air quality impacts and mitigation measures associated with the phased development of the proposed project. As demonstrated in the analysis provided herein, a phased schedule would result in less than significant impacts related to both short-term construction and long-term operation of the project (see Table F and Table G, below) and less impacts than the January 2020 analysis. Furthermore, overlapping construction and operational emissions would be less than significant (see Table H).

As identified in the previous analysis, air pollutant emissions associated with the project would occur over the short term from construction activities and over the long term from operational activities including project-related vehicular trips and energy consumption (e.g., electricity and natural gas usage). The purpose of this air quality analysis is to review reasonably foreseeable worst-case, air quality impacts due to construction and occupancy of the project and determine if any additional mitigation measures are necessary to address potential impacts.

Phased Construction Impacts

Project construction impacts were evaluated for the project by estimating the construction equipment that would be used during each construction activity, the hours of use for that construction equipment, the quantities of earth and debris to be moved, and on-road vehicle trips (worker, soil hauling, and vendor trips). To accomplish this, the project engineer, the developer, and LSA worked together to develop a preliminary grading plan, construction equipment list, and a reasonably foreseeable construction activities phasing plan indicative of incremental development. The analysis using the preliminary construction planning allows for a project-level analysis and mitigation associated with construction activities.

This analysis assumes construction would be conducted in three phases, with each building built in a sequential phase. Building A would take approximately 30 months to complete starting in July 2022, Building B approximately 26 months and Building C (including office building) approximately 22 months, concluding in November 2027, lasting approximately 5 ½ years. Table C lists the tentative project construction schedule and duration by phase.

During Phase 1, an existing 343,300 sf building and a 178,000 sf parking lot would be demolished. The entire site would be cleared and graded. Construction would require approximately 91,000 cubic yards (CY) of fill and 194,000 CY of soil removal. There are 79,000 sf of hardscape (e.g., concrete curb, walkways) planned.

Table C: Tentative Project Construction Schedule

Construction Activity	Number of Days
Phase 1	
Demolition	66
Site Preparation	33
Grading	99
Building Construction	425
Paving	20
Architectural Coating	257
Phase 2	
Building Construction	523
Paving	18
Architectural Coating	257
Phase 3	
Building Construction	425
Paving	20
Architectural Coating	257

Source: One Metro West Plans.

The construction calculations included in the January 2020 analysis assumed that dust control measures would be employed to comply with SCAQMD Rule 403 regarding the control of emissions of fugitive dust. Those measures are also included in the phased construction analysis. The Rule 403 measures that were incorporated in the CalEEMod analysis are:

- Water active sites at least thrice daily (locations where grading is to occur shall be thoroughly watered prior to earthmoving).
- Cover all trucks hauling dirt, sand, soil, or other loose materials, or maintain at least 2 feet (0.6 meter) of freeboard (vertical space between the top of the load and the top of the trailer) in accordance with the requirements of California Vehicle Code Section 23114.
- Reduce traffic speeds on all unpaved roads to 15 mph or less.

CalEEMod defaults are assumed to represent the daily construction activities, on-road construction fleet mix, and off-site trip lengths. The application of architectural coatings are planned to occur throughout the building construction activity. To be conservative it was assumed that each activity would overlap with the subsequent activity and that building construction, architectural coating application, and paving activities would all overlap.

The most recent version of CalEEMod (Version 2016.3.2) was used to develop the construction equipment inventory and calculate the construction emissions. Table D lists the estimated construction equipment that would be used during project construction as estimated by CalEEMod default values.

Table D: Diesel Construction Equipment Used by Construction Activity

Construction Activity	Off-Road Equipment Type	Off-Road Equipment Unit Amount	Hours Used per Day	Horsepower	Load Factor
Phase 1-Only Construction Equipment					
Demolition	Concrete/Industrial Saws	1	8	81	0.73
	Excavators	3	8	158	0.38
	Rubber Tired Dozers	2	8	247	0.4
Site Preparation	Rubber Tired Dozers	3	8	247	0.4
	Tractors/Loaders/Backhoes	4	8	97	0.37
Grading	Excavators	2	8	158	0.38
	Graders	1	8	187	0.41
	Rubber Tired Dozers	1	8	247	0.4
	Tractors/Loaders/Backhoes	2	8	97	0.37
Equipment used in all three Phases					
Building Construction	Cranes	1	7	231	0.29
	Forklifts	3	8	89	0.2
	Generator Sets	1	8	84	0.74
	Tractors/Loaders/Backhoes	3	7	97	0.37
	Welders	1	8	46	0.45
Architectural Coating	Air Compressors	1	6	78	0.48
Paving	Pavers	2	8	130	0.42
	Paving Equipment	2	8	132	0.36
	Rollers	2	8	80	0.38

Source: One Metro West Plans.

Table E below shows the total construction emissions (i.e., fugitive-dust emissions and construction-equipment exhausts) that would occur on a peak day. The PM₁₀ and PM_{2.5} emissions rates shown in Table E are from the CalEEMod output tables listed as “Mitigated Construction,” even though the only measures that have been applied to the analysis are the required construction emissions control measures, or standard conditions. They are also the combination of the on- and off-site emissions.

Architectural coatings contain VOCs that are part of the O₃ precursors. Based on the proposed project plans, it is estimated that application of the architectural coatings would result in a peak of 11 pounds per day (lbs/day) of VOC, less than the SCAQMD VOC threshold of 75 lbs/day.

The maximum daily NO_x emissions, which would occur during Phase 1 of construction, would be 112 lbs/day which would exceed the SCAQMD threshold of 100 lbs/day. Therefore, mitigation would be required to reduce this impact.

Consistent with the findings of the January 2020 analysis, implementation of Mitigation Measure AIR-1 would require the construction equipment to meet enhanced standards as follows:

Mitigation Measure AIR-1 The project contractor(s) shall use construction equipment that meets EPA Tier 3 level of emission controls fitted with Level 2 Diesel Particulate Filters (DPF) for all construction equipment 50 horsepower or more.

Table E: Phased Short-Term Regional Peak Day Construction Emissions

Construction Phase	Total Regional Pollutant Emissions (lbs/day)							
	VOC	NO _x	CO	SO _x	PM ₁₀		PM _{2.5}	
					Fugitive	Exhaust	Fugitive	Exhaust
Phase 1								
Demolition	3	31	23	<1	3	<1	<1	<1
Site Preparation	3	33	20	<1	7	<1	4	<1
Grading	4	79	34	<1	18	<1	5	<1
Building Construction	3	21	29	<1	5	<1	1	<1
Paving	1	10	15	<1	<1	<1	<1	<1
Architectural Coating	11	1	4	<1	<1	<1	<1	<1
Phase 1 Peak Daily	15	112	63	<1	26		10	
Phase 2								
Building Construction	3	18	26	<1	4	<1	1	<1
Paving	<1	8	13	<1	<1	<1	<1	<1
Architectural Coating	10	1	3	<1	<1	<1	<1	<1
Phase 2 Peak Daily	14	27	42	1	5		2	
Phase 3								
Building Construction	3	20	26	<1	5	<1	1	<1
Paving	<1	9	15	<1	<1	<1	<1	<1
Architectural Coating	7	1	3	<1	<1	<1	<1	<1
Phase 3 Peak Daily	11	30	44	1	6		1	
SCAQMD Thresholds	75	100	550	150	150		55	
Exceeds Thresholds?	No	Yes	No	No	No		No	

Source: Compiled by LSA (October 2020).

Note: Assumes every phase overlaps with the subsequent phase and the Building Construction, Paving, and Architectural Coating phases overlap. PM₁₀ and PM_{2.5} fugitive emissions are from the Mitigated results - the only "mitigation" applied in this modeling are required dust control measures per SCAQMD Rule 403.

CO = carbon monoxide

lbs/day = pounds per day

NO_x = nitrogen oxides

PM_{2.5} = particulate matter less than 2.5 microns in size

PM₁₀ = particulate matter less than 10 microns in size

SCAQMD = South Coast Air Quality Management District

SO_x = sulfur oxides

VOC = volatile organic compounds

The phased analysis results in peak daily emissions rates of VOC that are all under the SCAQMD thresholds. Therefore, the mitigated analysis does not include the previously identified implementation of Mitigation Measure AIR-2.

Emission results with implementation of Mitigation Measure AIR-1 are shown in Table F.

Table F: Phased Short-Term Regional Peak Day Construction Emissions With Mitigation

Construction Phase	Total Regional Pollutant Emissions (lbs/day)				Fugitive PM ₁₀	Exhaust PM ₁₀	Fugitive PM _{2.5}	Exhaust PM _{2.5}
	VOC	NO _x	CO	SO _x				
Phase 1								
Demolition	1	24	27	<1	3	<1	<1	<1
Site Preparation	1	19	23	<1	7	<1	4	<1
Grading	3	73	37	<1	18	<1	5	<1
Building Construction	2	21	31	<1	5	<1	1	<1
Paving	<1	11	18	<1	<1	<1	<1	<1
Architectural Coating	11	2	4	<1	<1	<1	<1	<1
Phase 1 Peak Daily	14	94	68	<1	23		10	
Phase 2								
Building Construction	2	19	28	<1	4	<1	1	<1
Paving	<1	9	14	<1	<1	<1	<1	<1
Architectural Coating	10	1	3	<1	<1	<1	<1	<1
Phase 2 Peak Daily	13	27	42	1	5		2	
Phase 3								
Building Construction	2	22	28	<1	5	<1	1	<1
Paving	<1	11	18	<1	<1	<1	<1	<1
Architectural Coating	7	1	3	<1	<1	<1	<1	<1
Phase 3 Peak Daily	11	34	49	1	6		1	
SCAQMD Thresholds	75	100	550	150	150		55	
Exceeds Thresholds?	No	No	No	No	No		No	

Source: Compiled by LSA (October 2020).

Note: Assumes every phase overlaps with the subsequent phase and the Building Construction, Paving, and Architectural Coating phases overlap. All emissions are from the Mitigated results - the measures applied in this modeling are required dust control measures per SCAQMD Rule 403 and EPA Tier 3 and DPF Level 2 compliance.

CO = carbon monoxide

lbs/day = pounds per day

NO_x = nitrogen oxides

PM_{2.5} = particulate matter less than 2.5 microns in size

PM₁₀ = particulate matter less than 10 microns in size

SCAQMD = South Coast Air Quality Management District

SO_x = sulfur oxides

VOC = volatile organic compounds

As shown in Table F, with implementation of Mitigation Measure AIR-1, the emissions of NO_x would be reduced to below the SCAQMD standard. Thus, with mitigation all regional criteria pollutant emissions would be less than significant during construction.

Phased Operations Impacts

Long-Term Project Operational Emissions

Project operational impacts were evaluated for the project by analyzing air pollutant emission impacts from net increases in both area and mobile-source emissions. The area source emission categories include sources such as consumer products and landscaping equipment. (Normally area sources would also include fireplaces, however, the project would not include any fireplaces in any of the residences). Consistent with the previously prepared analysis, the existing light industrial land use was modeled using the trip rate from the *Traffic Impact Analysis Report* (LSA 2020) of 428 peak daily trips and CalEEMod defaults for other parameters. The “historical” energy option was enabled to represent the energy use based on the age of the existing building.

Based on the *Traffic Impact Analysis*, operation of the total project would generate 7,103 trips, the office use 244 trips, the retail use 641 trips, the community center 43 trips, and the public park 1 trip, all on a peak day. Project trips would be reduced by 803 trips due to internal capture. Using the same trip rates, when just Building A is occupied the project would generate 2,716 trips, and when Buildings A and B are occupied the project would generate 5,009 trips. As the amount of project-related daily trips would vary from weekday to weekend and the traffic impact peak day is a weekday (when there is more non-project-related traffic on surrounding roads), the trip rates for Saturday and Sunday were proportioned from the peak day. Table G shows long-term operational emissions associated with the proposed project by phase.

Table G: Phased Regional Operational Emissions by Phase

Source	Pollutant Emissions (lbs/day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Existing Operational Emissions						
Area	8	<1	<1	0	<1	<1
Energy	<1	2	2	<1	<1	<1
Mobile	<1	2	8	<1	4	1
Warehouse Equipment	<1	3	5	<1	<1	<1
Total Existing Emissions	9	7	15	<1	4	1
Phase 1 Operational Emissions						
Area	11	<1	37	<1	<1	<1
Energy	<1	<1	<1	<1	<1	<1
Mobile	3	13	47	<1	21	6
Net Increase From Existing for Phase 1	5	8	70	<1	17	5
Phase 1 and 2 Combined Operational Emissions						
Area	20	<1	68	<1	<1	<1
Energy	<1	2	1	<1	<1	<1
Mobile	6	23	83	<1	38	10
Net Increase From Existing for Phase 1 and 2 Combined	17	19	137	<1	34	10
Total Project Buildout Operational Emissions						
Area	26	1	87	<1	<1	<1
Energy	<1	3	1	<1	<1	<1
Mobile	9	33	112	<1	53	14
Net Increase From Existing for Total Project Buildout	26	30	185	<1	49	14
SCAQMD Thresholds	55	55	550	150	150	55
Exceeds Thresholds?	No	No	No	No	No	No

Source: Compiled by LSA (October 2020).

CO = carbon monoxide

lbs/day = pounds per day

NO_x = nitrogen oxides

PM_{2.5} = particulate matter less than 2.5 microns in size

PM₁₀ = particulate matter less than 10 microns in size

SCAQMD = South Coast Air Quality Management District

SO_x = sulfur oxides

VOC = volatile organic compounds

As there would be periods of time when construction of one phase will occur simultaneously with the operations of previous phase(s), Table H shows the combined peak daily emissions that could occur during each construction phase. As shown in Table H, the combined impact of overlapping construction and operational emissions would be less than significant.

Table H: Phased Regional Emissions for Overlapping Construction and Operational Emissions

Source	Pollutant Emissions (lbs/day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Phase 1 Operational and Phase 2 Construction Emissions						
Net New Phase 1 Emissions	5	8	70	<1	17	5
Phase 2 Mitigated Construction	14	27	42	1	5	2
Total Combined Emissions	19	35	112	1	22	7
Phase 1 and 2 Combined Operational and Phase 3 Construction Emissions						
Phase 1 and Phase 2 Net New Operational Emissions	17	19	137	<1	34	10
Phase 3 Mitigated Construction	11	30	44	1	6	1
Total Combined Emissions	28	49	181	1	40	11
SCAQMD Thresholds	55	55	550	150	150	55
Exceeds Thresholds?	No	No	No	No	No	No

Source: Compiled by LSA (October 2020).

CO = carbon monoxide

lbs/day = pounds per day

NO_x = nitrogen oxides

PM_{2.5} = particulate matter less than 2.5 microns in size

PM₁₀ = particulate matter less than 10 microns in size

SCAQMD = South Coast Air Quality Management District

SO_x = sulfur oxides

VOC = volatile organic compounds

Construction Impacts to On-Site and Off-site Residents

The greatest potential for toxic air contaminant (TAC) emissions during construction activities would be related to emissions of diesel particulate matter (DPM) associated with heavy equipment operations during demolition, grading, and trenching activities. In addition, while incidental amounts of substances containing TACs—such as oils, solvents, and paints—could be used, these products would comply with all applicable SCAQMD rules for their manufacture and use and would not contribute substantially to overall health risks from TACs. According to SCAQMD methodology, health effects from carcinogenic TACs are usually described in terms of individual cancer risk. Individual cancer risk is the likelihood that a person exposed to concentrations of TACs over a 30-year residential lifetime will contract cancer, based on the use of standard risk-assessment methodology. The SCAQMD *CEQA Air Quality Handbook* recommends that sensitive receptors located within 0.25 mile of a facility that emits TACs be considered in an evaluation of TAC related health impacts. Sensitive receptors located beyond the 0.25 mile distance are generally not required to be evaluated due to atmospheric mixing and dispersion of pollutants.

Construction-related activities would result in short-term emissions of DPM from the off-road heavy-duty diesel equipment exhaust. Based on the project construction schedule, the LST AERMOD construction modeling, and the unmitigated on-site construction exhaust emissions from the CalEEMod analysis (shown in Table E and attached), construction of the proposed project would not result in any substantial, long-term (i.e., 30-year) health risk levels to the residents of Phases 1 and later Phase 2 while construction of Phases 2 and 3 occur, or existing residents offsite near the project site, as shown in Table I. In addition, there would be no residual emissions or corresponding individual cancer risk after construction. As a result, as identified in the January 2020 Air Quality report, construction TAC emissions would have a less than significant impact.

Table I: Phased Construction Health Risk Levels for Residential Receptors

Location	Maximum Cancer Risk (risk per million)	Maximum Noncancer Chronic Risk (Hazard Index)
Off-Site Unmitigated Maximum Exposed Individual	2.8 per million	0.003
Off-Site Maximum Exposed Individual with implementation of Mitigation Measure AIR-1	2.0 per million	0.002
On-Site Unmitigated Maximum Exposed Individual	3.0 per million	0.003
On-Site Maximum Exposed Individual with implementation of Mitigation Measure AIR-1	2.2 per million	0.002
SCAQMD Significance Threshold	10	1.0
Significant?	No	No

Source: Compiled by LSA (October 2020).

SCAQMD = South Coast Air Quality Management District

GREENHOUSE GAS EMISSIONS

The January 2020 report made the following findings for greenhouse gas (GHG) emissions impacts. With all planned project features included the proposed project would generate a net increase of 8,965 MT CO₂e per year over the existing land uses. This would exceed the SCAQMD's Tier 3 threshold of 3,000 MT CO₂e per year; therefore, mitigation measures would be required to reduce this impact. Implementation of Mitigation Measure GHG-1 would require the project to provide preferential parking for low-emitting, fuel-efficient, and carpool/van vehicles. Mitigation Measure GHG-2 would require the project to provide electric vehicle (EV) charging stations. As shown in Table J, the January 2020 analysis concluded that with implementation of mitigation measures the emissions of GHG would continue to exceed the SCAQMD threshold and GHG emissions impacts would be significant and unavoidable.

The determination of significance was based on the SCAQMD Tier 3 threshold; however, for informational purposes, an analysis of the applicable Tier 4 GHG efficiency target was also conducted. The applicable Tier 4 GHG efficiency target is 4.8 MT CO₂e per Service Population (SP). SP is defined as the combination of all residents and employees of the project. Based on a rate of 2.73 residents per dwelling unit, the project would support up to 2,886 residents (US Census 2018) and would include approximately 131 employees (SCAG 2001) for a total SP of 3,017, as shown in Table K.

Therefore, with Mitigation Measures GHG-1 and GHG-2, the project would result in an efficiency level of 2.22 MT CO₂e per SP (6,712 MT CO₂e divided by the 3,017 SP). Thus, the net increase of GHG emissions from the proposed project per SP would be less than the Tier 4 efficiency target of 4.8 MT CO₂e per SP. Further, the January 2020 report demonstrated that the proposed project would not conflict with applicable Statewide action measures, therefore, would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs.

Table J: Long-Term Operational Greenhouse Gas Emissions With Mitigation From January 2020 Report

Source	Pollutant Emissions (MT/yr)					
	Bio-CO ₂	NBio-CO ₂	Total CO ₂	CH ₄	N ₂ O	CO ₂ e
Total Existing Emissions	112	2,527	2,639	8	0	2,860
Proposed Project						
Construction Emissions Amortized over 30 Years	0	238	238	<1	0	239
Proposed Operational Emissions with Mitigation						
Area	0	18	18	<1	0	18
Energy	0	3,366	3,366	<1	<1	3,380
Mobile	0	5,174	5,174	<1	0	5,179
Waste	111	0	111	7	0	274
Water	19	400	418	2	<1	482
Total Proposed Emissions	130	9,196	9,325	9	0	9,572
Net Increase in GHG Emissions						6,712
SCAQMD Threshold						3,000
Emissions Exceed Threshold?						Yes

Source: Compiled by LSA (January 2020).

Bio-CO₂ = biologically generated CO₂

CH₄ = methane

CO₂ = carbon dioxide

CO₂e = carbon dioxide equivalent

GHG = greenhouse gas

MT/yr = metric tons per year

N₂O = nitrous oxide

NBio-CO₂ = non-biologically generated CO₂

SCAQMD = South Coast Air Quality Management District

Table K: Service Population Determination From January 2020 Report

Residential Land Use	Size	Unit	Residents per Dwelling	Total Residents
Apartment	1,057	du	2.73	2,886
Non-Residential Land Use			Square Feet per Employee	Total Employees
Creative Office (Low-Rise Office)	25	TSF	287	88
Specialty Retail (Other Retail)	6	TSF	325	9
Community Center (Flex Space)	1.5	TSF	466	7
Leasing Office	NA	NA	NA	27
Total Employees				131
Service Population				3,017

Source: SCAG. 2001. *Employment Density Study*, Natelson, October 2001. Website: www.mwccog.org/file.aspx?A=QTTITR24POOOUlw5mPNzK8F4d8djdJe4LF9Exj6IXOU%3D (accessed January 2020).

A=QTTITR24POOOUlw5mPNzK8F4d8djdJe4LF9Exj6IXOU%3D (accessed January 2020).

du = dwelling unit

NA = Not Applicable

SCAG = Southern California Association of Governments

TSF = thousand square feet

Phased Construction and Operation Impacts

As identified in the January 2020 analysis, GHG emissions associated with the project would occur over the short term from construction activities and over the long term from operational activities including project-related vehicular trips and energy consumption (e.g., electricity and natural gas usage). The analysis that follows includes a review of reasonably foreseeable worst-case, GHG

emissions impacts due to construction and occupancy of the project in phases to determine if any additional mitigation measures are necessary to address potential impacts. The project construction emissions for the phased construction scenario, calculated with CalEEMod using the same methodology as described above for the criteria pollutant emissions, are shown in Table L (details are provided in the CalEEMod output in Attachment A).

Table L: Phased Unmitigated Short-Term Construction Greenhouse Gas Emissions

Construction Activity & Phase	Total Emissions per Phase (MT/yr)			Total Emissions per Phase (MT CO ₂ e/yr)
	CO ₂	CH ₄	N ₂ O	
2022				
Demolition	299	<1	0	301
Site Preparation	58	<1	0	58
Grading	812	<1	0	815
2023				
Grading	224	<1	0	225
Building 1 Construction	938	<1	0	941
2024				
Building 1 and 2 Construction	1,161	<1	0	1,163
Building 1 Architectural Coating	121	<1	0	121
Building 1 Paving	21	<1	0	21
2025				
Building 2 Construction	850	<1	0	852
Building 2 Architectural Coatings	33	<1	0	33
2026				
Building 2 and 3 Construction	1,403	<1	0	1,408
Building 2 Architectural Coatings	83	<1	0	83
Building 2 Paving	16	<1	0	16
2027				
Building 3 Construction	612	<1	0	613
Building 3 Architectural Coatings	87	<1	0	87
Building 3 Paving	21	<1	0	21
Total Emissions For Entire Construction Process				6,758 MT CO ₂ e
Total Construction Emissions Amortized over 30 years				225 MT CO ₂ e

Source: Compiled by LSA (December 2020).

CH₄ = methane

CO₂ = carbon dioxide

CO₂e = carbon dioxide equivalent

MT = metric tons

MT/yr = metric tons per year

N₂O = nitrous oxide

Based on SCAQMD guidance, construction emissions were amortized over 30 years (a typical project lifetime) and added to the total project annual operational emissions to determine the overall impact. Unlike the air quality analysis above that is based on daily emissions levels, this greenhouse gas emissions analysis is a longer term impact analysis, thus only the operational GHG emissions for the finished project are included here. The GHG emission estimates presented in Table M show the emissions associated with the level of development envisioned by the proposed project at opening. As shown in Table M, the net increase in emissions of GHG for the Total Project Buildout would

exceed the SCAQMD Tier 3 threshold and GHG emissions impacts would be significant and unavoidable.

Table M: Phased Regional GHG Emissions for Overlapping Construction and Operational Emissions

Source	Pollutant Emissions (MT/yr)					
	Bio-CO ₂	NBio-CO ₂	Total CO ₂	CH ₄	N ₂ O	CO ₂ e
Total Existing GHG Emissions	112	2,527	2,639	8	0	2,860
GHG Emissions From Total Project Buildout without Mitigation						
Amortized Total Phased Construction Emissions	0	225	225	<1	0	225
Area	0	18	18	<1	0	18
Energy	0	3,366	3,366	<1	<1	3,380
Mobile	0	7,421	7,421	<1	0	7,428
Waste	111	0	111	7	0	274
Water	24	478	502	2	<1	581
Net Increase From Existing for Total Project Buildout	22	8,982	9,004	1	0	9,046
SCAQMD Threshold						3,000
Emissions Exceed Threshold?						Yes

Source: Compiled by LSA (December 2020).

Bio-CO₂ = biologically generated CO₂

CH₄ = methane

CO₂ = carbon dioxide

CO₂e = carbon dioxide equivalent

GHG = greenhouse gas

MT/yr = metric tons per year

N₂O = nitrous oxide

NBio-CO₂ = non-biologically generated CO₂

SCAQMD = South Coast Air Quality Management District

The project would incorporate energy-saving and sustainable design features and operational programs, including those required by the California Green Building Standards Code (CALGreen; California Code of Regulations, Title 24, Part 11). The proposed project would also incorporate the following design features and attributes that would provide energy efficiency, sustainability, and reduce vehicle miles traveled consistent with Statewide regulations including Senate Bill (SB) 375 and SB 743.

- An Active Transportation Hub will be placed immediately adjacent to the park. The Active Transportation Hub will include bicycle racks and lockers, bicycle storage, repair facilities, and community-wide bike-share programs and events.
- Installation of electric vehicle charging stations at nonresidential and residential buildings. Inclusion of preferential parking for low-emitting, fuel-efficient, and carpool/car share/van vehicles in all parking areas.
- All major appliances (i.e., dishwashers, refrigerators, clothes washers, and dryers) to be provided/installed would be Energy Star-certified appliances or appliances of equivalent energy efficiency.
- To reduce water demands and associated energy use, the project uses would implement a water conservation strategy and demonstrate a minimum 20 percent reduction in indoor water usage

compared to baseline water demand (total expected water demand without implementation of the water conservation strategy). Project uses would also be required to implement:

- A landscaping palette emphasizing drought-tolerant plants consistent with provisions of the State Model Water Efficient Landscape Ordinance and/or City requirements.
- Water-efficient irrigation techniques consistent with City requirements.
- Environmental Protection Agency (EPA) Certified WaterSense or equivalent faucets, toilets, and other plumbing fixtures.

To further reduce emissions, the following mitigation measures would be required:

Mitigation Measure GHG-1 The applicant/developer shall design the proposed parking areas to provide preferential parking for low-emitting, fuel-efficient, and carpool/van vehicles. At a minimum, the number of preferential parking spaces shall be equal to the Tier 2 Nonresidential Voluntary Measures of California's Green Building Standards Code Section A5.106.5.1.2.

Mitigation Measure GHG-2 The applicant/developer shall design the proposed parking areas to provide electric vehicle (EV) charging stations. At a minimum, the number of EV charging stations shall be equal to the Tier 2 Nonresidential Voluntary Measures of California's Green Building Standards Code Section A5.106.5.3.2

With implementation of Mitigation Measures GHG-1 and GHG-2 and the mobile source reduction features included as part of the project as outlined above, the project would implement all applicable and feasible GHG reduction measures as project design features. As shown in Table N, below, with implementation of Mitigation Measures GHG-1 and GHG-2, emissions would remain above the Tier 3 threshold of 3,000 MT CO₂e per year. Therefore, GHG impacts when compared to the Tier 3 SCAQMD standard would be considered significant and unavoidable.

Table N: Phased Regional GHG Emissions for Overlapping Construction and Operational Emissions with Mitigation

Source	Pollutant Emissions (MT/yr)					
	Bio-CO ₂	NBio-CO ₂	Total CO ₂	CH ₄	N ₂ O	CO ₂ e
Total Existing GHG Emissions	112	2,527	2,639	8	0	2,860
GHG Emissions From Total Project Buildout with Mitigation						
Amortized Total Phased Construction Emissions	0	225	225	<1	0	225
Area	0	18	18	<1	0	18
Energy	0	3,366	3,366	<1	<1	3,380
Mobile	0	5,171	5,171	<1	0	5,177
Waste	111	0	111	7	0	274
Water	19	400	418	2	<1	482
Net Increase From Existing for Total Project Buildout	17	6,653	6,671	0	0	6,696
SCAQMD Threshold						3,000
Emissions Exceed Threshold?						Yes

Source: Compiled by LSA (December 2020).

Bio-CO₂ = biologically generated CO₂

CH₄ = methane

CO₂ = carbon dioxide

CO₂e = carbon dioxide equivalent

GHG = greenhouse gas

MT/yr = metric tons per year

N₂O = nitrous oxide

NBio-CO₂ = non-biologically generated CO₂

SCAQMD = South Coast Air Quality Management District

Consistent with the January 2020 report, this determination of significance was based on the SCAQMD Tier 3 threshold; again, for informational purposes, an analysis of the applicable Tier 4 GHG efficiency target was also conducted. The applicable Tier 4 GHG efficiency target is 4.8 MT CO₂e per Service Population (SP). Based on a rate of 2.73 residents per dwelling unit (DU), Project Buildout would have an SP of 3,017, as shown in Table K.

Therefore, with Mitigation Measures GHG-1 and GHG-2, the project would result in an efficiency level of 2.2 MT CO₂e per SP (6,696 MT CO₂e divided by the 3,017 SP) for the Total Project Buildout. Thus, consistent with the findings of January 2020 analysis, the net increase of GHG emissions from the proposed project per SP for each phase would all be less than the Tier 4 efficiency target of 4.8 MT CO₂e per SP. Further, the phased construction scenario for the proposed project would not conflict with applicable Statewide action measures; therefore, it would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs.

NOISE IMPACTS

As specified in the *2015-2035 General Plan Noise Element*¹ construction noise is a key noise issue and can occur in almost any part of the City. The Noise Element specifies that Section 13-279 of the Costa Mesa Municipal Code limits construction activities to the following hours:

- Mondays through Fridays – 7:00 a.m. to 7:00 p.m.

¹ City of Costa Mesa.2016. *2015-2035 General Plan – Noise Element*

- Saturdays – 9:00 a.m. to 6:00 p.m.

Construction is prohibited all hours on Sundays and on the following specified federal holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day.

Currently, there are no specific policies within the Noise Element itself that pertain to construction noise standards or requirements.

Construction-Related Noise Impacts

The January 2020 *Noise Impact Analysis* made the following findings for construction noise and vibration impacts.

Two types of short-term noise impacts would occur during project construction: 1) equipment delivery and construction worker commutes; and 2) project construction operations.

The first type of short-term construction noise would result from transport of construction equipment and materials to the project site and construction worker commutes. The project would generate an estimated total of 1,561 hauling truck trips over a 100-day demolition phase (156 trips per day) and an estimated total of 24,250 hauling truck trips over a 400-day grading and excavation phase (61 trips per day) based on the California Emission Estimator Model (Version 2016.3.2) output, shown in Appendix C of the *Air Quality and Greenhouse Gas Impact Analysis* for the One Metro West Project.¹ These transportation activities would incrementally raise noise levels on access roads leading to the site. It is expected that larger trucks used in equipment delivery would generate higher noise impacts than trucks associated with worker commutes. The single-event noise from equipment trucks passing at a distance of 50 feet from a sensitive noise receptor would reach a maximum level of 84 dBA L_{max} . However, the pieces of heavy equipment for grading and construction activities would be moved on site just one time and would remain on site for the duration of each construction phase. This one-time trip, when heavy construction equipment is moved on and off site, would not add to the daily traffic noise in the project vicinity. The total number of daily vehicle trips would be minimal when compared to existing traffic volumes on the affected streets, and the long-term noise level change associated with these trips would not be perceptible. Therefore, equipment transport noise and construction-related worker commute impacts would be short term and would not result in a significant off-site noise impact.

The second type of short-term noise impact is related to noise generated during site preparation, grading, building construction, architectural coating, and paving on the project site. Construction is undertaken in discrete steps, each of which has its own mix of equipment, and, consequently, its own noise characteristics. These various sequential phases would change the character of the noise generated on the project site. Therefore, the noise levels vary as construction progresses. Despite the variety in the type and size of construction equipment, similarities in the dominant noise sources and patterns of operation allow construction-related noise ranges to be categorized by work phase. Table O lists the maximum noise levels recommended for noise impact assessments for the project

¹ LSA, 2020. Op. Cit.

specific construction equipment list based on a distance of 50 ft between the equipment and a noise receptor.

Typical operating cycles for these types of construction equipment may involve 1 to 2 minutes of full power operation followed by 3 to 4 minutes at lower power settings.

Table O: Typical Construction Equipment Noise Levels

Equipment Description	Acoustical Usage Factor (%)	Maximum Noise Level (L_{max}) at 50 Feet ¹
Compressor	40	80
Cranes	16	85
Dozers	40	85
Drill Rig	20	84
Flat Bed Trucks	40	84
Forklift	20	85
Front-end Loaders	40	80
Generator	50	82
Man-lift	20	85
Impact Pile Driver	20	95
Rollers	20	85
Water Truck	40	84
Welder	40	73

Source: Roadway Construction Noise Model (FHWA 2006).

Note: Noise levels reported in this table are rounded to the nearest whole number.

¹ Maximum noise levels were developed based on Specification 721.560 from the Central Artery/Tunnel program to be consistent with the City of Boston's Noise Code for the "Big Dig" project.

L_{max} = maximum instantaneous sound level

In addition to the reference maximum noise level, the usage factor provided in Table N is used to calculate the hourly noise level impact for each piece of equipment based on the following equation:

$$L_{eq}(equip) = E.L. + 10 \log(U.F.) - 20 \log\left(\frac{D}{50}\right)$$

where: $L_{eq}(equip)$ = L_{eq} at a receiver resulting from the operation of a single piece of equipment over a specified time period.

E.L. = noise emission level of the particular piece of equipment at a reference distance of 50 ft.

U.F. = usage factor that accounts for the fraction of time that the equipment is in use over the specified period of time.

D = distance from the receiver to the piece of equipment.

Each piece of construction equipment operates as an individual point source. Using the following equation, a composite noise level can be calculated when multiple sources of noise operate simultaneously:

$$Leq (composite) = 10 * \log_{10} \left(\sum_{1}^n 10^{\frac{Ln}{10}} \right)$$

Using the equations from the methodology above, the reference information in Table I, and the construction equipment list within the *Air Quality and Greenhouse Gas Impact Analysis* (LSA 2020), the composite noise level of each construction phase was calculated.

Once composite noise levels are calculated, reference noise levels can then be adjusted for distance using the following equation:

$$Leq (at distance X) = Leq (at 50 feet) - 20 * \log_{10} \left(\frac{X}{50} \right)$$

In general, this equation shows that doubling the distance would decrease noise levels by 6 dBA while halving the distance would increase noise levels by 6 dBA.

Table P shows the nearest noise-sensitive uses to the project site, their distance from the construction activities, and noise levels expected during construction when site preparation occurs at the nearest edge of construction and when pile driving activities occur for the nearest on-site building. These noise level projections do not take into account intervening topography or barriers. Appendix C of the *Noise and Vibration Impact Analysis* provides the construction information in developing the construction noise levels and the model printouts from the FHWA Roadway Construction Noise Model version 1.1.

Table P: Potential Construction Noise Impacts at Nearest Receptor

Receptor (Location)	Construction Phase	Composite Noise Level (dBA Leq) at 50 feet	Distance (feet)	Composite Noise Level (dBA Leq)
Residential (South)	Paving	86.5	240	72.9
	Building Construction With Pile Driving	94.7	260	80.4
Commercial (East)	Paving	86.5	45	87.4
	Building Construction With Pile Driving	94.7	85	90.1

Source: Compiled by LSA (2019).

dBA Leq = average A-weighted hourly noise level

It is expected that composite noise levels during construction at the nearest off-site residential land uses to the south would reach 72.9 dBA Leq and 80.4 dBA Leq during the paving and building construction with pile driving phases, respectively. It is expected that composite noise levels during construction at the nearest commercial land uses to the east would reach 87.4 dBA Leq and 90.1 dBA Leq during the paving and building construction with pile driving phases, respectively. These

predicted noise levels would only occur when all construction equipment is operating simultaneously at the closest point of construction and therefore, are assuming to be rather conservative in nature.

While construction-related short-term noise levels have the potential to be higher than existing ambient noise levels in the project area under existing conditions, the noise impacts would no longer occur once project construction is completed. At receptors near I-405, hourly average construction noise levels during the grading phase would be louder than or similar to existing ambient daytime (7:00 a.m. to 7:00 p.m.) hourly average noise levels of 66.7 to 76.7 dBA L_{eq} measured at LT-1. Meanwhile, at receptors farther away from I-405, hourly average construction noise levels during the grading phase would at times be louder than the existing ambient daytime hourly average noise levels of 54.3 to 64.9 dBA L_{eq} measured at LT-4.

As stated above, noise impacts associated with construction activities are regulated by the City's noise ordinance. The proposed project will be required to comply with the construction hours specified in the City's Noise Ordinance, which states that construction activities are allowed between 7:00 a.m. and 7:00 p.m., Monday through Friday and from 9:00 a.m. to 6:00 p.m. on Saturday. No construction is permitted outside of these hours or on Sundays and specified federal holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day.

As it relates to off-site uses, construction-related noise impacts would remain below the 90 dBA L_{eq} and 100 dBA L_{eq} 1-hour construction noise level criteria as established by the FTA for residential and commercial land uses, respectively, and therefore would be considered less than significant. In order to minimize those impacts to the extent feasible, the project design features presented below shall be implemented.

Short-Term Construction Vibration Impacts

Ground-borne noise and vibration from construction activity would be mostly low to moderate. While there is currently limited information regarding vibration source levels, to provide a comparison of vibration levels expected for a project of this size, as shown in Table Q, a large bulldozer would generate approximately 0.089 PPV in/sec of ground borne vibration and a typical impact pile driver would generate 0.644 PPV in/sec of ground-borne vibration when measured at 25 feet, based on the *Transit Noise and Vibration Impact Assessment Manual*¹.

¹ Federal Transit Administration (FTA). 2018. Transit Noise and Vibration Impact Assessment Manual. Office of Planning and Environment. Report No. 0123. September.

Table Q: Vibration Source Amplitudes for Construction Equipment

Equipment		Reference PPV (in/sec) at 25 feet
Pile Driver	(impact, upper range)	1.518
	(impact, typical)	0.644
Hoe Ram		0.089
Large Bulldozer		0.089
Caisson Drilling		0.089
Loaded Trucks		0.076
Jackhammer		0.035
Small Bulldozer		0.003

Source: *Transit Noise and Vibration Impact Assessment Manual* (FTA 2018).

FTA = Federal Transit Administration

in/sec = inches per second

PPV = peak particle velocity

The distance to the nearest buildings for vibration impact analysis is measured between the nearest off-site buildings and the project boundary (assuming the construction equipment would be used at or near the project boundary) because vibration impacts occur normally within the buildings. The formula for vibration transmission is provided below.

$$PPV_{\text{equip}} = PPV_{\text{ref}} \times (25/D)^{1.5}$$

Construction Vibration Damage Potential

It would take a minimum of 0.12 in/sec PPV to cause any potential building damage for extremely susceptible buildings, a minimum of 0.2 in/sec PPV for a non-engineered timber and masonry building, and a minimum of 0.3 in/sec PPV for an engineered concrete or masonry building.

The closest structures to the project site are the existing commercial buildings to the east, approximately 85 ft from the proposed pile driving activities. These buildings are assumed to be engineered concrete and masonry. Using the equations above, the operation of a large bulldozer would generate ground-borne vibration levels of 0.014 in/sec PPV and a typical pile driver would generate ground-borne vibration levels of 0.103 in/sec PPV; however, those levels would not exceed the 0.3 in/sec PPV guideline that is considered safe for an engineered concrete or masonry building and therefore would be less than significant.

Phased Construction Noise and Vibration Impacts

As stated above in the Project Description, the purpose of this memorandum is to assess the potential construction noise and vibration impacts to off-site sensitive uses if the project were constructed in phases.

Because construction related impacts noise are based on a conservative scenario of a maximum hourly noise impact when construction occurs at the project property line, the phasing of the project would not change the impact determination. For project phases which are located further from the project property line, construction noise levels would be reduced.

Similarly, vibration impacts are also assessed for the scenario in which construction activities occur at the project property line and are closest to surrounding structures. The phasing of the project would not change the expected vibration impact determination. For project phases which are located further from the project property line, construction vibration levels would be reduced.

As described in the analysis above, construction of the proposed project in phases would not result in new short-term noise and vibration impacts on adjacent land uses. Construction activities would be short-term and would be less than significant. Therefore, no mitigation measures are required.

Project Design Features

As identified in the *Noise and Vibration Impact Analysis*, for consistency with city standards, the project contractor shall implement the following measures during construction of the project:

- Prior to issuance of grading permits, the project applicant shall incorporate the following measures as noted on the grading plan cover sheet to ensure the greatest distance between noise sources and sensitive receptors during construction activities has been achieved.
 - Construction equipment, fixed or mobile, shall be equipped with properly operating and maintained noise mufflers consistent with manufacturers' standards.
 - Construction staging areas shall be located away from off-site sensitive uses during the later phases of project development.
 - The project contractor shall place all stationary construction equipment so that emitted noise is directed away from sensitive receptors nearest the proposed project site whenever feasible.
 - The construction contractor shall schedule high-noise producing activities between the hours of 8:00 a.m. and 5:00 p.m. to minimize disruption to sensitive uses.
 - A "noise disturbance coordinator" shall be established. The disturbance coordinator shall be responsible for responding to any local complaints about construction noise. The disturbance coordinator shall determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and shall be required to implement reasonable measures to reduce noise levels. All notices that are sent to residential units within 500 ft of the construction site and all signs posted at the construction site shall list the telephone number for the disturbance coordinator
- Consistent with Section 13-279 of the City's Municipal Code, all noise-producing construction activities shall be limited to the hours of 7:00 a.m. and 7:00 p.m., Monday through Friday, and between 9:00 a.m. and 6:00 p.m. on Saturday. No construction shall be permitted outside of these hours or on Sundays and the following specified federal holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day, and Christmas Day, unless a temporary waiver is granted by the development services director or his/her authorized representative.

TRANSPORTATION IMPACTS

The *Traffic Impact Analysis* (TIA) prepared for the proposed project (dated April 2020) considered the project opening year to be 2027 (full build-out of the project). The TIA summarized the level of service (LOS) and vehicle miles traveled (VMT) analyses without and with the project under Existing conditions, Future Short-Term Cumulative (2027) conditions, and General Plan Build Out (2040) conditions.

With regards to the LOS analysis, the TIA examined the impacts of the full project under Future Short-Term Cumulative (2027) conditions. Therefore, the LOS analysis discloses the projects impacts under the worst-case scenario and discloses the corresponding circulation improvements required to be implemented by the project under project build-out conditions. As such, the proposed construction phasing would not affect the results presented in the TIA and no further evaluation is required. Additionally, the TIA also includes a full disclosure of long-term improvements related to circulation improvements required under General Plan Build Out (2040) conditions.

With regards to the vehicle miles traveled (VMT) analysis, the proposed project is a mixed-use project and each land use component was separately evaluated as per the Governor's Office of Planning and Research (OPR) Technical Advisory (TA). As per guidance provided in the OPR TA, the VMT analysis was prepared by comparing the project VMT with the baseline VMT. This is because, as per the OPR TA, the project's VMT impacts should be evaluated under baseline conditions and not comparing them to the project's opening year conditions. Therefore, the project's construction schedule would not affect the conclusions of the project's VMT analysis. Additionally, the project includes several transportation demand management (TDM) measures intended to reduce the project's overall VMT.

Attachment A: Phased CalEEMod Modeling Output

Construction and Demolition Debris Weight to Volume Conversion

Note: These numbers are used throughout this training

	Volume	Weight (pounds)	Weight (tons)
Trash ²			
Residential waste (uncompacted at curb)	1 cubic yard	150 – 300	.075 – .15
Commercial-industrial waste (uncompacted)	1 cubic yard	300 – 600	.15 – .30
Mixed Waste ¹	1 cubic yard	350	.175
Asphalt ³	1 square yard 1 inch thick	110 - 115	0.055 – 0.057
Asphalt ³	1 cubic yard	4,050 – 4,140	2.025 – 2.07
Cans & Bottles ²			
Aluminum cans (whole)	1 cubic yard	50 – 75	.025 – .038
Glass bottles (whole bottles)	1 cubic yard	500 – 700	.25 – .35
Plastic bottles (soda bottles)	1 cubic yard	30 – 40	.015 – .02
Corrugated Cardboard ¹			
Uncompacted	1 cubic yard	50 – 150	.025 – .075
Compacted	1 cubic yard	300 – 500	.15 – .25
Concrete ⁴	1 cubic yard	4,050	2
Rubble ¹	1 cubic yard	1,400	.7
Drywall ¹	1 cubic yard	500	.25
Scrap Metal ¹ (loose light iron sheet metal)	1 cubic yard	1,000	.5
Wood – pallets ²	1 cubic yard	286	.143
Wood – pallets ² (Each)	1 Unit	30 – 50	.015 – .025
Scrap Wood ¹	1 cubic yard	300	.15

1 US Green Building Council. "LEED Reference Guide for Green Building Design and Construction 2009 Edition, Section 6-Calculations, Table 2- Solid Waste Conversion Factors. Page 360.

2 US Environmental Protection Agency. "Measuring Recycling. A Guide for State and Local Governments." September 1997 Appendix B. Standard Volume-to-Weight Conversion Factors pp. 59 – 62. W www.epa.gov/epawaste/conserve/tools/recmeas/docs/guide_b.pdf

3 Asphalt Pavement Association of Michigan (4,050 lbs/yd³) and LEED EB v. 2.0 Reference Guide (p. 256) Table 2 Volume to Weight Conversions (115 lbs per yd² or 4,140 lbs per yd³).

4 Reade Advanced Materials, Providence RI 401.433.7000 www.reade.com/Particle_Briefings/spec_gra2.html

What WasteCap Resource Solutions uses:

Material	Volume	Weight (pounds)	Weight (tons)	Cubic Yards Per Ton
Trash	1 cubic yard	350	.175	5.71
Cans & Bottles	1 cubic yard	50	.025	40
Cardboard	1 cubic yard	100	.05	20
Asphalt	1 cubic yard	4,140	2.07	0.48
Rubble	1 cubic yard	1,400	.7	1.43
Drywall	1 cubic yard	500	.25	4
Scrap Metal	1 cubic yard	1,000	.5	2
Scrap Wood	1 cubic yard	300	.15	6.66

One Metro West Existing Condition - Orange County, Annual

One Metro West Existing Condition Orange County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Light Industry	345.41	1000sqft	7.93	345,410.00	0
Parking Lot	178.00	1000sqft	4.09	178,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	30
Climate Zone	8			Operational Year	2027
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

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use -

Construction Phase - Existing condition

Vehicle Trips - Trip rates from project traffic study based on driveway counts (peak hours and daily) collected on September 11, 2019.

Energy Use -

Operational Off-Road Equipment - Estimated the number of forklifts based on "typical" industrial use.

Table Name	Column Name	Default Value	New Value
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tblConstructionPhase	NumDays	10.00	0.00
tblConstructionPhase	PhaseEndDate	3/14/2022	2/28/2022
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	4.00
tblVehicleTrips	ST_TR	1.32	1.24
tblVehicleTrips	SU_TR	0.68	1.24
tblVehicleTrips	WD_TR	6.97	1.24

2.0 Emissions Summary

2.2 Overall Operational Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.4228	6.0000e-005	6.6600e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.0130	0.0130	3.0000e-005	0.0000	0.0138
Energy	0.0412	0.3742	0.3143	2.2500e-003		0.0284	0.0284		0.0284	0.0284	0.0000	1,519.2958	1,519.2958	0.0537	0.0170	1,525.6945
Mobile	0.0954	0.3922	1.4359	6.5500e-003	0.7194	4.4800e-003	0.7239	0.1926	4.1500e-003	0.1968	0.0000	606.4334	606.4334	0.0227	0.0000	607.0010
Offroad	0.0452	0.4256	0.5896	7.9000e-004		0.0228	0.0228		0.0210	0.0210	0.0000	69.8315	69.8315	0.0226	0.0000	70.3961
Waste						0.0000	0.0000		0.0000	0.0000	86.9431	0.0000	86.9431	5.1382	0.0000	215.3978
Water						0.0000	0.0000		0.0000	0.0000	25.3410	331.3874	356.7284	2.6164	0.0643	441.2971
Total	1.6046	1.1921	2.3464	9.5900e-003	0.7194	0.0557	0.7751	0.1926	0.0536	0.2462	112.2841	2,526.9610	2,639.2451	7.8537	0.0813	2,859.8003

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.4228	6.0000e-005	6.6600e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.0130	0.0130	3.0000e-005	0.0000	0.0138
Energy	0.0412	0.3742	0.3143	2.2500e-003		0.0284	0.0284		0.0284	0.0284	0.0000	1,519.2958	1,519.2958	0.0537	0.0170	1,525.6945
Mobile	0.0954	0.3922	1.4359	6.5500e-003	0.7194	4.4800e-003	0.7239	0.1926	4.1500e-003	0.1968	0.0000	606.4334	606.4334	0.0227	0.0000	607.0010
Offroad	0.0452	0.4256	0.5896	7.9000e-004		0.0228	0.0228		0.0210	0.0210	0.0000	69.8315	69.8315	0.0226	0.0000	70.3961
Waste						0.0000	0.0000		0.0000	0.0000	86.9431	0.0000	86.9431	5.1382	0.0000	215.3978
Water						0.0000	0.0000		0.0000	0.0000	25.3410	331.3874	356.7284	2.6164	0.0643	441.2971
Total	1.6046	1.1921	2.3464	9.5900e-003	0.7194	0.0557	0.7751	0.1926	0.0536	0.2462	112.2841	2,526.9610	2,639.2451	7.8537	0.0813	2,859.8003

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0954	0.3922	1.4359	6.5500e-003	0.7194	4.4800e-003	0.7239	0.1926	4.1500e-003	0.1968	0.0000	606.4334	606.4334	0.0227	0.0000	607.0010
Unmitigated	0.0954	0.3922	1.4359	6.5500e-003	0.7194	4.4800e-003	0.7239	0.1926	4.1500e-003	0.1968	0.0000	606.4334	606.4334	0.0227	0.0000	607.0010

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Light Industry	428.31	428.31	428.31	1,896,668	1,896,668
Parking Lot	0.00	0.00	0.00		
Total	428.31	428.31	428.31	1,896,668	1,896,668

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-	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
General Light Industry	16.60	8.40	6.90	59.00	28.00	13.00	92	5	3
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Light Industry	0.568711	0.042557	0.209419	0.105092	0.013499	0.005762	0.026536	0.018711	0.001838	0.001461	0.004981	0.000615	0.000818
Parking Lot	0.568711	0.042557	0.209419	0.105092	0.013499	0.005762	0.026536	0.018711	0.001838	0.001461	0.004981	0.000615	0.000818

5.0 Energy Detail

Historical Energy Use: Y

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1,111.9399	1,111.9399	0.0459	9.5000e-003	1,115.9179
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1,111.9399	1,111.9399	0.0459	9.5000e-003	1,115.9179
NaturalGas Mitigated	0.0412	0.3742	0.3143	2.2500e-003		0.0284	0.0284		0.0284	0.0284	0.0000	407.3559	407.3559	7.8100e-003	7.4700e-003	409.7766
NaturalGas Unmitigated	0.0412	0.3742	0.3143	2.2500e-003		0.0284	0.0284		0.0284	0.0284	0.0000	407.3559	407.3559	7.8100e-003	7.4700e-003	409.7766

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					
General Light Industry	7.63356e+006	0.0412	0.3742	0.3143	2.2500e-003		0.0284	0.0284		0.0284	0.0284	0.0000	407.3559	407.3559	7.8100e-003	7.4700e-003	409.7766
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
Total		0.0412	0.3742	0.3143	2.2500e-003		0.0284	0.0284		0.0284	0.0284	0.0000	407.3559	407.3559	7.8100e-003	7.4700e-003	409.7766

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					
General Light Industry	7.63356e+006	0.0412	0.3742	0.3143	2.2500e-003		0.0284	0.0284		0.0284	0.0284	0.0000	407.3559	407.3559	7.8100e-003	7.4700e-003	409.7766
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
Total		0.0412	0.3742	0.3143	2.2500e-003		0.0284	0.0284		0.0284	0.0284	0.0000	407.3559	407.3559	7.8100e-003	7.4700e-003	409.7766

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
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Land Use	kWh/yr	MT/yr			
General Light Industry	3.33321e+006	1,062.0310	0.0439	9.0700e-003	1,065.8305
Parking Lot	156640	49.9089	2.0600e-003	4.3000e-004	50.0874
Total		1,111.9399	0.0459	9.5000e-003	1,115.9179

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
General Light Industry	3.33321e+006	1,062.0310	0.0439	9.0700e-003	1,065.8305
Parking Lot	156640	49.9089	2.0600e-003	4.3000e-004	50.0874
Total		1,111.9399	0.0459	9.5000e-003	1,115.9179

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.4228	6.0000e-005	6.6600e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.0130	0.0130	3.0000e-005	0.0000	0.0138
Unmitigated	1.4228	6.0000e-005	6.6600e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.0130	0.0130	3.0000e-005	0.0000	0.0138

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.1626					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.2597					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	6.1000e-004	6.0000e-005	6.6600e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.0130	0.0130	3.0000e-005	0.0000	0.0138
Total	1.4228	6.0000e-005	6.6600e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.0130	0.0130	3.0000e-005	0.0000	0.0138

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.1626					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.2597					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	6.1000e-004	6.0000e-005	6.6600e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.0130	0.0130	3.0000e-005	0.0000	0.0138
Total	1.4228	6.0000e-005	6.6600e-003	0.0000		2.0000e-005	2.0000e-005		2.0000e-005	2.0000e-005	0.0000	0.0130	0.0130	3.0000e-005	0.0000	0.0138

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	356.7284	2.6164	0.0643	441.2971
Unmitigated	356.7284	2.6164	0.0643	441.2971

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Light Industry	79.8761 / 0	356.7284	2.6164	0.0643	441.2971
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		356.7284	2.6164	0.0643	441.2971

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
General Light Industry	79.8761 / 0	356.7284	2.6164	0.0643	441.2971
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		356.7284	2.6164	0.0643	441.2971

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	86.9431	5.1382	0.0000	215.3978
Unmitigated	86.9431	5.1382	0.0000	215.3978

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
General Light Industry	428.31	86.9431	5.1382	0.0000	215.3978
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		86.9431	5.1382	0.0000	215.3978

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			

General Light Industry	428.31	86.9431	5.1382	0.0000	215.3978
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		86.9431	5.1382	0.0000	215.3978

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
Forklifts	4	8.00	260	89	0.20	Diesel

UnMitigated/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
Equipment Type	tons/yr										MT/yr					
Forklifts	0.0452	0.4256	0.5896	7.9000e-004		0.0228	0.0228		0.0210	0.0210	0.0000	69.8315	69.8315	0.0226	0.0000	70.3961
Total	0.0452	0.4256	0.5896	7.9000e-004		0.0228	0.0228		0.0210	0.0210	0.0000	69.8315	69.8315	0.0226	0.0000	70.3961

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

One Metro West Existing Condition - Orange County, Summer

One Metro West Existing Condition Orange County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Light Industry	345.41	1000sqft	7.93	345,410.00	0
Parking Lot	178.00	1000sqft	4.09	178,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	30
Climate Zone	8			Operational Year	2027
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use -

Construction Phase - Existing condition

Vehicle Trips - Trip rates from project traffic study based on driveway counts (peak hours and daily) collected on September 11, 2019.

Energy Use -

Operational Off-Road Equipment - Estimated the number of forklifts based on "typical" industrial use.

Table Name	Column Name	Default Value	New Value
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tblConstructionPhase	NumDays	10.00	0.00
tblConstructionPhase	PhaseEndDate	3/14/2022	2/28/2022
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	4.00
tblVehicleTrips	ST_TR	1.32	1.24
tblVehicleTrips	SU_TR	0.68	1.24
tblVehicleTrips	WD_TR	6.97	1.24

2.0 Emissions Summary

2.2 Overall Operational Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	7.7979	4.8000e-004	0.0533	0.0000		1.9000e-004	1.9000e-004		1.9000e-004	1.9000e-004		0.1146	0.1146	3.0000e-004		0.1220
Energy	0.2255	2.0504	1.7223	0.0123		0.1558	0.1558		0.1558	0.1558		2,460.4548	2,460.4548	0.0472	0.0451	2,475.0761
Mobile	0.5481	2.0627	8.2089	0.0372	4.0235	0.0246	4.0481	1.0759	0.0228	1.0987		3,791.3994	3,791.3994	0.1384		3,794.8583
Offroad	0.3476	3.2742	4.5350	6.1100e-003		0.1753	0.1753		0.1613	0.1613		592.1233	592.1233	0.1915		596.9109
Total	8.9190	7.3877	14.5195	0.0556	4.0235	0.3559	4.3794	1.0759	0.3401	1.4160		6,844.0920	6,844.0920	0.3773	0.0451	6,866.9673

Mitigated Operational

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

Area	7.7979	4.8000e-004	0.0533	0.0000		1.9000e-004	1.9000e-004		1.9000e-004	1.9000e-004		0.1146	0.1146	3.0000e-004		0.1220
Energy	0.2255	2.0504	1.7223	0.0123		0.1558	0.1558		0.1558	0.1558		2,460.4548	2,460.4548	0.0472	0.0451	2,475.0761
Mobile	0.5481	2.0627	8.2089	0.0372	4.0235	0.0246	4.0481	1.0759	0.0228	1.0987		3,791.3994	3,791.3994	0.1384		3,794.8583
Offroad	0.3476	3.2742	4.5350	6.1100e-003		0.1753	0.1753		0.1613	0.1613		592.1233	592.1233	0.1915		596.9109
Total	8.9190	7.3877	14.5195	0.0556	4.0235	0.3559	4.3794	1.0759	0.3401	1.4160		6,844.0920	6,844.0920	0.3773	0.0451	6,866.9673

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.5481	2.0627	8.2089	0.0372	4.0235	0.0246	4.0481	1.0759	0.0228	1.0987		3,791.3994	3,791.3994	0.1384		3,794.8583
Unmitigated	0.5481	2.0627	8.2089	0.0372	4.0235	0.0246	4.0481	1.0759	0.0228	1.0987		3,791.3994	3,791.3994	0.1384		3,794.8583

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Light Industry	428.31	428.31	428.31	1,896,668	1,896,668
Parking Lot	0.00	0.00	0.00		
Total	428.31	428.31	428.31	1,896,668	1,896,668

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
General Light Industry	16.60	8.40	6.90	59.00	28.00	13.00	92	5	3
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Light Industry	0.568711	0.042557	0.209419	0.105092	0.013499	0.005762	0.026536	0.018711	0.001838	0.001461	0.004981	0.000615	0.000818
Parking Lot	0.568711	0.042557	0.209419	0.105092	0.013499	0.005762	0.026536	0.018711	0.001838	0.001461	0.004981	0.000615	0.000818

5.0 Energy Detail

Historical Energy Use: Y

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.2255	2.0504	1.7223	0.0123		0.1558	0.1558		0.1558	0.1558		2,460.4548	2,460.4548	0.0472	0.0451	2,475.0761
NaturalGas Unmitigated	0.2255	2.0504	1.7223	0.0123		0.1558	0.1558		0.1558	0.1558		2,460.4548	2,460.4548	0.0472	0.0451	2,475.0761

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
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Land Use	kBTU/yr	lb/day										lb/day				
General Light Industry	20913.9	0.2255	2.0504	1.7223	0.0123		0.1558	0.1558		0.1558	0.1558	2,460.4548	2,460.4548	0.0472	0.0451	2,475.0761
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
Total		0.2255	2.0504	1.7223	0.0123		0.1558	0.1558		0.1558	0.1558	2,460.4548	2,460.4548	0.0472	0.0451	2,475.0761

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Light Industry	20.9139	0.2255	2.0504	1.7223	0.0123		0.1558	0.1558		0.1558	0.1558		2,460.4548	2,460.4548	0.0472	0.0451	2,475.0761
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
Total		0.2255	2.0504	1.7223	0.0123		0.1558	0.1558		0.1558	0.1558		2,460.4548	2,460.4548	0.0472	0.0451	2,475.0761

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	7.7979	4.8000e-004	0.0533	0.0000		1.9000e-004	1.9000e-004		1.9000e-004	1.9000e-004		0.1146	0.1146	3.0000e-004		0.1220
Unmitigated	7.7979	4.8000e-004	0.0533	0.0000		1.9000e-004	1.9000e-004		1.9000e-004	1.9000e-004		0.1146	0.1146	3.0000e-004		0.1220

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	0.8908					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	6.9022					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	4.9100e-003	4.8000e-004	0.0533	0.0000		1.9000e-004	1.9000e-004		1.9000e-004	1.9000e-004		0.1146	0.1146	3.0000e-004		0.1220
Total	7.7979	4.8000e-004	0.0533	0.0000		1.9000e-004	1.9000e-004		1.9000e-004	1.9000e-004		0.1146	0.1146	3.0000e-004		0.1220

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	0.8908					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	6.9022					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	4.9100e-003	4.8000e-004	0.0533	0.0000		1.9000e-004	1.9000e-004		1.9000e-004	1.9000e-004		0.1146	0.1146	3.0000e-004		0.1220
Total	7.7979	4.8000e-004	0.0533	0.0000		1.9000e-004	1.9000e-004		1.9000e-004	1.9000e-004		0.1146	0.1146	3.0000e-004		0.1220

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
Forklifts	4	8.00	260	89	0.20	Diesel

UnMitigated/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
Equipment Type	lb/day										lb/day					
Forklifts	0.3476	3.2742	4.5350	6.1100e-003		0.1753	0.1753		0.1613	0.1613		592.1233	592.1233	0.1915		596.9109
Total	0.3476	3.2742	4.5350	6.1100e-003		0.1753	0.1753		0.1613	0.1613		592.1233	592.1233	0.1915		596.9109

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

One Metro West Existing Condition - Orange County, Winter

One Metro West Existing Condition Orange County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Light Industry	345.41	1000sqft	7.93	345,410.00	0
Parking Lot	178.00	1000sqft	4.09	178,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	30
Climate Zone	8			Operational Year	2027
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	702.44	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use -

Construction Phase - Existing condition

Vehicle Trips - Trip rates from project traffic study based on driveway counts (peak hours and daily) collected on September 11, 2019.

Energy Use -

Operational Off-Road Equipment - Estimated the number of forklifts based on "typical" industrial use.

Table Name	Column Name	Default Value	New Value
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tblConstructionPhase	NumDays	10.00	0.00
tblConstructionPhase	PhaseEndDate	3/14/2022	2/28/2022
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	4.00
tblVehicleTrips	ST_TR	1.32	1.24
tblVehicleTrips	SU_TR	0.68	1.24
tblVehicleTrips	WD_TR	6.97	1.24

2.0 Emissions Summary

2.2 Overall Operational Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	7.7979	4.8000e-004	0.0533	0.0000		1.9000e-004	1.9000e-004		1.9000e-004	1.9000e-004		0.1146	0.1146	3.0000e-004		0.1220
Energy	0.2255	2.0504	1.7223	0.0123		0.1558	0.1558		0.1558	0.1558		2,460.4548	2,460.4548	0.0472	0.0451	2,475.0761
Mobile	0.5378	2.1211	7.7649	0.0356	4.0235	0.0247	4.0482	1.0759	0.0229	1.0987		3,631.0761	3,631.0761	0.1377		3,634.5192
Offroad	0.3476	3.2742	4.5350	6.1100e-003		0.1753	0.1753		0.1613	0.1613		592.1233	592.1233	0.1915		596.9109
Total	8.9088	7.4461	14.0755	0.0540	4.0235	0.3560	4.3795	1.0759	0.3402	1.4160		6,683.7688	6,683.7688	0.3767	0.0451	6,706.6282

Mitigated Operational

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

Area	7.7979	4.8000e-004	0.0533	0.0000		1.9000e-004	1.9000e-004		1.9000e-004	1.9000e-004		0.1146	0.1146	3.0000e-004		0.1220
Energy	0.2255	2.0504	1.7223	0.0123		0.1558	0.1558		0.1558	0.1558		2,460.4548	2,460.4548	0.0472	0.0451	2,475.0761
Mobile	0.5378	2.1211	7.7649	0.0356	4.0235	0.0247	4.0482	1.0759	0.0229	1.0987		3,631.0761	3,631.0761	0.1377		3,634.5192
Offroad	0.3476	3.2742	4.5350	6.1100e-003		0.1753	0.1753		0.1613	0.1613		592.1233	592.1233	0.1915		596.9109
Total	8.9088	7.4461	14.0755	0.0540	4.0235	0.3560	4.3795	1.0759	0.3402	1.4160		6,683.7688	6,683.7688	0.3767	0.0451	6,706.6282

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

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.5378	2.1211	7.7649	0.0356	4.0235	0.0247	4.0482	1.0759	0.0229	1.0987		3,631.0761	3,631.0761	0.1377		3,634.5192
Unmitigated	0.5378	2.1211	7.7649	0.0356	4.0235	0.0247	4.0482	1.0759	0.0229	1.0987		3,631.0761	3,631.0761	0.1377		3,634.5192

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
General Light Industry	428.31	428.31	428.31	1,896,668	1,896,668
Parking Lot	0.00	0.00	0.00		
Total	428.31	428.31	428.31	1,896,668	1,896,668

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
General Light Industry	16.60	8.40	6.90	59.00	28.00	13.00	92	5	3
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
General Light Industry	0.568711	0.042557	0.209419	0.105092	0.013499	0.005762	0.026536	0.018711	0.001838	0.001461	0.004981	0.000615	0.000818
Parking Lot	0.568711	0.042557	0.209419	0.105092	0.013499	0.005762	0.026536	0.018711	0.001838	0.001461	0.004981	0.000615	0.000818

5.0 Energy Detail

Historical Energy Use: Y

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.2255	2.0504	1.7223	0.0123		0.1558	0.1558		0.1558	0.1558		2,460.4548	2,460.4548	0.0472	0.0451	2,475.0761
NaturalGas Unmitigated	0.2255	2.0504	1.7223	0.0123		0.1558	0.1558		0.1558	0.1558		2,460.4548	2,460.4548	0.0472	0.0451	2,475.0761

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
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Land Use	kBTU/yr	lb/day										lb/day				
General Light Industry	20913.9	0.2255	2.0504	1.7223	0.0123		0.1558	0.1558		0.1558	0.1558	2,460.4548	2,460.4548	0.0472	0.0451	2,475.0761
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
Total		0.2255	2.0504	1.7223	0.0123		0.1558	0.1558		0.1558	0.1558	2,460.4548	2,460.4548	0.0472	0.0451	2,475.0761

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
General Light Industry	20.9139	0.2255	2.0504	1.7223	0.0123		0.1558	0.1558		0.1558	0.1558		2,460.4548	2,460.4548	0.0472	0.0451	2,475.0761
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
Total		0.2255	2.0504	1.7223	0.0123		0.1558	0.1558		0.1558	0.1558		2,460.4548	2,460.4548	0.0472	0.0451	2,475.0761

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	7.7979	4.8000e-004	0.0533	0.0000		1.9000e-004	1.9000e-004		1.9000e-004	1.9000e-004		0.1146	0.1146	3.0000e-004		0.1220
Unmitigated	7.7979	4.8000e-004	0.0533	0.0000		1.9000e-004	1.9000e-004		1.9000e-004	1.9000e-004		0.1146	0.1146	3.0000e-004		0.1220

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	0.8908					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	6.9022					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	4.9100e-003	4.8000e-004	0.0533	0.0000		1.9000e-004	1.9000e-004		1.9000e-004	1.9000e-004		0.1146	0.1146	3.0000e-004		0.1220
Total	7.7979	4.8000e-004	0.0533	0.0000		1.9000e-004	1.9000e-004		1.9000e-004	1.9000e-004		0.1146	0.1146	3.0000e-004		0.1220

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	0.8908					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	6.9022					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	4.9100e-003	4.8000e-004	0.0533	0.0000		1.9000e-004	1.9000e-004		1.9000e-004	1.9000e-004		0.1146	0.1146	3.0000e-004		0.1220
Total	7.7979	4.8000e-004	0.0533	0.0000		1.9000e-004	1.9000e-004		1.9000e-004	1.9000e-004		0.1146	0.1146	3.0000e-004		0.1220

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
Forklifts	4	8.00	260	89	0.20	Diesel

UnMitigated/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
Equipment Type	lb/day										lb/day					
Forklifts	0.3476	3.2742	4.5350	6.1100e-003		0.1753	0.1753		0.1613	0.1613		592.1233	592.1233	0.1915		596.9109
Total	0.3476	3.2742	4.5350	6.1100e-003		0.1753	0.1753		0.1613	0.1613		592.1233	592.1233	0.1915		596.9109

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
----------------	--------	----------------	-----------------	---------------	-----------

User Defined Equipment

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

11.0 Vegetation

One Metro West - Phase 1 - Orange County, Annual

One Metro West - Phase 1

Orange County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	398.00	Space	0.00	159,200.00	0
City Park	1.70	Acre	1.70	74,052.00	0
Condo/Townhouse High Rise	449.00	Dwelling Unit	5.00	449,000.00	1284

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	30
Climate Zone	8			Operational Year	2025
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

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Total site is 15.23 net acres, there would be two levels of enclosed subterranean parking.

Construction Phase - Schedule based on start date of July 2022, complete site demolition, site preparation, and grading, phase 1 completion in Dec. 2024. Assume architectural coatings applied during building phase.

Off-road Equipment -

Off-road Equipment -

Off-road Equipment - This equipment would be shared with the Demolition-Parking Lot phase.

Off-road Equipment -

Off-road Equipment - Equipment per project plans.

Off-road Equipment -

Off-road Equipment -

Trips and VMT - Corrected the Building Construction worker & vendor trips per day per CalEEMod documentation. All asphalt demolition material will be recycled onsite.

Demolition - From project plans. 343,300 sf of building and 178,000sf of asphalt parking lot will be demolished. Calrecycle asphalt factor-0.61 tons/CY

Grading -

Architectural Coating - Assume all coatings comply with SCAQMD Rule 1113.

Vehicle Trips - Weekday trip rates from project traffic study for the peak day, weekend rates proportioned from the CalEEMod defaults.

Woodstoves - No residences have a woodstove or fireplace per project plans.

Area Coating - Assume all coatings comply with SCAQMD Rule 1113.

Sequestration - Estimated the number of trees from the site plan.

Construction Off-road Equipment Mitigation - Dust control measures as required by SCAQMD Rule 403. Assume all equipment would be at least EPA Tier 3 and have Level 2 DPF.

Mobile Land Use Mitigation -

Area Mitigation -

Energy Mitigation -

Water Mitigation - Project plans specify a 20% indoor water use reduction, the outdoor reduction estimated based on planned features.

Waste Mitigation -

Operational Off-Road Equipment -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	50.00
tblArchitecturalCoating	EF_Nonresidential_Interior	100.00	50.00
tblArchitecturalCoating	EF_Parking	100.00	50.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	100	50
tblAreaCoating	Area_EF_Nonresidential_Interior	100	50
tblAreaCoating	Area_EF_Parking	100	50
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstEquipMitigation	DPF	No Change	Level 2

tblConstEquipMitigation	DPF	No Change	Level 2
tblConstEquipMitigation	DPF	No Change	Level 2
tblConstEquipMitigation	DPF	No Change	Level 2
tblConstEquipMitigation	DPF	No Change	Level 2
tblConstEquipMitigation	DPF	No Change	Level 2
tblConstEquipMitigation	DPF	No Change	Level 2
tblConstEquipMitigation	DPF	No Change	Level 2
tblConstEquipMitigation	DPF	No Change	Level 2
tblConstEquipMitigation	DPF	No Change	Level 2
tblConstEquipMitigation	DPF	No Change	Level 2
tblConstEquipMitigation	DPF	No Change	Level 2
tblConstEquipMitigation	DPF	No Change	Level 2
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	7.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	8.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	10.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3

tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstructionPhase	NumDays	20.00	257.00
tblConstructionPhase	NumDays	230.00	425.00
tblConstructionPhase	NumDays	20.00	66.00
tblConstructionPhase	NumDays	20.00	66.00
tblConstructionPhase	NumDays	20.00	99.00
tblConstructionPhase	NumDays	10.00	33.00
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	381.65	0.00
tblFireplaces	NumberNoFireplace	44.90	449.00
tblFireplaces	NumberWood	22.45	0.00
tblGrading	MaterialExported	0.00	194,000.00
tblGrading	MaterialImported	0.00	91,400.00
tblLandUse	LotAcreage	3.58	0.00
tblLandUse	LotAcreage	7.02	5.00
tblSequestration	NumberOfNewTrees	0.00	50.00
tblVehicleTrips	HO_TTP	40.60	40.00
tblVehicleTrips	HS_TTP	19.20	20.00
tblVehicleTrips	HW_TTP	40.20	40.00
tblVehicleTrips	ST_TR	22.75	8.45
tblVehicleTrips	ST_TR	4.31	6.24

tblVehicleTrips	SU_TR	16.74	6.22
tblVehicleTrips	SU_TR	3.43	4.96
tblVehicleTrips	WD_TR	1.89	0.70
tblVehicleTrips	WD_TR	4.18	6.05
tblWoodstoves	NumberCatalytic	22.45	0.00
tblWoodstoves	NumberNoncatalytic	22.45	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.3792	5.5314	3.0610	0.0121	0.9949	0.1522	1.1470	0.3879	0.1410	0.5289	0.0000	1,169.0764	1,169.0764	0.1951	0.0000	1,173.9528
2023	0.4039	3.1147	3.7766	0.0125	0.8931	0.0969	0.9901	0.2494	0.0910	0.3404	0.0000	1,162.5260	1,162.5260	0.1215	0.0000	1,165.5621
2024	1.7591	2.1385	3.2457	9.5200e-003	0.6029	0.0740	0.6769	0.1613	0.0699	0.2311	0.0000	864.8163	864.8163	0.0808	0.0000	866.8372
Maximum	1.7591	5.5314	3.7766	0.0125	0.9949	0.1522	1.1470	0.3879	0.1410	0.5289	0.0000	1,169.0764	1,169.0764	0.1951	0.0000	1,173.9528

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
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Year	tons/yr										MT/yr					
2022	0.1820	4.5797	3.5273	0.0121	0.5296	0.0581	0.5877	0.1894	0.0578	0.2472	0.0000	1,169.0759	1,169.0759	0.1951	0.0000	1,173.9524
2023	0.2861	3.0617	4.0172	0.0125	0.8269	0.0631	0.8900	0.2240	0.0627	0.2867	0.0000	1,162.5256	1,162.5256	0.1215	0.0000	1,165.5617
2024	1.6646	2.2471	3.4349	9.5200e-003	0.6029	0.0555	0.6584	0.1613	0.0552	0.2165	0.0000	864.8159	864.8159	0.0808	0.0000	866.8369
Maximum	1.6646	4.5797	4.0172	0.0125	0.8269	0.0631	0.8900	0.2240	0.0627	0.2867	0.0000	1,169.0759	1,169.0759	0.1951	0.0000	1,173.9524

	ROG	NOx	CO	SO2	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	16.10	8.31	-8.89	0.00	21.34	45.30	24.09	28.04	41.80	31.82	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	7-1-2022	9-30-2022	3.1310	2.2290
2	10-1-2022	12-31-2022	2.7090	2.4712
3	1-1-2023	3-31-2023	1.1494	1.0819
4	4-1-2023	6-30-2023	0.7800	0.7456
5	7-1-2023	9-30-2023	0.7885	0.7538
6	10-1-2023	12-31-2023	0.7964	0.7616
7	1-1-2024	3-31-2024	1.1325	1.1325
8	4-1-2024	6-30-2024	1.1556	1.1557
9	7-1-2024	9-30-2024	1.1118	1.1182
		Highest	3.1310	2.4712

2.2 Overall Operational

Unmitigated Operational

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

Area	1.9144	0.0533	4.6311	2.4000e-004		0.0257	0.0257		0.0257	0.0257	0.0000	7.5736	7.5736	7.2700e-003	0.0000	7.7553
Energy	0.0277	0.2364	0.1006	1.5100e-003		0.0191	0.0191		0.0191	0.0191	0.0000	1,176.9094	1,176.9094	0.0425	0.0127	1,181.7674
Mobile	0.5711	2.2490	7.8764	0.0334	3.4395	0.0238	3.4633	0.9211	0.0221	0.9431	0.0000	3,092.1180	3,092.1180	0.1197	0.0000	3,095.1113
Waste						0.0000	0.0000		0.0000	0.0000	41.9562	0.0000	41.9562	2.4795	0.0000	103.9447
Water						0.0000	0.0000		0.0000	0.0000	9.2810	193.8244	203.1054	0.9613	0.0242	234.3374
Total	2.5132	2.5387	12.6081	0.0352	3.4395	0.0686	3.5081	0.9211	0.0669	0.9879	51.2372	4,470.4253	4,521.6625	3.6103	0.0369	4,622.9161

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.9144	0.0533	4.6311	2.4000e-004		0.0257	0.0257		0.0257	0.0257	0.0000	7.5736	7.5736	7.2700e-003	0.0000	7.7553
Energy	0.0277	0.2364	0.1006	1.5100e-003		0.0191	0.0191		0.0191	0.0191	0.0000	1,176.9094	1,176.9094	0.0425	0.0127	1,181.7674
Mobile	0.4931	1.8694	5.8081	0.0233	2.3477	0.0170	2.3648	0.6287	0.0158	0.6445	0.0000	2,151.0926	2,151.0926	0.0866	0.0000	2,153.2575
Waste						0.0000	0.0000		0.0000	0.0000	41.9562	0.0000	41.9562	2.4795	0.0000	103.9447
Water						0.0000	0.0000		0.0000	0.0000	7.4248	162.3051	169.7299	0.7693	0.0194	194.7414
Total	2.4352	2.1591	10.5398	0.0250	2.3477	0.0619	2.4096	0.6287	0.0606	0.6893	49.3810	3,497.8806	3,547.2616	3.3852	0.0321	3,641.4662

	ROG	NOx	CO	SO2	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	3.10	14.95	16.40	28.96	31.74	9.84	31.31	31.74	9.36	30.23	3.62	21.76	21.55	6.23	12.93	21.23

2.3 Vegetation

Vegetation

	CO2e
Category	M1
New Trees	35.4000
Total	35.4000

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-Building	Demolition	7/1/2022	9/30/2022	5	66	
2	Demolition-Parking Lot	Demolition	7/1/2022	9/30/2022	5	66	
3	Site Preparation	Site Preparation	8/1/2022	9/14/2022	5	33	
4	Grading	Grading	9/15/2022	1/31/2023	5	99	
5	Building Construction	Building Construction	2/1/2023	9/17/2024	5	425	
6	Architectural Coating	Architectural Coating	1/8/2024	12/31/2024	5	257	
7	Paving	Paving	9/18/2024	10/15/2024	5	20	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 49.5

Acres of Paving: 0

Residential Indoor: 909,225; Residential Outdoor: 303,075; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area:

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition-Building	Concrete/Industrial Saws	1	8.00	81	0.73

Demolition-Building	Excavators	3	8.00	158	0.38
Demolition-Building	Rubber Tired Dozers	2	8.00	247	0.40
Demolition-Parking Lot	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition-Parking Lot	Excavators	3	8.00	158	0.38
Demolition-Parking Lot	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

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-Building	6	15.00	0.00	1,561.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Demolition-Parking Lot	6	15.00	0.00	199.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	24,250.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	421.00	86.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

Worker	1.7200e-003	1.1000e-003	0.0133	5.0000e-005	5.4300e-003	4.0000e-005	5.4700e-003	1.4400e-003	3.0000e-005	1.4800e-003	0.0000	4.3720	4.3720	9.0000e-005	0.0000	4.3742
Total	7.1100e-003	0.1889	0.0692	6.3000e-004	0.0188	5.8000e-004	0.0194	5.1100e-003	5.5000e-004	5.6700e-003	0.0000	62.8713	62.8713	6.2500e-003	0.0000	63.0276

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0659	0.0000	0.0659	9.9800e-003	0.0000	9.9800e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0305	0.6043	0.8142	1.2800e-003		0.0142	0.0142		0.0142	0.0142	0.0000	112.1676	112.1676	0.0315	0.0000	112.9553
Total	0.0305	0.6043	0.8142	1.2800e-003	0.0659	0.0142	0.0801	9.9800e-003	0.0142	0.0242	0.0000	112.1676	112.1676	0.0315	0.0000	112.9553

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	5.3900e-003	0.1878	0.0559	5.8000e-004	0.0134	5.4000e-004	0.0139	3.6700e-003	5.2000e-004	4.1900e-003	0.0000	58.4993	58.4993	6.1600e-003	0.0000	58.6534
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	1.7200e-003	1.1000e-003	0.0133	5.0000e-005	5.4300e-003	4.0000e-005	5.4700e-003	1.4400e-003	3.0000e-005	1.4800e-003	0.0000	4.3720	4.3720	9.0000e-005	0.0000	4.3742
Total	7.1100e-003	0.1889	0.0692	6.3000e-004	0.0188	5.8000e-004	0.0194	5.1100e-003	5.5000e-004	5.6700e-003	0.0000	62.8713	62.8713	6.2500e-003	0.0000	63.0276

3.3 Demolition-Parking Lot - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0215	0.0000	0.0215	3.2600e-003	0.0000	3.2600e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0871	0.8487	0.6796	1.2800e-003		0.0410	0.0410		0.0381	0.0381	0.0000	112.1678	112.1678	0.0315	0.0000	112.9554
Total	0.0871	0.8487	0.6796	1.2800e-003	0.0215	0.0410	0.0625	3.2600e-003	0.0381	0.0414	0.0000	112.1678	112.1678	0.0315	0.0000	112.9554

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	6.9000e-004	0.0239	7.1300e-003	7.0000e-005	1.7100e-003	7.0000e-005	1.7700e-003	4.7000e-004	7.0000e-005	5.3000e-004	0.0000	7.4576	7.4576	7.9000e-004	0.0000	7.4773
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	1.7200e-003	1.1000e-003	0.0133	5.0000e-005	5.4300e-003	4.0000e-005	5.4700e-003	1.4400e-003	3.0000e-005	1.4800e-003	0.0000	4.3720	4.3720	9.0000e-005	0.0000	4.3742
Total	2.4100e-003	0.0250	0.0204	1.2000e-004	7.1400e-003	1.1000e-004	7.2400e-003	1.9100e-003	1.0000e-004	2.0100e-003	0.0000	11.8296	11.8296	8.8000e-004	0.0000	11.8515

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
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Category	tons/yr										MT/yr					
Fugitive Dust					8.3900e-003	0.0000	8.3900e-003	1.2700e-003	0.0000	1.2700e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0305	0.6043	0.8142	1.2800e-003		0.0142	0.0142		0.0142	0.0142	0.0000	112.1676	112.1676	0.0315	0.0000	112.9553
Total	0.0305	0.6043	0.8142	1.2800e-003	8.3900e-003	0.0142	0.0226	1.2700e-003	0.0142	0.0155	0.0000	112.1676	112.1676	0.0315	0.0000	112.9553

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	6.9000e-004	0.0239	7.1300e-003	7.0000e-005	1.7100e-003	7.0000e-005	1.7700e-003	4.7000e-004	7.0000e-005	5.3000e-004	0.0000	7.4576	7.4576	7.9000e-004	0.0000	7.4773
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	1.7200e-003	1.1000e-003	0.0133	5.0000e-005	5.4300e-003	4.0000e-005	5.4700e-003	1.4400e-003	3.0000e-005	1.4800e-003	0.0000	4.3720	4.3720	9.0000e-005	0.0000	4.3742
Total	2.4100e-003	0.0250	0.0204	1.2000e-004	7.1400e-003	1.1000e-004	7.2400e-003	1.9100e-003	1.0000e-004	2.0100e-003	0.0000	11.8296	11.8296	8.8000e-004	0.0000	11.8515

3.4 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.2981	0.0000	0.2981	0.1639	0.0000	0.1639	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0523	0.5459	0.3250	6.3000e-004		0.0266	0.0266		0.0245	0.0245	0.0000	55.1750	55.1750	0.0178	0.0000	55.6211

Total	0.0523	0.5459	0.3250	6.3000e-004	0.2981	0.0266	0.3247	0.1639	0.0245	0.1883	0.0000	55.1750	55.1750	0.0178	0.0000	55.6211
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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	1.0300e-003	6.6000e-004	7.9500e-003	3.0000e-005	3.2600e-003	2.0000e-005	3.2800e-003	8.7000e-004	2.0000e-005	8.9000e-004	0.0000	2.6232	2.6232	5.0000e-005	0.0000	2.6245
Total	1.0300e-003	6.6000e-004	7.9500e-003	3.0000e-005	3.2600e-003	2.0000e-005	3.2800e-003	8.7000e-004	2.0000e-005	8.9000e-004	0.0000	2.6232	2.6232	5.0000e-005	0.0000	2.6245

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1163	0.0000	0.1163	0.0639	0.0000	0.0639	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0154	0.3146	0.3788	6.3000e-004		7.8100e-003	7.8100e-003		7.8100e-003	7.8100e-003	0.0000	55.1749	55.1749	0.0178	0.0000	55.6211
Total	0.0154	0.3146	0.3788	6.3000e-004	0.1163	7.8100e-003	0.1241	0.0639	7.8100e-003	0.0717	0.0000	55.1749	55.1749	0.0178	0.0000	55.6211

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	1.0300e-003	6.6000e-004	7.9500e-003	3.0000e-005	3.2600e-003	2.0000e-005	3.2800e-003	8.7000e-004	2.0000e-005	8.9000e-004	0.0000	2.6232	2.6232	5.0000e-005	0.0000	2.6245
Total	1.0300e-003	6.6000e-004	7.9500e-003	3.0000e-005	3.2600e-003	2.0000e-005	3.2800e-003	8.7000e-004	2.0000e-005	8.9000e-004	0.0000	2.6232	2.6232	5.0000e-005	0.0000	2.6245

3.5 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.2742	0.0000	0.2742	0.1327	0.0000	0.1327	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0750	0.8029	0.5880	1.1400e-003		0.0362	0.0362		0.0333	0.0333	0.0000	100.3109	100.3109	0.0324	0.0000	101.1219
Total	0.0750	0.8029	0.5880	1.1400e-003	0.2742	0.0362	0.3105	0.1327	0.0333	0.1660	0.0000	100.3109	100.3109	0.0324	0.0000	101.1219

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	0.0652	2.2692	0.6758	6.9600e-003	0.1965	6.5600e-003	0.2031	0.0529	6.2800e-003	0.0592	0.0000	706.8302	706.8302	0.0745	0.0000	708.6921
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-003	1.2900e-003	0.0155	6.0000e-005	6.3400e-003	4.0000e-005	6.3800e-003	1.6800e-003	4.0000e-005	1.7200e-003	0.0000	5.1007	5.1007	1.0000e-004	0.0000	5.1033
Total	0.0672	2.2705	0.6913	7.0200e-003	0.2029	6.6000e-003	0.2095	0.0546	6.3200e-003	0.0609	0.0000	711.9309	711.9309	0.0746	0.0000	713.7953

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1070	0.0000	0.1070	0.0518	0.0000	0.0518	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0280	0.5713	0.7311	1.1400e-003		0.0145	0.0145		0.0145	0.0145	0.0000	100.3107	100.3107	0.0324	0.0000	101.1218
Total	0.0280	0.5713	0.7311	1.1400e-003	0.1070	0.0145	0.1215	0.0518	0.0145	0.0663	0.0000	100.3107	100.3107	0.0324	0.0000	101.1218

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	0.0652	2.2692	0.6758	6.9600e-003	0.1965	6.5600e-003	0.2031	0.0529	6.2800e-003	0.0592	0.0000	706.8302	706.8302	0.0745	0.0000	708.6921
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-003	1.2900e-003	0.0155	6.0000e-005	6.3400e-003	4.0000e-005	6.3800e-003	1.6800e-003	4.0000e-005	1.7200e-003	0.0000	5.1007	5.1007	1.0000e-004	0.0000	5.1033

Total	0.0672	2.2705	0.6913	7.0200e-003	0.2029	6.6000e-003	0.2095	0.0546	6.3200e-003	0.0609	0.0000	711.9309	711.9309	0.0746	0.0000	713.7953
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3.5 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					0.1086	0.0000	0.1086	0.0417	0.0000	0.0417	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0188	0.1973	0.1623	3.3000e-004		8.5200e-003	8.5200e-003		7.8400e-003	7.8400e-003	0.0000	28.6667	28.6667	9.2700e-003	0.0000	28.8985
Total	0.0188	0.1973	0.1623	3.3000e-004	0.1086	8.5200e-003	0.1172	0.0417	7.8400e-003	0.0495	0.0000	28.6667	28.6667	9.2700e-003	0.0000	28.8985

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	0.0128	0.4118	0.1829	1.9000e-003	0.1683	8.0000e-004	0.1691	0.0426	7.6000e-004	0.0434	0.0000	193.9625	193.9625	0.0205	0.0000	194.4747
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.4000e-004	3.3000e-004	4.1200e-003	2.0000e-005	1.8100e-003	1.0000e-005	1.8200e-003	4.8000e-004	1.0000e-005	4.9000e-004	0.0000	1.4014	1.4014	3.0000e-005	0.0000	1.4020
Total	0.0133	0.4122	0.1871	1.9200e-003	0.1701	8.1000e-004	0.1709	0.0431	7.7000e-004	0.0439	0.0000	195.3638	195.3638	0.0205	0.0000	195.8767

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0424	0.0000	0.0424	0.0163	0.0000	0.0163	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.9900e-003	0.1632	0.2089	3.3000e-004		4.1600e-003	4.1600e-003		4.1600e-003	4.1600e-003	0.0000	28.6666	28.6666	9.2700e-003	0.0000	28.8984
Total	7.9900e-003	0.1632	0.2089	3.3000e-004	0.0424	4.1600e-003	0.0465	0.0163	4.1600e-003	0.0204	0.0000	28.6666	28.6666	9.2700e-003	0.0000	28.8984

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	0.0128	0.4118	0.1829	1.9000e-003	0.1683	8.0000e-004	0.1691	0.0426	7.6000e-004	0.0434	0.0000	193.9625	193.9625	0.0205	0.0000	194.4747
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.4000e-004	3.3000e-004	4.1200e-003	2.0000e-005	1.8100e-003	1.0000e-005	1.8200e-003	4.8000e-004	1.0000e-005	4.9000e-004	0.0000	1.4014	1.4014	3.0000e-005	0.0000	1.4020
Total	0.0133	0.4122	0.1871	1.9200e-003	0.1701	8.1000e-004	0.1709	0.0431	7.7000e-004	0.0439	0.0000	195.3638	195.3638	0.0205	0.0000	195.8767

3.6 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	0.1872	1.7118	1.9330	3.2100e-003		0.0833	0.0833		0.0784	0.0784	0.0000	275.8477	275.8477	0.0656	0.0000	277.4881
Total	0.1872	1.7118	1.9330	3.2100e-003		0.0833	0.0833		0.0784	0.0784	0.0000	275.8477	275.8477	0.0656	0.0000	277.4881

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	0.0200	0.6919	0.2445	2.3900e-003	0.0644	8.5000e-004	0.0653	0.0186	8.1000e-004	0.0194	0.0000	237.1524	237.1524	0.0179	0.0000	237.6011
Worker	0.1647	0.1015	1.2497	4.7000e-003	0.5500	3.4900e-003	0.5535	0.1461	3.2200e-003	0.1493	0.0000	425.4954	425.4954	8.0900e-003	0.0000	425.6977
Total	0.1847	0.7934	1.4942	7.0900e-003	0.6144	4.3400e-003	0.6188	0.1646	4.0300e-003	0.1687	0.0000	662.6478	662.6478	0.0260	0.0000	663.2988

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0802	1.6929	2.1270	3.2100e-003		0.0538	0.0538		0.0538	0.0538	0.0000	275.8473	275.8473	0.0656	0.0000	277.4878
Total	0.0802	1.6929	2.1270	3.2100e-003		0.0538	0.0538		0.0538	0.0538	0.0000	275.8473	275.8473	0.0656	0.0000	277.4878

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	0.0200	0.6919	0.2445	2.3900e-003	0.0644	8.5000e-004	0.0653	0.0186	8.1000e-004	0.0194	0.0000	237.1524	237.1524	0.0179	0.0000	237.6011
Worker	0.1647	0.1015	1.2497	4.7000e-003	0.5500	3.4900e-003	0.5535	0.1461	3.2200e-003	0.1493	0.0000	425.4954	425.4954	8.0900e-003	0.0000	425.6977
Total	0.1847	0.7934	1.4942	7.0900e-003	0.6144	4.3400e-003	0.6188	0.1646	4.0300e-003	0.1687	0.0000	662.6478	662.6478	0.0260	0.0000	663.2988

3.6 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	0.1376	1.2570	1.5116	2.5200e-003		0.0573	0.0573		0.0539	0.0539	0.0000	216.7789	216.7789	0.0513	0.0000	218.0605
Total	0.1376	1.2570	1.5116	2.5200e-003		0.0573	0.0573		0.0539	0.0539	0.0000	216.7789	216.7789	0.0513	0.0000	218.0605

Unmitigated Construction Off-Site

Vendor	0.0152	0.5368	0.1880	1.8600e-003	0.0506	6.5000e-004	0.0513	0.0146	6.2000e-004	0.0152	0.0000	184.8634	184.8634	0.0139	0.0000	185.2103
Worker	0.1231	0.0726	0.9133	3.5500e-003	0.4321	2.7000e-003	0.4348	0.1148	2.4800e-003	0.1172	0.0000	321.0723	321.0723	5.7700e-003	0.0000	321.2166
Total	0.1383	0.6094	1.1013	5.4100e-003	0.4828	3.3500e-003	0.4861	0.1294	3.1000e-003	0.1325	0.0000	505.9357	505.9357	0.0197	0.0000	506.4269

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	1.4158					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0232	0.1566	0.2326	3.8000e-004		7.8300e-003	7.8300e-003		7.8300e-003	7.8300e-003	0.0000	32.8093	32.8093	1.8500e-003	0.0000	32.8555
Total	1.4391	0.1566	0.2326	3.8000e-004		7.8300e-003	7.8300e-003		7.8300e-003	7.8300e-003	0.0000	32.8093	32.8093	1.8500e-003	0.0000	32.8555

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0338	0.0199	0.2504	9.7000e-004	0.1185	7.4000e-004	0.1192	0.0315	6.8000e-004	0.0322	0.0000	88.0423	88.0423	1.5800e-003	0.0000	88.0819
Total	0.0338	0.0199	0.2504	9.7000e-004	0.1185	7.4000e-004	0.1192	0.0315	6.8000e-004	0.0322	0.0000	88.0423	88.0423	1.5800e-003	0.0000	88.0819

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	1.4158					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.6400e-003	0.1744	0.2355	3.8000e-004		6.1100e-003	6.1100e-003		6.1100e-003	6.1100e-003	0.0000	32.8093	32.8093	1.8500e-003	0.0000	32.8555
Total	1.4235	0.1744	0.2355	3.8000e-004		6.1100e-003	6.1100e-003		6.1100e-003	6.1100e-003	0.0000	32.8093	32.8093	1.8500e-003	0.0000	32.8555

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0338	0.0199	0.2504	9.7000e-004	0.1185	7.4000e-004	0.1192	0.0315	6.8000e-004	0.0322	0.0000	88.0423	88.0423	1.5800e-003	0.0000	88.0819
Total	0.0338	0.0199	0.2504	9.7000e-004	0.1185	7.4000e-004	0.1192	0.0315	6.8000e-004	0.0322	0.0000	88.0423	88.0423	1.5800e-003	0.0000	88.0819

3.8 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	9.8800e-003	0.0953	0.1463	2.3000e-004		4.6900e-003	4.6900e-003		4.3100e-003	4.3100e-003	0.0000	20.0265	20.0265	6.4800e-003	0.0000	20.1885
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	9.8800e-003	0.0953	0.1463	2.3000e-004		4.6900e-003	4.6900e-003		4.3100e-003	4.3100e-003	0.0000	20.0265	20.0265	6.4800e-003	0.0000	20.1885

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.7000e-004	2.8000e-004	3.4800e-003	1.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.2235	1.2235	2.0000e-005	0.0000	1.2240
Total	4.7000e-004	2.8000e-004	3.4800e-003	1.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.2235	1.2235	2.0000e-005	0.0000	1.2240

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	5.6100e-003	0.1130	0.1730	2.3000e-004		3.0500e-003	3.0500e-003		3.0500e-003	3.0500e-003	0.0000	20.0265	20.0265	6.4800e-003	0.0000	20.1884

Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	5.6100e-003	0.1130	0.1730	2.3000e-004		3.0500e-003	3.0500e-003		3.0500e-003	3.0500e-003	0.0000	20.0265	20.0265	6.4800e-003	0.0000	20.1884

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.7000e-004	2.8000e-004	3.4800e-003	1.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.2235	1.2235	2.0000e-005	0.0000	1.2240
Total	4.7000e-004	2.8000e-004	3.4800e-003	1.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.2235	1.2235	2.0000e-005	0.0000	1.2240

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Density

Increase Diversity

Improve Destination Accessibility

Increase Transit Accessibility

Improve Pedestrian Network

Implement NEV 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	tons/yr										MT/yr					
Mitigated	0.4931	1.8694	5.8081	0.0233	2.3477	0.0170	2.3648	0.6287	0.0158	0.6445	0.0000	2,151.0926	2,151.0926	0.0866	0.0000	2,153.2575
Unmitigated	0.5711	2.2490	7.8764	0.0334	3.4395	0.0238	3.4633	0.9211	0.0221	0.9431	0.0000	3,092.1180	3,092.1180	0.1197	0.0000	3,095.1113

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
City Park	1.19	14.37	10.57	12,698	8,667
Condo/Townhouse High Rise	2,716.45	2,801.76	2227.04	9,055,709	6,181,155
Enclosed Parking with Elevator	0.00	0.00	0.00		
Total	2,717.64	2,816.13	2,237.61	9,068,407	6,189,822

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
City Park	16.60	8.40	6.90	33.00	48.00	19.00	66	28	6
Condo/Townhouse High Rise	14.70	5.90	8.70	40.00	20.00	40.00	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
City Park	0.566758	0.042765	0.209365	0.107075	0.014132	0.005761	0.026332	0.018095	0.001807	0.001489	0.004961	0.000606	0.000854
Condo/Townhouse High Rise	0.566758	0.042765	0.209365	0.107075	0.014132	0.005761	0.026332	0.018095	0.001807	0.001489	0.004961	0.000606	0.000854
Enclosed Parking with Elevator	0.566758	0.042765	0.209365	0.107075	0.014132	0.005761	0.026332	0.018095	0.001807	0.001489	0.004961	0.000606	0.000854

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	903.1035	903.1035	0.0373	7.7100e-003	906.3343
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	903.1035	903.1035	0.0373	7.7100e-003	906.3343
NaturalGas Mitigated	0.0277	0.2364	0.1006	1.5100e-003		0.0191	0.0191		0.0191	0.0191	0.0000	273.8059	273.8059	5.2500e-003	5.0200e-003	275.4330
NaturalGas Unmitigated	0.0277	0.2364	0.1006	1.5100e-003		0.0191	0.0191		0.0191	0.0191	0.0000	273.8059	273.8059	5.2500e-003	5.0200e-003	275.4330

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					
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse High Rise	5.13093e+006	0.0277	0.2364	0.1006	1.5100e-003		0.0191	0.0191		0.0191	0.0191	0.0000	273.8059	273.8059	5.2500e-003	5.0200e-003	275.4330
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0277	0.2364	0.1006	1.5100e-003		0.0191	0.0191		0.0191	0.0191	0.0000	273.8059	273.8059	5.2500e-003	5.0200e-003	275.4330

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse High Rise	5.13093e+006	0.0277	0.2364	0.1006	1.5100e-003		0.0191	0.0191		0.0191	0.0191	0.0000	273.8059	273.8059	5.2500e-003	5.0200e-003	275.4330
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0277	0.2364	0.1006	1.5100e-003		0.0191	0.0191		0.0191	0.0191	0.0000	273.8059	273.8059	5.2500e-003	5.0200e-003	275.4330

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
City Park	0	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse High Rise	1.9015e+006	605.8577	0.0250	5.1800e-003	608.0252
Enclosed Parking with Elevator	932912	297.2458	0.0123	2.5400e-003	298.3092
Total		903.1035	0.0373	7.7200e-003	906.3343

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
City Park	0	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse High Rise	1.9015e+06	605.8577	0.0250	5.1800e-003	608.0252
Enclosed Parking with Elevator	932912	297.2458	0.0123	2.5400e-003	298.3092
Total		903.1035	0.0373	7.7200e-003	906.3343

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.9144	0.0533	4.6311	2.4000e-004		0.0257	0.0257		0.0257	0.0257	0.0000	7.5736	7.5736	7.2700e-003	0.0000	7.7553
Unmitigated	1.9144	0.0533	4.6311	2.4000e-004		0.0257	0.0257		0.0257	0.0257	0.0000	7.5736	7.5736	7.2700e-003	0.0000	7.7553

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.1416					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.6335					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.1394	0.0533	4.6311	2.4000e-004		0.0257	0.0257		0.0257	0.0257	0.0000	7.5736	7.5736	7.2700e-003	0.0000	7.7553
Total	1.9144	0.0533	4.6311	2.4000e-004		0.0257	0.0257		0.0257	0.0257	0.0000	7.5736	7.5736	7.2700e-003	0.0000	7.7553

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.1416					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	1.6335					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.1394	0.0533	4.6311	2.4000e-004		0.0257	0.0257		0.0257	0.0257	0.0000	7.5736	7.5736	7.2700e-003	0.0000	7.7553
Total	1.9144	0.0533	4.6311	2.4000e-004		0.0257	0.0257		0.0257	0.0257	0.0000	7.5736	7.5736	7.2700e-003	0.0000	7.7553

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	169.7299	0.7693	0.0194	194.7414
Unmitigated	203.1054	0.9613	0.0242	234.3374

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
City Park	0 / 2.02552	7.1701	3.0000e-004	6.0000e-005	7.1958
Condo/Townhouse High Rise	29.2542 / 18.4428	195.9353	0.9610	0.0241	227.1417
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		203.1054	0.9613	0.0242	234.3374

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
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Land Use	Mgal	MT/yr			
City Park	0 / 1.82297	6.4531	2.7000e- 004	6.0000e- 005	6.4762
Condo/Townhouse High Rise	23.4033 / 16.5986	163.2768	0.7690	0.0193	188.2652
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		169.7299	0.7693	0.0194	194.7414

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	41.9562	2.4795	0.0000	103.9447
Unmitigated	41.9562	2.4795	0.0000	103.9447

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			

City Park	0.15	0.0305	1.8000e-003	0.0000	0.0754
Condo/Townhouse High Rise	206.54	41.9258	2.4777	0.0000	103.8693
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Total		41.9562	2.4795	0.0000	103.9447

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
City Park	0.15	0.0305	1.8000e-003	0.0000	0.0754
Condo/Townhouse High Rise	206.54	41.9258	2.4777	0.0000	103.8693
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Total		41.9562	2.4795	0.0000	103.9447

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
----------------	--------

11.0 Vegetation

	Total CO2	CH4	N2O	CO2e
Category	MT			
Unmitigated	35.4000	0.0000	0.0000	35.4000

11.2 Net New Trees

Species Class

	Number of Trees	Total CO2	CH4	N2O	CO2e
		MT			
Miscellaneous	50	35.4000	0.0000	0.0000	35.4000
Total		35.4000	0.0000	0.0000	35.4000

One Metro West - Phase 1 - Orange County, Summer

One Metro West - Phase 1 Orange County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	398.00	Space	0.00	159,200.00	0
City Park	1.70	Acre	1.70	74,052.00	0
Condo/Townhouse High Rise	449.00	Dwelling Unit	5.00	449,000.00	1284

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	30
Climate Zone	8			Operational Year	2025
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

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Total site is 15.23 net acres, there would be two levels of enclosed subterranean parking.

Construction Phase - Schedule based on start date of July 2022, complete site demolition, site preparation, and grading, phase 1 completion in Dec. 2024. Assume architectural coatings applied during building phase.

Off-road Equipment -

Off-road Equipment -

Off-road Equipment - This equipment would be shared with the Demolition-Parking Lot phase.

Off-road Equipment -

Off-road Equipment - Equipment per project plans.

Off-road Equipment -

Off-road Equipment -

Trips and VMT - Corrected the Building Construction worker & vendor trips per day per CalEEMod documentation. All asphalt demolition material will be recycled onsite.

Demolition - From project plans. 343,300 sf of building and 178,000sf of asphalt parking lot will be demolished. Calrecycle asphalt factor-0.61 tons/CY

Grading -

Architectural Coating - Assume all coatings comply with SCAQMD Rule 1113.

Vehicle Trips - Weekday trip rates from project traffic study for the peak day, weekend rates proportioned from the CalEEMod defaults.

Woodstoves - No residences have a woodstove or fireplace per project plans.

Area Coating - Assume all coatings comply with SCAQMD Rule 1113.

Sequestration - Estimated the number of trees from the site plan.

Construction Off-road Equipment Mitigation - Dust control measures as required by SCAQMD Rule 403. Assume all equipment would be at least EPA Tier 3 and have Level 2 DPF.

Mobile Land Use Mitigation -

Area Mitigation -

Energy Mitigation -

Water Mitigation - Project plans specify a 20% indoor water use reduction, the outdoor reduction estimated based on planned features.

Waste Mitigation -

Operational Off-Road Equipment -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	50.00
tblArchitecturalCoating	EF_Nonresidential_Interior	100.00	50.00
tblArchitecturalCoating	EF_Parking	100.00	50.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	100	50
tblAreaCoating	Area_EF_Nonresidential_Interior	100	50
tblAreaCoating	Area_EF_Parking	100	50
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstEquipMitigation	DPF	No Change	Level 2
tblConstEquipMitigation	DPF	No Change	Level 2

[illegible]

tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstructionPhase	NumDays	20.00	257.00
tblConstructionPhase	NumDays	230.00	425.00
tblConstructionPhase	NumDays	20.00	66.00
tblConstructionPhase	NumDays	20.00	66.00
tblConstructionPhase	NumDays	20.00	99.00
tblConstructionPhase	NumDays	10.00	33.00
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	381.65	0.00
tblFireplaces	NumberNoFireplace	44.90	449.00
tblFireplaces	NumberWood	22.45	0.00
tblGrading	MaterialExported	0.00	194,000.00
tblGrading	MaterialImported	0.00	91,400.00
tblLandUse	LotAcreage	3.58	0.00
tblLandUse	LotAcreage	7.02	5.00
tblSequestration	NumberOfNewTrees	0.00	50.00
tblVehicleTrips	HO_TTP	40.60	40.00
tblVehicleTrips	HS_TTP	19.20	20.00
tblVehicleTrips	HW_TTP	40.20	40.00
tblVehicleTrips	ST_TR	22.75	8.45
tblVehicleTrips	ST_TR	4.31	6.24
tblVehicleTrips	SU_TR	16.74	6.22

tblVehicleTrips	SU_TR	3.43	4.96
tblVehicleTrips	WD_TR	1.89	0.70
tblVehicleTrips	WD_TR	4.18	6.05
tblWoodstoves	NumberCatalytic	22.45	0.00
tblWoodstoves	NumberNoncatalytic	22.45	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	9.2373	135.8301	76.8054	0.3136	24.8392	4.1197	28.9589	11.0740	3.8148	14.8889	0.0000	33,406.9712	33,406.9712	5.3862	0.0000	33,541.6267
2023	3.0970	54.5546	31.5254	0.2051	22.6450	0.8475	23.4926	7.4108	0.7823	8.1931	0.0000	22,580.0688	22,580.0688	2.9694	0.0000	22,654.3046
2024	14.3794	21.1778	32.3353	0.0974	6.1941	0.7156	6.9098	1.6551	0.6762	2.3313	0.0000	9,763.8867	9,763.8867	0.8661	0.0000	9,785.5390
Maximum	14.3794	135.8301	76.8054	0.3136	24.8392	4.1197	28.9589	11.0740	3.8148	14.8889	0.0000	33,406.9712	33,406.9712	5.3862	0.0000	33,541.6267

Mitigated Construction

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

2022	4.5858	115.0018	88.6829	0.3136	11.0906	1.4312	12.5219	4.4832	1.4228	5.8397	0.0000	33,406.9712	33,406.9712	5.3862	0.0000	33,541.6267
2023	2.1981	51.4585	35.7653	0.2051	18.4492	0.4881	18.8996	5.3265	0.4854	5.7737	0.0000	22,580.0687	22,580.0687	2.9694	0.0000	22,654.3046
2024	13.4604	22.0983	34.0645	0.0974	6.1941	0.5407	6.7349	1.6551	0.5377	2.1928	0.0000	9,763.8867	9,763.8867	0.8661	0.0000	9,785.5390
Maximum	13.4604	115.0018	88.6829	0.3136	18.4492	1.4312	18.8996	5.3265	1.4228	5.8397	0.0000	33,406.9712	33,406.9712	5.3862	0.0000	33,541.6267

	ROG	NOx	CO	SO2	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	24.22	10.87	-12.69	0.00	33.43	56.71	35.72	43.07	53.62	45.67	0.00	0.00	0.00	0.00	0.00	0.00

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	10.8411	0.4267	37.0487	1.9600e-003		0.2055	0.2055		0.2055	0.2055	0.0000	66.7875	66.7875	0.0641	0.0000	68.3900
Energy	0.1516	1.2955	0.5513	8.2700e-003		0.1047	0.1047		0.1047	0.1047		1,653.8049	1,653.8049	0.0317	0.0303	1,663.6326
Mobile	3.4813	12.5336	47.3322	0.2007	20.3311	0.1382	20.4693	5.4365	0.1281	5.5646		20,442.4199	20,442.4199	0.7705		20,461.6834
Total	14.4740	14.2558	84.9322	0.2109	20.3311	0.4484	20.7795	5.4365	0.4383	5.8748	0.0000	22,163.0122	22,163.0122	0.8663	0.0303	22,193.7059

Mitigated Operational

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

Area	10.8411	0.4267	37.0487	1.9600e-003		0.2055	0.2055		0.2055	0.2055	0.0000	66.7875	66.7875	0.0641	0.0000	68.3900
Energy	0.1516	1.2955	0.5513	8.2700e-003		0.1047	0.1047		0.1047	0.1047		1,653.8049	1,653.8049	0.0317	0.0303	1,663.6326
Mobile	3.0236	10.5033	34.5239	0.1395	13.8774	0.0989	13.9763	3.7108	0.0917	3.8025		14,221.6030	14,221.6030	0.5552		14,235.4818
Total	14.0162	12.2254	72.1239	0.1498	13.8774	0.4092	14.2865	3.7108	0.4019	4.1127	0.0000	15,942.1953	15,942.1953	0.6510	0.0303	15,967.5043

	ROG	NOx	CO	SO2	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	3.16	14.24	15.08	28.99	31.74	8.75	31.25	31.74	8.30	29.99	0.00	28.07	28.07	24.86	0.00	28.05

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-Building	Demolition	7/1/2022	9/30/2022	5	66	
2	Demolition-Parking Lot	Demolition	7/1/2022	9/30/2022	5	66	
3	Site Preparation	Site Preparation	8/1/2022	9/14/2022	5	33	
4	Grading	Grading	9/15/2022	1/31/2023	5	99	
5	Building Construction	Building Construction	2/1/2023	9/17/2024	5	425	
6	Architectural Coating	Architectural Coating	1/8/2024	12/31/2024	5	257	
7	Paving	Paving	9/18/2024	10/15/2024	5	20	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 49.5

Acres of Paving: 0

Residential Indoor: 909,225; Residential Outdoor: 303,075; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area:

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition-Building	Concrete/Industrial Saws	1	8.00	81	0.73

Demolition-Building	Excavators	3	8.00	158	0.38
Demolition-Building	Rubber Tired Dozers	2	8.00	247	0.40
Demolition-Parking Lot	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition-Parking Lot	Excavators	3	8.00	158	0.38
Demolition-Parking Lot	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

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-Building	6	15.00	0.00	1,561.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Demolition-Parking Lot	6	15.00	0.00	199.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	24,250.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	421.00	86.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

Architectural Coating	1	84.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
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3.1 Mitigation Measures Construction

Use DPF for Construction Equipment

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

Use Cleaner Engines for Construction Equipment

3.2 Demolition-Building - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					5.1201	0.0000	5.1201	0.7752	0.0000	0.7752			0.0000			0.0000
Off-Road	2.6392	25.7194	20.5941	0.0388		1.2427	1.2427		1.1553	1.1553		3,746.7812	3,746.7812	1.0524		3,773.0920
Total	2.6392	25.7194	20.5941	0.0388	5.1201	1.2427	6.3628	0.7752	1.1553	1.9305		3,746.7812	3,746.7812	1.0524		3,773.0920

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	0.1617	5.5248	1.6605	0.0176	0.4118	0.0163	0.4281	0.1127	0.0156	0.1283		1,966.6703	1,966.6703	0.2040		1,971.7715
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	0.0512	0.0297	0.4252	1.5200e-003	0.1677	1.0600e-003	0.1687	0.0445	9.8000e-004	0.0455		151.9802	151.9802	3.0700e-003		152.0569
Total	0.2129	5.5545	2.0857	0.0191	0.5794	0.0174	0.5968	0.1572	0.0166	0.1738		2,118.6505	2,118.6505	0.2071		2,123.8284

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					1.9969	0.0000	1.9969	0.3023	0.0000	0.3023			0.0000			0.0000
Off-Road	0.9246	18.3130	24.6739	0.0388		0.4314	0.4314		0.4314	0.4314	0.0000	3,746.7812	3,746.7812	1.0524		3,773.0920
Total	0.9246	18.3130	24.6739	0.0388	1.9969	0.4314	2.4282	0.3023	0.4314	0.7337	0.0000	3,746.7812	3,746.7812	1.0524		3,773.0920

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	0.1617	5.5248	1.6605	0.0176	0.4118	0.0163	0.4281	0.1127	0.0156	0.1283		1,966.6703	1,966.6703	0.2040		1,971.7715
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	0.0512	0.0297	0.4252	1.5200e-003	0.1677	1.0600e-003	0.1687	0.0445	9.8000e-004	0.0455		151.9802	151.9802	3.0700e-003		152.0569
Total	0.2129	5.5545	2.0857	0.0191	0.5794	0.0174	0.5968	0.1572	0.0166	0.1738		2,118.6505	2,118.6505	0.2071		2,123.8284

3.3 Demolition-Parking Lot - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.6520	0.0000	0.6520	0.0987	0.0000	0.0987			0.0000			0.0000
Off-Road	2.6392	25.7194	20.5941	0.0388		1.2427	1.2427		1.1553	1.1553		3,746.7812	3,746.7812	1.0524		3,773.0920
Total	2.6392	25.7194	20.5941	0.0388	0.6520	1.2427	1.8947	0.0987	1.1553	1.2540		3,746.7812	3,746.7812	1.0524		3,773.0920

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	0.0206	0.7043	0.2117	2.2400e-003	0.0525	2.0800e-003	0.0546	0.0144	1.9900e-003	0.0164		250.7158	250.7158	0.0260		251.3661
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	0.0512	0.0297	0.4252	1.5200e-003	0.1677	1.0600e-003	0.1687	0.0445	9.8000e-004	0.0455		151.9802	151.9802	3.0700e-003		152.0569
Total	0.0718	0.7340	0.6369	3.7600e-003	0.2202	3.1400e-003	0.2233	0.0588	2.9700e-003	0.0618		402.6960	402.6960	0.0291		403.4230

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
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Category	lb/day										lb/day					
Fugitive Dust					0.2543	0.0000	0.2543	0.0385	0.0000	0.0385			0.0000			0.0000
Off-Road	0.9246	18.3130	24.6739	0.0388		0.4314	0.4314		0.4314	0.4314	0.0000	3,746.7812	3,746.7812	1.0524		3,773.0920
Total	0.9246	18.3130	24.6739	0.0388	0.2543	0.4314	0.6857	0.0385	0.4314	0.4699	0.0000	3,746.7812	3,746.7812	1.0524		3,773.0920

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	0.0206	0.7043	0.2117	2.2400e-003	0.0525	2.0800e-003	0.0546	0.0144	1.9900e-003	0.0164		250.7158	250.7158	0.0260		251.3661
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	0.0512	0.0297	0.4252	1.5200e-003	0.1677	1.0600e-003	0.1687	0.0445	9.8000e-004	0.0455		151.9802	151.9802	3.0700e-003		152.0569
Total	0.0718	0.7340	0.6369	3.7600e-003	0.2202	3.1400e-003	0.2233	0.0588	2.9700e-003	0.0618		402.6960	402.6960	0.0291		403.4230

3.4 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.1701	33.0835	19.6978	0.0380		1.6126	1.6126		1.4836	1.4836		3,686.0619	3,686.0619	1.1922		3,715.8655

Total	3.1701	33.0835	19.6978	0.0380	18.0663	1.6126	19.6788	9.9307	1.4836	11.4143		3,686.0619	3,686.0619	1.1922		3,715.8655
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Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0614	0.0356	0.5103	1.8300e-003	0.2012	1.2800e-003	0.2025	0.0534	1.1800e-003	0.0545		182.3762	182.3762	3.6800e-003		182.4683
Total	0.0614	0.0356	0.5103	1.8300e-003	0.2012	1.2800e-003	0.2025	0.0534	1.1800e-003	0.0545		182.3762	182.3762	3.6800e-003		182.4683

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0458	0.0000	7.0458	3.8730	0.0000	3.8730			0.0000			0.0000
Off-Road	0.9312	19.0656	22.9600	0.0380		0.4731	0.4731		0.4731	0.4731	0.0000	3,686.0619	3,686.0619	1.1922		3,715.8655
Total	0.9312	19.0656	22.9600	0.0380	7.0458	0.4731	7.5189	3.8730	0.4731	4.3461	0.0000	3,686.0619	3,686.0619	1.1922		3,715.8655

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0614	0.0356	0.5103	1.8300e-003	0.2012	1.2800e-003	0.2025	0.0534	1.1800e-003	0.0545		182.3762	182.3762	3.6800e-003		182.4683
Total	0.0614	0.0356	0.5103	1.8300e-003	0.2012	1.2800e-003	0.2025	0.0534	1.1800e-003	0.0545		182.3762	182.3762	3.6800e-003		182.4683

3.5 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.8784	0.0000	6.8784	3.4169	0.0000	3.4169			0.0000			0.0000
Off-Road	1.9486	20.8551	15.2727	0.0297		0.9409	0.9409		0.8656	0.8656		2,872.0464	2,872.0464	0.9289		2,895.2684
Total	1.9486	20.8551	15.2727	0.0297	6.8784	0.9409	7.8192	3.4169	0.8656	4.2824		2,872.0464	2,872.0464	0.9289		2,895.2684

Unmitigated Construction Off-Site

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

Hauling	1.6745	57.2180	17.1968	0.1819	5.1897	0.1691	5.3588	1.3945	0.1618	1.5562		20,368.0358	20,368.0358	2.1132		20,420.8660
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	0.0512	0.0297	0.4252	1.5200e-003	0.1677	1.0600e-003	0.1687	0.0445	9.8000e-004	0.0455		151.9802	151.9802	3.0700e-003		152.0569
Total	1.7257	57.2477	17.6220	0.1835	5.3574	0.1702	5.5275	1.4389	0.1628	1.6017		20,520.0159	20,520.0159	2.1163		20,572.9229

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					2.6826	0.0000	2.6826	1.3326	0.0000	1.3326			0.0000			0.0000
Off-Road	0.7263	14.8397	18.9906	0.0297		0.3778	0.3778		0.3778	0.3778	0.0000	2,872.0464	2,872.0464	0.9289		2,895.2684
Total	0.7263	14.8397	18.9906	0.0297	2.6826	0.3778	3.0603	1.3326	0.3778	1.7103	0.0000	2,872.0464	2,872.0464	0.9289		2,895.2684

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.6745	57.2180	17.1968	0.1819	5.1897	0.1691	5.3588	1.3945	0.1618	1.5562		20,368.0358	20,368.0358	2.1132		20,420.8660
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	0.0512	0.0297	0.4252	1.5200e-003	0.1677	1.0600e-003	0.1687	0.0445	9.8000e-004	0.0455		151.9802	151.9802	3.0700e-003		152.0569

Total	1.7257	57.2477	17.6220	0.1835	5.3574	0.1702	5.5275	1.4389	0.1628	1.6017		20,520.0159	20,520.0159	2.1163		20,572.9229
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3.5 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					6.8784	0.0000	6.8784	3.4169	0.0000	3.4169			0.0000			0.0000
Off-Road	1.7109	17.9359	14.7507	0.0297		0.7749	0.7749		0.7129	0.7129		2,872.6910	2,872.6910	0.9291		2,895.9182
Total	1.7109	17.9359	14.7507	0.0297	6.8784	0.7749	7.6533	3.4169	0.7129	4.1298		2,872.6910	2,872.6910	0.9291		2,895.9182

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.1479	36.5918	16.3782	0.1740	15.5990	0.0716	15.6706	3.9495	0.0684	4.0179		19,561.2403	19,561.2403	2.0376		19,612.1795
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	0.0485	0.0270	0.3966	1.4600e-003	0.1677	1.0500e-003	0.1687	0.0445	9.6000e-004	0.0454		146.1374	146.1374	2.7800e-003		146.2070
Total	1.1964	36.6187	16.7747	0.1755	15.7667	0.0726	15.8393	3.9939	0.0694	4.0633		19,707.3778	19,707.3778	2.0403		19,758.3865

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					2.6826	0.0000	2.6826	1.3326	0.0000	1.3326			0.0000			0.0000
Off-Road	0.7263	14.8397	18.9906	0.0297		0.3778	0.3778		0.3778	0.3778	0.0000	2,872.6910	2,872.6910	0.9291		2,895.9182
Total	0.7263	14.8397	18.9906	0.0297	2.6826	0.3778	3.0603	1.3326	0.3778	1.7103	0.0000	2,872.6910	2,872.6910	0.9291		2,895.9182

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.1479	36.5918	16.3782	0.1740	15.5990	0.0716	15.6706	3.9495	0.0684	4.0179		19,561.2403	19,561.2403	2.0376		19,612.1795
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	0.0485	0.0270	0.3966	1.4600e-003	0.1677	1.0500e-003	0.1687	0.0445	9.6000e-004	0.0454		146.1374	146.1374	2.7800e-003		146.2070
Total	1.1964	36.6187	16.7747	0.1755	15.7667	0.0726	15.8393	3.9939	0.0694	4.0633		19,707.3778	19,707.3778	2.0403		19,758.3865

3.6 Building Construction - 2023

Unmitigated Construction On-Site

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

Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.209 9	2,555.2099	0.6079		2,570.406 1
Total	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.209 9	2,555.2099	0.6079		2,570.406 1

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1642	5.7610	1.9719	0.0203	0.5494	6.9300e- 003	0.5564	0.1581	6.6300e- 003	0.1647		2,219.372 3	2,219.3723	0.1632		2,223.453 1
Worker	1.3600	0.7563	11.1298	0.0411	4.7058	0.0294	4.7352	1.2480	0.0270	1.2750		4,101.590 3	4,101.5903	0.0782		4,103.543 9
Total	1.5242	6.5173	13.1017	0.0614	5.2552	0.0363	5.2915	1.4061	0.0337	1.4398		6,320.962 6	6,320.9626	0.2414		6,326.997 1

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6739	14.2261	17.8738	0.0269		0.4518	0.4518		0.4518	0.4518	0.0000	2,555.209 9	2,555.2099	0.6079		2,570.406 1
Total	0.6739	14.2261	17.8738	0.0269		0.4518	0.4518		0.4518	0.4518	0.0000	2,555.209 9	2,555.2099	0.6079		2,570.406 1

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1642	5.7610	1.9719	0.0203	0.5494	6.9300e-003	0.5564	0.1581	6.6300e-003	0.1647		2,219.3723	2,219.3723	0.1632		2,223.4531
Worker	1.3600	0.7563	11.1298	0.0411	4.7058	0.0294	4.7352	1.2480	0.0270	1.2750		4,101.5903	4,101.5903	0.0782		4,103.5439
Total	1.5242	6.5173	13.1017	0.0614	5.2552	0.0363	5.2915	1.4061	0.0337	1.4398		6,320.9626	6,320.9626	0.2414		6,326.9971

3.6 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769		2,555.6989	2,555.6989	0.6044		2,570.8077
Total	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769		2,555.6989	2,555.6989	0.6044		2,570.8077

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1587	5.6891	1.9310	0.0201	0.5494	6.7900e-003	0.5562	0.1581	6.4900e-003	0.1646		2,201.7424	2,201.7424	0.1608		2,205.7619
Worker	1.2925	0.6887	10.3602	0.0395	4.7058	0.0289	4.7346	1.2480	0.0266	1.2746		3,939.0572	3,939.0572	0.0710		3,940.8311
Total	1.4511	6.3778	12.2912	0.0596	5.2552	0.0356	5.2909	1.4061	0.0330	1.4392		6,140.7996	6,140.7996	0.2317		6,146.5930

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	0.6739	14.2261	17.8738	0.0270		0.4518	0.4518		0.4518	0.4518	0.0000	2,555.6989	2,555.6989	0.6044		2,570.8077
Total	0.6739	14.2261	17.8738	0.0270		0.4518	0.4518		0.4518	0.4518	0.0000	2,555.6989	2,555.6989	0.6044		2,570.8077

Mitigated Construction Off-Site

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

Vendor	0.1587	5.6891	1.9310	0.0201	0.5494	6.7900e-003	0.5562	0.1581	6.4900e-003	0.1646		2,201.7424	2,201.7424	0.1608		2,205.7619
Worker	1.2925	0.6887	10.3602	0.0395	4.7058	0.0289	4.7346	1.2480	0.0266	1.2746		3,939.0572	3,939.0572	0.0710		3,940.8311
Total	1.4511	6.3778	12.2912	0.0596	5.2552	0.0356	5.2909	1.4061	0.0330	1.4392		6,140.7996	6,140.7996	0.2317		6,146.5930

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	11.0181					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	11.1988	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
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	0.2579	0.1374	2.0671	7.8800e-003	0.9389	5.7600e-003	0.9447	0.2490	5.3000e-003	0.2543		785.9402	785.9402	0.0142		786.2941
Total	0.2579	0.1374	2.0671	7.8800e-003	0.9389	5.7600e-003	0.9447	0.2490	5.3000e-003	0.2543		785.9402	785.9402	0.0142		786.2941

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	11.0181					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.0594	1.3570	1.8324	2.9700e-003		0.0475	0.0475		0.0475	0.0475	0.0000	281.4481	281.4481	0.0159		281.8443
Total	11.0775	1.3570	1.8324	2.9700e-003		0.0475	0.0475		0.0475	0.0475	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
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	0.2579	0.1374	2.0671	7.8800e-003	0.9389	5.7600e-003	0.9447	0.2490	5.3000e-003	0.2543		785.9402	785.9402	0.0142		786.2941
Total	0.2579	0.1374	2.0671	7.8800e-003	0.9389	5.7600e-003	0.9447	0.2490	5.3000e-003	0.2543		785.9402	785.9402	0.0142		786.2941

3.8 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	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310		2,207.5472	2,207.5472	0.7140		2,225.3963
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310		2,207.5472	2,207.5472	0.7140		2,225.3963

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0461	0.0245	0.3691	1.4100e-003	0.1677	1.0300e-003	0.1687	0.0445	9.5000e-004	0.0454		140.3465	140.3465	2.5300e-003		140.4097
Total	0.0461	0.0245	0.3691	1.4100e-003	0.1677	1.0300e-003	0.1687	0.0445	9.5000e-004	0.0454		140.3465	140.3465	2.5300e-003		140.4097

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	0.5609	11.2952	17.2957	0.0228		0.3047	0.3047		0.3047	0.3047	0.0000	2,207.5472	2,207.5472	0.7140		2,225.3963

Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.5609	11.2952	17.2957	0.0228		0.3047	0.3047		0.3047	0.3047	0.0000	2,207.5472	2,207.5472	0.7140		2,225.3963

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0461	0.0245	0.3691	1.4100e-003	0.1677	1.0300e-003	0.1687	0.0445	9.5000e-004	0.0454		140.3465	140.3465	2.5300e-003		140.4097
Total	0.0461	0.0245	0.3691	1.4100e-003	0.1677	1.0300e-003	0.1687	0.0445	9.5000e-004	0.0454		140.3465	140.3465	2.5300e-003		140.4097

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Density

Increase Diversity

Improve Destination Accessibility

Increase Transit Accessibility

Improve Pedestrian Network

Implement NEV 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	3.0236	10.5033	34.5239	0.1395	13.8774	0.0989	13.9763	3.7108	0.0917	3.8025		14,221.6030	14,221.6030	0.5552		14,235.4818
Unmitigated	3.4813	12.5336	47.3322	0.2007	20.3311	0.1382	20.4693	5.4365	0.1281	5.5646		20,442.4199	20,442.4199	0.7705		20,461.6834

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
City Park	1.19	14.37	10.57	12,698	8,667
Condo/Townhouse High Rise	2,716.45	2,801.76	2227.04	9,055,709	6,181,155
Enclosed Parking with Elevator	0.00	0.00	0.00		
Total	2,717.64	2,816.13	2,237.61	9,068,407	6,189,822

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
City Park	16.60	8.40	6.90	33.00	48.00	19.00	66	28	6
Condo/Townhouse High Rise	14.70	5.90	8.70	40.00	20.00	40.00	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
City Park	0.566758	0.042765	0.209365	0.107075	0.014132	0.005761	0.026332	0.018095	0.001807	0.001489	0.004961	0.000606	0.000854
Condo/Townhouse High Rise	0.566758	0.042765	0.209365	0.107075	0.014132	0.005761	0.026332	0.018095	0.001807	0.001489	0.004961	0.000606	0.000854
Enclosed Parking with Elevator	0.566758	0.042765	0.209365	0.107075	0.014132	0.005761	0.026332	0.018095	0.001807	0.001489	0.004961	0.000606	0.000854

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.1516	1.2955	0.5513	8.2700e-003		0.1047	0.1047		0.1047	0.1047		1,653.8049	1,653.8049	0.0317	0.0303	1,663.6326
NaturalGas Unmitigated	0.1516	1.2955	0.5513	8.2700e-003		0.1047	0.1047		0.1047	0.1047		1,653.8049	1,653.8049	0.0317	0.0303	1,663.6326

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					
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse High Rise	14057.3	0.1516	1.2955	0.5513	8.2700e-003		0.1047	0.1047		0.1047	0.1047		1,653.8049	1,653.8049	0.0317	0.0303	1,663.6326
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.1516	1.2955	0.5513	8.2700e-003		0.1047	0.1047		0.1047	0.1047		1,653.8049	1,653.8049	0.0317	0.0303	1,663.6326

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					
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse High Rise	14.0573	0.1516	1.2955	0.5513	8.2700e-003		0.1047	0.1047		0.1047	0.1047		1,653.8049	1,653.8049	0.0317	0.0303	1,663.6326
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.1516	1.2955	0.5513	8.2700e-003		0.1047	0.1047		0.1047	0.1047		1,653.8049	1,653.8049	0.0317	0.0303	1,663.6326

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	10.8411	0.4267	37.0487	1.9600e-003		0.2055	0.2055		0.2055	0.2055	0.0000	66.7875	66.7875	0.0641	0.0000	68.3900
Unmitigated	10.8411	0.4267	37.0487	1.9600e-003		0.2055	0.2055		0.2055	0.2055	0.0000	66.7875	66.7875	0.0641	0.0000	68.3900

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	0.7758					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	8.9504					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.1149	0.4267	37.0487	1.9600e-003		0.2055	0.2055		0.2055	0.2055		66.7875	66.7875	0.0641		68.3900
Total	10.8411	0.4267	37.0487	1.9600e-003		0.2055	0.2055		0.2055	0.2055	0.0000	66.7875	66.7875	0.0641	0.0000	68.3900

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	0.7758					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	8.9504					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.1149	0.4267	37.0487	1.9600e-003		0.2055	0.2055		0.2055	0.2055		66.7875	66.7875	0.0641		68.3900
Total	10.8411	0.4267	37.0487	1.9600e-003		0.2055	0.2055		0.2055	0.2055	0.0000	66.7875	66.7875	0.0641	0.0000	68.3900

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

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

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

Equipment Type	Number
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11.0 Vegetation

One Metro West - Phase 1 - Orange County, Winter

One Metro West - Phase 1

Orange County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	398.00	Space	0.00	159,200.00	0
City Park	1.70	Acre	1.70	74,052.00	0
Condo/Townhouse High Rise	449.00	Dwelling Unit	5.00	449,000.00	1284

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	30
Climate Zone	8			Operational Year	2025
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

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Total site is 15.23 net acres, there would be two levels of enclosed subterranean parking.

Construction Phase - Schedule based on start date of July 2022, complete site demolition, site preparation, and grading, phase 1 completion in Dec. 2024. Assume architectural coatings applied during building phase.

Off-road Equipment -

Off-road Equipment -

Off-road Equipment - This equipment would be shared with the Demolition-Parking Lot phase.

Off-road Equipment -

Off-road Equipment - Equipment per project plans.

Off-road Equipment -

Off-road Equipment -

Trips and VMT - Corrected the Building Construction worker & vendor trips per day per CalEEMod documentation. All asphalt demolition material will be recycled onsite.

Demolition - From project plans. 343,300 sf of building and 178,000sf of asphalt parking lot will be demolished. Calrecycle asphalt factor-0.61 tons/CY

Grading -

Architectural Coating - Assume all coatings comply with SCAQMD Rule 1113.

Vehicle Trips - Weekday trip rates from project traffic study for the peak day, weekend rates proportioned from the CalEEMod defaults.

Woodstoves - No residences have a woodstove or fireplace per project plans.

Area Coating - Assume all coatings comply with SCAQMD Rule 1113.

Sequestration - Estimated the number of trees from the site plan.

Construction Off-road Equipment Mitigation - Dust control measures as required by SCAQMD Rule 403. Assume all equipment would be at least EPA Tier 3 and have Level 2 DPF.

Mobile Land Use Mitigation -

Area Mitigation -

Energy Mitigation -

Water Mitigation - Project plans specify a 20% indoor water use reduction, the outdoor reduction estimated based on planned features.

Waste Mitigation -

Operational Off-Road Equipment -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	50.00
tblArchitecturalCoating	EF_Nonresidential_Interior	100.00	50.00
tblArchitecturalCoating	EF_Parking	100.00	50.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	100	50
tblAreaCoating	Area_EF_Nonresidential_Interior	100	50
tblAreaCoating	Area_EF_Parking	100	50
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstEquipMitigation	DPF	No Change	Level 2
tblConstEquipMitigation	DPF	No Change	Level 2

[illegible]

tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstructionPhase	NumDays	20.00	257.00
tblConstructionPhase	NumDays	230.00	425.00
tblConstructionPhase	NumDays	20.00	66.00
tblConstructionPhase	NumDays	20.00	66.00
tblConstructionPhase	NumDays	20.00	99.00
tblConstructionPhase	NumDays	10.00	33.00
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	381.65	0.00
tblFireplaces	NumberNoFireplace	44.90	449.00
tblFireplaces	NumberWood	22.45	0.00
tblGrading	MaterialExported	0.00	194,000.00
tblGrading	MaterialImported	0.00	91,400.00
tblLandUse	LotAcreage	3.58	0.00
tblLandUse	LotAcreage	7.02	5.00
tblSequestration	NumberOfNewTrees	0.00	50.00
tblVehicleTrips	HO_TTP	40.60	40.00
tblVehicleTrips	HS_TTP	19.20	20.00
tblVehicleTrips	HW_TTP	40.20	40.00
tblVehicleTrips	ST_TR	22.75	8.45
tblVehicleTrips	ST_TR	4.31	6.24
tblVehicleTrips	SU_TR	16.74	6.22

tblVehicleTrips	SU_TR	3.43	4.96
tblVehicleTrips	WD_TR	1.89	0.70
tblVehicleTrips	WD_TR	4.18	6.05
tblWoodstoves	NumberCatalytic	22.45	0.00
tblWoodstoves	NumberNoncatalytic	22.45	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	9.3038	136.5273	77.6025	0.3103	24.8392	4.1200	28.9592	11.0740	3.8152	14.8892	0.0000	33,038.1524	33,038.1524	5.4349	0.0000	33,174.0254
2023	3.2936	54.7429	32.0520	0.2024	22.6450	0.8499	23.4950	7.4108	0.7847	8.1954	0.0000	22,276.4474	22,276.4474	3.0052	0.0000	22,351.5763
2024	14.6080	21.2269	31.4786	0.0944	6.1941	0.7160	6.9102	1.6551	0.6765	2.3316	0.0000	9,458.1821	9,458.1821	0.8677	0.0000	9,479.8735
Maximum	14.6080	136.5273	77.6025	0.3103	24.8392	4.1200	28.9592	11.0740	3.8152	14.8892	0.0000	33,038.1524	33,038.1524	5.4349	0.0000	33,174.0254

Mitigated Construction

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

2022	4.6522	115.6990	89.4800	0.3103	11.0906	1.4347	12.5254	4.4832	1.4262	5.8401	0.0000	33,038.15 24	33,038.152 4	5.4349	0.0000	33,174.02 54
2023	2.3948	51.6468	36.2920	0.2024	18.4492	0.4885	18.9020	5.3265	0.4858	5.7760	0.0000	22,276.44 74	22,276.447 4	3.0052	0.0000	22,351.57 63
2024	13.6890	22.1473	33.2078	0.0944	6.1941	0.5411	6.7352	1.6551	0.5380	2.1931	0.0000	9,458.182 1	9,458.1821	0.8677	0.0000	9,479.873 5
Maximum	13.6890	115.6990	89.4800	0.3103	18.4492	1.4347	18.9020	5.3265	1.4262	5.8401	0.0000	33,038.15 24	33,038.152 4	5.4349	0.0000	33,174.02 54

	ROG	NOx	CO	SO2	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	23.78	10.83	-12.65	0.00	33.43	56.66	35.71	43.07	53.57	45.67	0.00	0.00	0.00	0.00	0.00	0.00

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	10.8411	0.4267	37.0487	1.9600e- 003		0.2055	0.2055		0.2055	0.2055	0.0000	66.7875	66.7875	0.0641	0.0000	68.3900
Energy	0.1516	1.2955	0.5513	8.2700e- 003		0.1047	0.1047		0.1047	0.1047		1,653.804 9	1,653.8049	0.0317	0.0303	1,663.632 6
Mobile	3.4151	12.8626	45.0952	0.1919	20.3311	0.1386	20.4697	5.4365	0.1285	5.5650		19,559.33 83	19,559.338 3	0.7684		19,578.54 94
Total	14.4078	14.5847	82.6951	0.2021	20.3311	0.4488	20.7799	5.4365	0.4387	5.8752	0.0000	21,279.93 06	21,279.930 6	0.8642	0.0303	21,310.57 19

Mitigated Operational

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

Area	10.8411	0.4267	37.0487	1.9600e-003		0.2055	0.2055		0.2055	0.2055	0.0000	66.7875	66.7875	0.0641	0.0000	68.3900
Energy	0.1516	1.2955	0.5513	8.2700e-003		0.1047	0.1047		0.1047	0.1047		1,653.8049	1,653.8049	0.0317	0.0303	1,663.6326
Mobile	2.9648	10.7056	33.3764	0.1334	13.8774	0.0993	13.9767	3.7108	0.0921	3.8029		13,598.6238	13,598.6238	0.5572		13,612.5547
Total	13.9575	12.4278	70.9764	0.1436	13.8774	0.4096	14.2870	3.7108	0.4023	4.1131	0.0000	15,319.2161	15,319.2161	0.6530	0.0303	15,344.5772

	ROG	NOx	CO	SO2	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	3.12	14.79	14.17	28.96	31.74	8.74	31.25	31.74	8.30	29.99	0.00	28.01	28.01	24.44	0.00	28.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition-Building	Demolition	7/1/2022	9/30/2022	5	66	
2	Demolition-Parking Lot	Demolition	7/1/2022	9/30/2022	5	66	
3	Site Preparation	Site Preparation	8/1/2022	9/14/2022	5	33	
4	Grading	Grading	9/15/2022	1/31/2023	5	99	
5	Building Construction	Building Construction	2/1/2023	9/17/2024	5	425	
6	Architectural Coating	Architectural Coating	1/8/2024	12/31/2024	5	257	
7	Paving	Paving	9/18/2024	10/15/2024	5	20	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 49.5

Acres of Paving: 0

Residential Indoor: 909,225; Residential Outdoor: 303,075; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area:

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition-Building	Concrete/Industrial Saws	1	8.00	81	0.73

Demolition-Building	Excavators	3	8.00	158	0.38
Demolition-Building	Rubber Tired Dozers	2	8.00	247	0.40
Demolition-Parking Lot	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition-Parking Lot	Excavators	3	8.00	158	0.38
Demolition-Parking Lot	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

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-Building	6	15.00	0.00	1,561.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Demolition-Parking Lot	6	15.00	0.00	199.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	24,250.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	421.00	86.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

Architectural Coating	1	84.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
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3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Use DPF for Construction Equipment

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 Demolition-Building - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					5.1201	0.0000	5.1201	0.7752	0.0000	0.7752			0.0000			0.0000
Off-Road	2.6392	25.7194	20.5941	0.0388		1.2427	1.2427		1.1553	1.1553		3,746.7812	3,746.7812	1.0524		3,773.0920
Total	2.6392	25.7194	20.5941	0.0388	5.1201	1.2427	6.3628	0.7752	1.1553	1.9305		3,746.7812	3,746.7812	1.0524		3,773.0920

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	0.1657	5.5847	1.7386	0.0173	0.4118	0.0166	0.4284	0.1127	0.0159	0.1286		1,936.6794	1,936.6794	0.2083		1,941.8876
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	0.0581	0.0326	0.3918	1.4400e-003	0.1677	1.0600e-003	0.1687	0.0445	9.8000e-004	0.0455		143.8468	143.8468	2.9000e-003		143.9194
Total	0.2238	5.6173	2.1304	0.0187	0.5794	0.0177	0.5971	0.1572	0.0169	0.1741		2,080.5262	2,080.5262	0.2112		2,085.8070

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					1.9969	0.0000	1.9969	0.3023	0.0000	0.3023			0.0000			0.0000
Off-Road	0.9246	18.3130	24.6739	0.0388		0.4314	0.4314		0.4314	0.4314	0.0000	3,746.7812	3,746.7812	1.0524		3,773.0920
Total	0.9246	18.3130	24.6739	0.0388	1.9969	0.4314	2.4282	0.3023	0.4314	0.7337	0.0000	3,746.7812	3,746.7812	1.0524		3,773.0920

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	0.1657	5.5847	1.7386	0.0173	0.4118	0.0166	0.4284	0.1127	0.0159	0.1286		1,936.6794	1,936.6794	0.2083		1,941.8876
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	0.0581	0.0326	0.3918	1.4400e-003	0.1677	1.0600e-003	0.1687	0.0445	9.8000e-004	0.0455		143.8468	143.8468	2.9000e-003		143.9194
Total	0.2238	5.6173	2.1304	0.0187	0.5794	0.0177	0.5971	0.1572	0.0169	0.1741		2,080.5262	2,080.5262	0.2112		2,085.8070

3.3 Demolition-Parking Lot - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.6520	0.0000	0.6520	0.0987	0.0000	0.0987			0.0000			0.0000
Off-Road	2.6392	25.7194	20.5941	0.0388		1.2427	1.2427		1.1553	1.1553		3,746.7812	3,746.7812	1.0524		3,773.0920
Total	2.6392	25.7194	20.5941	0.0388	0.6520	1.2427	1.8947	0.0987	1.1553	1.2540		3,746.7812	3,746.7812	1.0524		3,773.0920

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	0.0211	0.7120	0.2216	2.2100e-003	0.0525	2.1200e-003	0.0546	0.0144	2.0300e-003	0.0164		246.8925	246.8925	0.0266		247.5565
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	0.0581	0.0326	0.3918	1.4400e-003	0.1677	1.0600e-003	0.1687	0.0445	9.8000e-004	0.0455		143.8468	143.8468	2.9000e-003		143.9194
Total	0.0792	0.7446	0.6134	3.6500e-003	0.2202	3.1800e-003	0.2233	0.0588	3.0100e-003	0.0619		390.7393	390.7393	0.0295		391.4758

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
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Category	lb/day										lb/day					
Fugitive Dust					0.2543	0.0000	0.2543	0.0385	0.0000	0.0385			0.0000			0.0000
Off-Road	0.9246	18.3130	24.6739	0.0388		0.4314	0.4314		0.4314	0.4314	0.0000	3,746.7812	3,746.7812	1.0524		3,773.0920
Total	0.9246	18.3130	24.6739	0.0388	0.2543	0.4314	0.6857	0.0385	0.4314	0.4699	0.0000	3,746.7812	3,746.7812	1.0524		3,773.0920

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	0.0211	0.7120	0.2216	2.2100e-003	0.0525	2.1200e-003	0.0546	0.0144	2.0300e-003	0.0164		246.8925	246.8925	0.0266		247.5565
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	0.0581	0.0326	0.3918	1.4400e-003	0.1677	1.0600e-003	0.1687	0.0445	9.8000e-004	0.0455		143.8468	143.8468	2.9000e-003		143.9194
Total	0.0792	0.7446	0.6134	3.6500e-003	0.2202	3.1800e-003	0.2233	0.0588	3.0100e-003	0.0619		390.7393	390.7393	0.0295		391.4758

3.4 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.1701	33.0835	19.6978	0.0380		1.6126	1.6126		1.4836	1.4836		3,686.0619	3,686.0619	1.1922		3,715.8655

Total	3.1701	33.0835	19.6978	0.0380	18.0663	1.6126	19.6788	9.9307	1.4836	11.4143		3,686.0619	3,686.0619	1.1922		3,715.8655
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Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0697	0.0391	0.4701	1.7300e-003	0.2012	1.2800e-003	0.2025	0.0534	1.1800e-003	0.0545		172.6162	172.6162	3.4800e-003		172.7033
Total	0.0697	0.0391	0.4701	1.7300e-003	0.2012	1.2800e-003	0.2025	0.0534	1.1800e-003	0.0545		172.6162	172.6162	3.4800e-003		172.7033

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0458	0.0000	7.0458	3.8730	0.0000	3.8730			0.0000			0.0000
Off-Road	0.9312	19.0656	22.9600	0.0380		0.4731	0.4731		0.4731	0.4731	0.0000	3,686.0619	3,686.0619	1.1922		3,715.8655
Total	0.9312	19.0656	22.9600	0.0380	7.0458	0.4731	7.5189	3.8730	0.4731	4.3461	0.0000	3,686.0619	3,686.0619	1.1922		3,715.8655

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0697	0.0391	0.4701	1.7300e-003	0.2012	1.2800e-003	0.2025	0.0534	1.1800e-003	0.0545		172.6162	172.6162	3.4800e-003		172.7033
Total	0.0697	0.0391	0.4701	1.7300e-003	0.2012	1.2800e-003	0.2025	0.0534	1.1800e-003	0.0545		172.6162	172.6162	3.4800e-003		172.7033

3.5 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					6.8784	0.0000	6.8784	3.4169	0.0000	3.4169			0.0000			0.0000
Off-Road	1.9486	20.8551	15.2727	0.0297		0.9409	0.9409		0.8656	0.8656		2,872.0464	2,872.0464	0.9289		2,895.2684
Total	1.9486	20.8551	15.2727	0.0297	6.8784	0.9409	7.8192	3.4169	0.8656	4.2824		2,872.0464	2,872.0464	0.9289		2,895.2684

Unmitigated Construction Off-Site

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

Hauling	1.7157	57.8388	18.0061	0.1792	5.1897	0.1723	5.3620	1.3945	0.1648	1.5593		20,057.43 13	20,057.431 3	2.1576		20,111.37 08
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	0.0581	0.0326	0.3918	1.4400e- 003	0.1677	1.0600e- 003	0.1687	0.0445	9.8000e- 004	0.0455		143.8468	143.8468	2.9000e- 003		143.9194
Total	1.7738	57.8714	18.3979	0.1806	5.3574	0.1733	5.5307	1.4389	0.1658	1.6047		20,201.27 81	20,201.278 1	2.1605		20,255.29 01

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					2.6826	0.0000	2.6826	1.3326	0.0000	1.3326			0.0000			0.0000
Off-Road	0.7263	14.8397	18.9906	0.0297		0.3778	0.3778		0.3778	0.3778	0.0000	2,872.046 4	2,872.0464	0.9289		2,895.268 4
Total	0.7263	14.8397	18.9906	0.0297	2.6826	0.3778	3.0603	1.3326	0.3778	1.7103	0.0000	2,872.046 4	2,872.0464	0.9289		2,895.268 4

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.7157	57.8388	18.0061	0.1792	5.1897	0.1723	5.3620	1.3945	0.1648	1.5593		20,057.43 13	20,057.431 3	2.1576		20,111.37 08
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	0.0581	0.0326	0.3918	1.4400e- 003	0.1677	1.0600e- 003	0.1687	0.0445	9.8000e- 004	0.0455		143.8468	143.8468	2.9000e- 003		143.9194

Total	1.7738	57.8714	18.3979	0.1806	5.3574	0.1733	5.5307	1.4389	0.1658	1.6047		20,201.2781	20,201.2781	2.1605		20,255.2901
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3.5 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					6.8784	0.0000	6.8784	3.4169	0.0000	3.4169			0.0000			0.0000
Off-Road	1.7109	17.9359	14.7507	0.0297		0.7749	0.7749		0.7129	0.7129		2,872.6910	2,872.6910	0.9291		2,895.9182
Total	1.7109	17.9359	14.7507	0.0297	6.8784	0.7749	7.6533	3.4169	0.7129	4.1298		2,872.6910	2,872.6910	0.9291		2,895.9182

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.1763	36.7774	16.9366	0.1714	15.5990	0.0740	15.6730	3.9495	0.0708	4.0202		19,265.4326	19,265.4326	2.0734		19,317.2686
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	0.0552	0.0296	0.3648	1.3900e-003	0.1677	1.0500e-003	0.1687	0.0445	9.6000e-004	0.0454		138.3238	138.3238	2.6300e-003		138.3895
Total	1.2315	36.8070	17.3014	0.1728	15.7667	0.0750	15.8417	3.9939	0.0717	4.0657		19,403.7564	19,403.7564	2.0761		19,455.6581

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					2.6826	0.0000	2.6826	1.3326	0.0000	1.3326			0.0000			0.0000
Off-Road	0.7263	14.8397	18.9906	0.0297		0.3778	0.3778		0.3778	0.3778	0.0000	2,872.6910	2,872.6910	0.9291		2,895.9182
Total	0.7263	14.8397	18.9906	0.0297	2.6826	0.3778	3.0603	1.3326	0.3778	1.7103	0.0000	2,872.6910	2,872.6910	0.9291		2,895.9182

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.1763	36.7774	16.9366	0.1714	15.5990	0.0740	15.6730	3.9495	0.0708	4.0202		19,265.4326	19,265.4326	2.0734		19,317.2686
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	0.0552	0.0296	0.3648	1.3900e-003	0.1677	1.0500e-003	0.1687	0.0445	9.6000e-004	0.0454		138.3238	138.3238	2.6300e-003		138.3895
Total	1.2315	36.8070	17.3014	0.1728	15.7667	0.0750	15.8417	3.9939	0.0717	4.0657		19,403.7564	19,403.7564	2.0761		19,455.6581

3.6 Building Construction - 2023

Unmitigated Construction On-Site

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

Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.209 9	2,555.2099	0.6079		2,570.406 1
Total	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.209 9	2,555.2099	0.6079		2,570.406 1

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1725	5.7280	2.1269	0.0198	0.5494	7.3600e- 003	0.5568	0.1581	7.0400e- 003	0.1652		2,165.559 6	2,165.5596	0.1700		2,169.808 6
Worker	1.5484	0.8307	10.2384	0.0389	4.7058	0.0294	4.7352	1.2480	0.0270	1.2750		3,882.286 8	3,882.2868	0.0738		3,884.132 4
Total	1.7209	6.5587	12.3652	0.0587	5.2552	0.0367	5.2920	1.4061	0.0341	1.4402		6,047.846 3	6,047.8463	0.2438		6,053.941 1

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6739	14.2261	17.8738	0.0269		0.4518	0.4518		0.4518	0.4518	0.0000	2,555.209 9	2,555.2099	0.6079		2,570.406 1
Total	0.6739	14.2261	17.8738	0.0269		0.4518	0.4518		0.4518	0.4518	0.0000	2,555.209 9	2,555.2099	0.6079		2,570.406 1

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1725	5.7280	2.1269	0.0198	0.5494	7.3600e-003	0.5568	0.1581	7.0400e-003	0.1652		2,165.5596	2,165.5596	0.1700		2,169.8086
Worker	1.5484	0.8307	10.2384	0.0389	4.7058	0.0294	4.7352	1.2480	0.0270	1.2750		3,882.2868	3,882.2868	0.0738		3,884.1324
Total	1.7209	6.5587	12.3652	0.0587	5.2552	0.0367	5.2920	1.4061	0.0341	1.4402		6,047.8463	6,047.8463	0.2438		6,053.9411

3.6 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769		2,555.6989	2,555.6989	0.6044		2,570.8077
Total	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769		2,555.6989	2,555.6989	0.6044		2,570.8077

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1666	5.6570	2.0813	0.0196	0.5494	7.1700e-003	0.5566	0.1581	6.8500e-003	0.1650		2,148.6235	2,148.6235	0.1671		2,152.8015
Worker	1.4764	0.7564	9.5207	0.0374	4.7058	0.0289	4.7346	1.2480	0.0266	1.2746		3,728.4858	3,728.4858	0.0670		3,730.1602
Total	1.6430	6.4134	11.6020	0.0570	5.2552	0.0360	5.2912	1.4061	0.0334	1.4395		5,877.1093	5,877.1093	0.2341		5,882.9616

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	0.6739	14.2261	17.8738	0.0270		0.4518	0.4518		0.4518	0.4518	0.0000	2,555.6989	2,555.6989	0.6044		2,570.8077
Total	0.6739	14.2261	17.8738	0.0270		0.4518	0.4518		0.4518	0.4518	0.0000	2,555.6989	2,555.6989	0.6044		2,570.8077

Mitigated Construction Off-Site

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

Vendor	0.1666	5.6570	2.0813	0.0196	0.5494	7.1700e-003	0.5566	0.1581	6.8500e-003	0.1650		2,148.6235	2,148.6235	0.1671		2,152.8015
Worker	1.4764	0.7564	9.5207	0.0374	4.7058	0.0289	4.7346	1.2480	0.0266	1.2746		3,728.4858	3,728.4858	0.0670		3,730.1602
Total	1.6430	6.4134	11.6020	0.0570	5.2552	0.0360	5.2912	1.4061	0.0334	1.4395		5,877.1093	5,877.1093	0.2341		5,882.9616

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	11.0181					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	11.1988	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
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	0.2946	0.1509	1.8996	7.4600e-003	0.9389	5.7600e-003	0.9447	0.2490	5.3000e-003	0.2543		743.9259	743.9259	0.0134		744.2600
Total	0.2946	0.1509	1.8996	7.4600e-003	0.9389	5.7600e-003	0.9447	0.2490	5.3000e-003	0.2543		743.9259	743.9259	0.0134		744.2600

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	11.0181					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.0594	1.3570	1.8324	2.9700e-003		0.0475	0.0475		0.0475	0.0475	0.0000	281.4481	281.4481	0.0159		281.8443
Total	11.0775	1.3570	1.8324	2.9700e-003		0.0475	0.0475		0.0475	0.0475	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
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	0.2946	0.1509	1.8996	7.4600e-003	0.9389	5.7600e-003	0.9447	0.2490	5.3000e-003	0.2543		743.9259	743.9259	0.0134		744.2600
Total	0.2946	0.1509	1.8996	7.4600e-003	0.9389	5.7600e-003	0.9447	0.2490	5.3000e-003	0.2543		743.9259	743.9259	0.0134		744.2600

3.8 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	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310		2,207.5472	2,207.5472	0.7140		2,225.3963
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.9882	9.5246	14.6258	0.0228		0.4685	0.4685		0.4310	0.4310		2,207.5472	2,207.5472	0.7140		2,225.3963

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0526	0.0270	0.3392	1.3300e-003	0.1677	1.0300e-003	0.1687	0.0445	9.5000e-004	0.0454		132.8439	132.8439	2.3900e-003		132.9036
Total	0.0526	0.0270	0.3392	1.3300e-003	0.1677	1.0300e-003	0.1687	0.0445	9.5000e-004	0.0454		132.8439	132.8439	2.3900e-003		132.9036

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	0.5609	11.2952	17.2957	0.0228		0.3047	0.3047		0.3047	0.3047	0.0000	2,207.5472	2,207.5472	0.7140		2,225.3963

Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.5609	11.2952	17.2957	0.0228		0.3047	0.3047		0.3047	0.3047	0.0000	2,207.5472	2,207.5472	0.7140		2,225.3963

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0526	0.0270	0.3392	1.3300e-003	0.1677	1.0300e-003	0.1687	0.0445	9.5000e-004	0.0454		132.8439	132.8439	2.3900e-003		132.9036
Total	0.0526	0.0270	0.3392	1.3300e-003	0.1677	1.0300e-003	0.1687	0.0445	9.5000e-004	0.0454		132.8439	132.8439	2.3900e-003		132.9036

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Density

Increase Diversity

Improve Destination Accessibility

Increase Transit Accessibility

Improve Pedestrian Network

Implement NEV 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	2.9648	10.7056	33.3764	0.1334	13.8774	0.0993	13.9767	3.7108	0.0921	3.8029		13,598.6238	13,598.6238	0.5572		13,612.5547
Unmitigated	3.4151	12.8626	45.0952	0.1919	20.3311	0.1386	20.4697	5.4365	0.1285	5.5650		19,559.3383	19,559.3383	0.7684		19,578.5494

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
City Park	1.19	14.37	10.57	12,698	8,667
Condo/Townhouse High Rise	2,716.45	2,801.76	2227.04	9,055,709	6,181,155
Enclosed Parking with Elevator	0.00	0.00	0.00		
Total	2,717.64	2,816.13	2,237.61	9,068,407	6,189,822

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
City Park	16.60	8.40	6.90	33.00	48.00	19.00	66	28	6
Condo/Townhouse High Rise	14.70	5.90	8.70	40.00	20.00	40.00	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
City Park	0.566758	0.042765	0.209365	0.107075	0.014132	0.005761	0.026332	0.018095	0.001807	0.001489	0.004961	0.000606	0.000854
Condo/Townhouse High Rise	0.566758	0.042765	0.209365	0.107075	0.014132	0.005761	0.026332	0.018095	0.001807	0.001489	0.004961	0.000606	0.000854
Enclosed Parking with Elevator	0.566758	0.042765	0.209365	0.107075	0.014132	0.005761	0.026332	0.018095	0.001807	0.001489	0.004961	0.000606	0.000854

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.1516	1.2955	0.5513	8.2700e-003		0.1047	0.1047		0.1047	0.1047		1,653.8049	1,653.8049	0.0317	0.0303	1,663.6326
NaturalGas Unmitigated	0.1516	1.2955	0.5513	8.2700e-003		0.1047	0.1047		0.1047	0.1047		1,653.8049	1,653.8049	0.0317	0.0303	1,663.6326

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					
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse High Rise	14057.3	0.1516	1.2955	0.5513	8.2700e-003		0.1047	0.1047		0.1047	0.1047		1,653.8049	1,653.8049	0.0317	0.0303	1,663.6326
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.1516	1.2955	0.5513	8.2700e-003		0.1047	0.1047		0.1047	0.1047		1,653.8049	1,653.8049	0.0317	0.0303	1,663.6326

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					
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse High Rise	14.0573	0.1516	1.2955	0.5513	8.2700e-003		0.1047	0.1047		0.1047	0.1047		1,653.8049	1,653.8049	0.0317	0.0303	1,663.6326
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.1516	1.2955	0.5513	8.2700e-003		0.1047	0.1047		0.1047	0.1047		1,653.8049	1,653.8049	0.0317	0.0303	1,663.6326

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	10.8411	0.4267	37.0487	1.9600e-003		0.2055	0.2055		0.2055	0.2055	0.0000	66.7875	66.7875	0.0641	0.0000	68.3900
Unmitigated	10.8411	0.4267	37.0487	1.9600e-003		0.2055	0.2055		0.2055	0.2055	0.0000	66.7875	66.7875	0.0641	0.0000	68.3900

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	0.7758					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	8.9504					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.1149	0.4267	37.0487	1.9600e-003		0.2055	0.2055		0.2055	0.2055		66.7875	66.7875	0.0641		68.3900
Total	10.8411	0.4267	37.0487	1.9600e-003		0.2055	0.2055		0.2055	0.2055	0.0000	66.7875	66.7875	0.0641	0.0000	68.3900

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	0.7758					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	8.9504					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.1149	0.4267	37.0487	1.9600e-003		0.2055	0.2055		0.2055	0.2055		66.7875	66.7875	0.0641		68.3900
Total	10.8411	0.4267	37.0487	1.9600e-003		0.2055	0.2055		0.2055	0.2055	0.0000	66.7875	66.7875	0.0641	0.0000	68.3900

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

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

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

Equipment Type	Number
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11.0 Vegetation

One Metro West - Phase 2 - Orange County, Annual

One Metro West - Phase 2 - Construction Orange County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	398.00	Space	0.00	159,200.00	0
Condo/Townhouse High Rise	379.00	Dwelling Unit	4.50	379,000.00	1084

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	30
Climate Zone	8			Operational Year	2026
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

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Total site is 15.23 net acres, there would be two levels of enclosed subterranean parking.

Construction Phase - Schedule based on start date of July 2024, site demolition, site preparation, and grading completed in phase 1, phase 2 completion in Sept. 2026.

Off-road Equipment -

Off-road Equipment -

Off-road Equipment - This equipment would be shared with the Demolition-Parking Lot phase.

Trips and VMT -

Demolition - From project plans. 343,300 sf of building and 178,000sf of asphalt parking lot will be demolished. Calrecycle asphalt factor-0.61 tons/CY

Grading -

Architectural Coating - Assume all coatings comply with SCAQMD Rule 1113.

Construction Off-road Equipment Mitigation - Dust control measures as required by SCAQMD Rule 403. Assume all equipment would be at least EPA Tier 3 and have Level 2 DPF.

[illegible]

tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	4.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstructionPhase	NumDays	18.00	257.00
tblConstructionPhase	NumDays	230.00	523.00
tblConstructionPhase	PhaseEndDate	7/7/2025	9/1/2026
tblConstructionPhase	PhaseEndDate	5/16/2025	7/1/2026
tblConstructionPhase	PhaseEndDate	6/11/2025	7/27/2026
tblConstructionPhase	PhaseStartDate	6/12/2025	9/8/2025
tblConstructionPhase	PhaseStartDate	5/17/2025	7/2/2026
tblFireplaces	FireplaceWoodMass	1,019.20	0.00

tblFireplaces	NumberGas	322.15	0.00
tblFireplaces	NumberNoFireplace	37.90	349.00
tblFireplaces	NumberWood	18.95	0.00
tblLandUse	LotAcreage	3.58	0.00
tblLandUse	LotAcreage	5.92	4.50
tblSequestration	NumberOfNewTrees	0.00	50.00
tblVehicleTrips	HO_TTP	40.60	41.00
tblVehicleTrips	HS_TTP	19.20	19.00
tblVehicleTrips	HW_TTP	40.20	40.00
tblVehicleTrips	ST_TR	4.31	6.24
tblVehicleTrips	SU_TR	3.43	4.96
tblVehicleTrips	WD_TR	4.18	6.05
tblWoodstoves	NumberCatalytic	18.95	0.00
tblWoodstoves	NumberNoncatalytic	18.95	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2024	0.1757	1.2239	1.6911	4.8200e-003	0.2742	0.0424	0.3166	0.0735	0.0398	0.1133	0.0000	437.7167	437.7167	0.0471	0.0000	438.8944
2025	0.7293	2.3307	3.3977	9.7300e-003	0.5731	0.0749	0.6480	0.1535	0.0705	0.2240	0.0000	882.4082	882.4082	0.0929	0.0000	884.7314

2026	1.0103	1.3051	1.9851	5.5200e-003	0.3370	0.0441	0.3811	0.0901	0.0417	0.1318	0.0000	499.3343	499.3343	0.0521	0.0000	500.6359
Maximum	1.0103	2.3307	3.3977	9.7300e-003	0.5731	0.0749	0.6480	0.1535	0.0705	0.2240	0.0000	882.4082	882.4082	0.0929	0.0000	884.7314

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					
2024	0.1230	1.2755	1.8037	4.8200e-003	0.2742	0.0317	0.3059	0.0735	0.0316	0.1050	0.0000	437.7165	437.7165	0.0471	0.0000	438.8942
2025	0.6342	2.5687	3.6321	9.7300e-003	0.5731	0.0648	0.6379	0.1535	0.0645	0.2180	0.0000	882.4079	882.4079	0.0929	0.0000	884.7310
2026	0.9521	1.4517	2.1156	5.5200e-003	0.3370	0.0381	0.3750	0.0901	0.0379	0.1280	0.0000	499.3341	499.3341	0.0521	0.0000	500.6356
Maximum	0.9521	2.5687	3.6321	9.7300e-003	0.5731	0.0648	0.6379	0.1535	0.0645	0.2180	0.0000	882.4079	882.4079	0.0929	0.0000	884.7310

	ROG	NOx	CO	SO2	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	10.75	-8.98	-6.75	0.00	0.00	16.61	1.99	0.00	11.87	3.85	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	7-1-2024	9-30-2024	0.6923	0.6918
2	10-1-2024	12-31-2024	0.6984	0.6979
3	1-1-2025	3-31-2025	0.6434	0.6776
4	4-1-2025	6-30-2025	0.6448	0.6793
5	7-1-2025	9-30-2025	0.7417	0.7774
6	10-1-2025	12-31-2025	1.0182	1.0564
7	1-1-2026	3-31-2026	0.9908	1.0282

8	4-1-2026	6-30-2026	0.9950	1.0328
9	7-1-2026	9-30-2026	0.3310	0.3445
		Highest	1.0182	1.0564

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Building Construction	Building Construction	7/1/2024	7/1/2026	5	523	
2	Paving	Paving	7/2/2026	7/27/2026	5	18	
3	Architectural Coating	Architectural Coating	9/8/2025	9/1/2026	5	257	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 767,475; Residential Outdoor: 255,825; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area:

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Cement and Mortar Mixers	2	6.00	9	0.56
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	2	6.00	132	0.36

Paving	Rollers	2	6.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

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
Building Construction	9	340.00	67.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	8	20.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	68.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Use DPF for Construction Equipment

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 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	0.0971	0.8873	1.0670	1.7800e-003		0.0405	0.0405		0.0381	0.0381	0.0000	153.0204	153.0204	0.0362	0.0000	153.9250
Total	0.0971	0.8873	1.0670	1.7800e-003		0.0405	0.0405		0.0381	0.0381	0.0000	153.0204	153.0204	0.0362	0.0000	153.9250

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	8.3400e-003	0.2952	0.1034	1.0200e-003	0.0278	3.6000e-004	0.0282	8.0300e-003	3.4000e-004	8.3700e-003	0.0000	101.6622	101.6622	7.6300e-003	0.0000	101.8530
Worker	0.0702	0.0414	0.5206	2.0200e-003	0.2464	1.5400e-003	0.2479	0.0654	1.4200e-003	0.0668	0.0000	183.0341	183.0341	3.2900e-003	0.0000	183.1163
Total	0.0785	0.3366	0.6241	3.0400e-003	0.2742	1.9000e-003	0.2761	0.0735	1.7600e-003	0.0752	0.0000	284.6963	284.6963	0.0109	0.0000	284.9693

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	0.0445	0.9389	1.1797	1.7800e-003		0.0298	0.0298		0.0298	0.0298	0.0000	153.0202	153.0202	0.0362	0.0000	153.9249
Total	0.0445	0.9389	1.1797	1.7800e-003		0.0298	0.0298		0.0298	0.0298	0.0000	153.0202	153.0202	0.0362	0.0000	153.9249

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	8.3400e-003	0.2952	0.1034	1.0200e-003	0.0278	3.6000e-004	0.0282	8.0300e-003	3.4000e-004	8.3700e-003	0.0000	101.6622	101.6622	7.6300e-003	0.0000	101.8530
Worker	0.0702	0.0414	0.5206	2.0200e-003	0.2464	1.5400e-003	0.2479	0.0654	1.4200e-003	0.0668	0.0000	183.0341	183.0341	3.2900e-003	0.0000	183.1163
Total	0.0785	0.3366	0.6241	3.0400e-003	0.2742	1.9000e-003	0.2761	0.0735	1.7600e-003	0.0752	0.0000	284.6963	284.6963	0.0109	0.0000	284.9693

3.2 Building Construction - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1785	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6549	302.6549	0.0711	0.0000	304.4335
Total	0.1785	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6549	302.6549	0.0711	0.0000	304.4335

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	0.0161	0.5760	0.2020	2.0100e-003	0.0550	6.9000e-004	0.0557	0.0159	6.6000e-004	0.0165	0.0000	199.7823	199.7823	0.0149	0.0000	200.1543
Worker	0.1328	0.0751	0.9605	3.8400e-003	0.4871	3.0000e-003	0.4901	0.1294	2.7600e-003	0.1321	0.0000	347.2870	347.2870	5.9500e-003	0.0000	347.4357
Total	0.1488	0.6511	1.1625	5.8500e-003	0.5421	3.6900e-003	0.5458	0.1452	3.4200e-003	0.1487	0.0000	547.0694	547.0694	0.0208	0.0000	547.5900

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	0.0879	1.8565	2.3325	3.5200e-003		0.0590	0.0590		0.0590	0.0590	0.0000	302.6545	302.6545	0.0711	0.0000	304.4331
Total	0.0879	1.8565	2.3325	3.5200e-003		0.0590	0.0590		0.0590	0.0590	0.0000	302.6545	302.6545	0.0711	0.0000	304.4331

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	0.0161	0.5760	0.2020	2.0100e-003	0.0550	6.9000e-004	0.0557	0.0159	6.6000e-004	0.0165	0.0000	199.7823	199.7823	0.0149	0.0000	200.1543
Worker	0.1328	0.0751	0.9605	3.8400e-003	0.4871	3.0000e-003	0.4901	0.1294	2.7600e-003	0.1321	0.0000	347.2870	347.2870	5.9500e-003	0.0000	347.4357
Total	0.1488	0.6511	1.1625	5.8500e-003	0.5421	3.6900e-003	0.5458	0.1452	3.4200e-003	0.1487	0.0000	547.0694	547.0694	0.0208	0.0000	547.5900

3.2 Building Construction - 2026

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0889	0.8105	1.0455	1.7500e-003		0.0343	0.0343		0.0323	0.0323	0.0000	150.7476	150.7476	0.0354	0.0000	151.6336
Total	0.0889	0.8105	1.0455	1.7500e-003		0.0343	0.0343		0.0323	0.0323	0.0000	150.7476	150.7476	0.0354	0.0000	151.6336

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	7.8100e-003	0.2831	0.0998	9.9000e-004	0.0274	3.4000e-004	0.0278	7.9100e-003	3.2000e-004	8.2300e-003	0.0000	98.9195	98.9195	7.3100e-003	0.0000	99.1023

Worker	0.0635	0.0345	0.4490	1.8400e-003	0.2426	1.4500e-003	0.2441	0.0644	1.3400e-003	0.0658	0.0000	166.7246	166.7246	2.7200e-003	0.0000	166.7926
Total	0.0713	0.3176	0.5488	2.8300e-003	0.2700	1.7900e-003	0.2718	0.0723	1.6600e-003	0.0740	0.0000	265.6441	265.6441	0.0100	0.0000	265.8949

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	0.0438	0.9247	1.1618	1.7500e-003		0.0294	0.0294		0.0294	0.0294	0.0000	150.7475	150.7475	0.0354	0.0000	151.6334
Total	0.0438	0.9247	1.1618	1.7500e-003		0.0294	0.0294		0.0294	0.0294	0.0000	150.7475	150.7475	0.0354	0.0000	151.6334

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	7.8100e-003	0.2831	0.0998	9.9000e-004	0.0274	3.4000e-004	0.0278	7.9100e-003	3.2000e-004	8.2300e-003	0.0000	98.9195	98.9195	7.3100e-003	0.0000	99.1023
Worker	0.0635	0.0345	0.4490	1.8400e-003	0.2426	1.4500e-003	0.2441	0.0644	1.3400e-003	0.0658	0.0000	166.7246	166.7246	2.7200e-003	0.0000	166.7926
Total	0.0713	0.3176	0.5488	2.8300e-003	0.2700	1.7900e-003	0.2718	0.0723	1.6600e-003	0.0740	0.0000	265.6441	265.6441	0.0100	0.0000	265.8949

3.3 Paving - 2026

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	7.3800e-003	0.0678	0.1096	1.7000e-004		3.1700e-003	3.1700e-003		2.9300e-003	2.9300e-003	0.0000	14.7404	14.7404	4.6300e-003	0.0000	14.8562
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	7.3800e-003	0.0678	0.1096	1.7000e-004		3.1700e-003	3.1700e-003		2.9300e-003	2.9300e-003	0.0000	14.7404	14.7404	4.6300e-003	0.0000	14.8562

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.2000e-004	2.8000e-004	3.6600e-003	1.0000e-005	1.9800e-003	1.0000e-005	1.9900e-003	5.2000e-004	1.0000e-005	5.4000e-004	0.0000	1.3579	1.3579	2.0000e-005	0.0000	1.3585
Total	5.2000e-004	2.8000e-004	3.6600e-003	1.0000e-005	1.9800e-003	1.0000e-005	1.9900e-003	5.2000e-004	1.0000e-005	5.4000e-004	0.0000	1.3579	1.3579	2.0000e-005	0.0000	1.3585

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	3.9500e-003	0.0818	0.1218	1.7000e-004		2.3600e-003	2.3600e-003		2.3600e-003	2.3600e-003	0.0000	14.7404	14.7404	4.6300e-003	0.0000	14.8562
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	3.9500e-003	0.0818	0.1218	1.7000e-004		2.3600e-003	2.3600e-003		2.3600e-003	2.3600e-003	0.0000	14.7404	14.7404	4.6300e-003	0.0000	14.8562

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.2000e-004	2.8000e-004	3.6600e-003	1.0000e-005	1.9800e-003	1.0000e-005	1.9900e-003	5.2000e-004	1.0000e-005	5.4000e-004	0.0000	1.3579	1.3579	2.0000e-005	0.0000	1.3585
Total	5.2000e-004	2.8000e-004	3.6600e-003	1.0000e-005	1.9800e-003	1.0000e-005	1.9900e-003	5.2000e-004	1.0000e-005	5.4000e-004	0.0000	1.3579	1.3579	2.0000e-005	0.0000	1.3585

3.4 Architectural Coating - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.3865					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.0900e-003	0.0475	0.0751	1.2000e-004		2.1400e-003	2.1400e-003		2.1400e-003	2.1400e-003	0.0000	10.5960	10.5960	5.8000e-004	0.0000	10.6105
Total	0.3936	0.0475	0.0751	1.2000e-004		2.1400e-003	2.1400e-003		2.1400e-003	2.1400e-003	0.0000	10.5960	10.5960	5.8000e-004	0.0000	10.6105

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.4400e-003	4.7800e-003	0.0611	2.4000e-004	0.0310	1.9000e-004	0.0312	8.2300e-003	1.8000e-004	8.4000e-003	0.0000	22.0880	22.0880	3.8000e-004	0.0000	22.0974
Total	8.4400e-003	4.7800e-003	0.0611	2.4000e-004	0.0310	1.9000e-004	0.0312	8.2300e-003	1.8000e-004	8.4000e-003	0.0000	22.0880	22.0880	3.8000e-004	0.0000	22.0974

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	0.3865					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	
Off-Road	2.4700e-003	0.0563	0.0760	1.2000e-004		1.9700e-003	1.9700e-003		1.9700e-003	1.9700e-003	0.0000	10.5960	10.5960	5.8000e-004	0.0000	10.6104
Total	0.3890	0.0563	0.0760	1.2000e-004		1.9700e-003	1.9700e-003		1.9700e-003	1.9700e-003	0.0000	10.5960	10.5960	5.8000e-004	0.0000	10.6104

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.4400e-003	4.7800e-003	0.0611	2.4000e-004	0.0310	1.9000e-004	0.0312	8.2300e-003	1.8000e-004	8.4000e-003	0.0000	22.0880	22.0880	3.8000e-004	0.0000	22.0974
Total	8.4400e-003	4.7800e-003	0.0611	2.4000e-004	0.0310	1.9000e-004	0.0312	8.2300e-003	1.8000e-004	8.4000e-003	0.0000	22.0880	22.0880	3.8000e-004	0.0000	22.0974

3.4 Architectural Coating - 2026

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.8103					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0149	0.0997	0.1574	2.6000e-004		4.4800e-003	4.4800e-003		4.4800e-003	4.4800e-003	0.0000	22.2133	22.2133	1.2100e-003	0.0000	22.2436

Total	0.8252	0.0997	0.1574	2.6000e-004		4.4800e-003	4.4800e-003		4.4800e-003	4.4800e-003	0.0000	22.2133	22.2133	1.2100e-003	0.0000	22.2436
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Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0170	9.2400e-003	0.1202	4.9000e-004	0.0650	3.9000e-004	0.0653	0.0173	3.6000e-004	0.0176	0.0000	44.6309	44.6309	7.3000e-004	0.0000	44.6491
Total	0.0170	9.2400e-003	0.1202	4.9000e-004	0.0650	3.9000e-004	0.0653	0.0173	3.6000e-004	0.0176	0.0000	44.6309	44.6309	7.3000e-004	0.0000	44.6491

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	0.8103					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	5.1700e-003	0.1181	0.1594	2.6000e-004		4.1400e-003	4.1400e-003		4.1400e-003	4.1400e-003	0.0000	22.2133	22.2133	1.2100e-003	0.0000	22.2436
Total	0.8155	0.1181	0.1594	2.6000e-004		4.1400e-003	4.1400e-003		4.1400e-003	4.1400e-003	0.0000	22.2133	22.2133	1.2100e-003	0.0000	22.2436

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0170	9.2400e-003	0.1202	4.9000e-004	0.0650	3.9000e-004	0.0653	0.0173	3.6000e-004	0.0176	0.0000	44.6309	44.6309	7.3000e-004	0.0000	44.6491
Total	0.0170	9.2400e-003	0.1202	4.9000e-004	0.0650	3.9000e-004	0.0653	0.0173	3.6000e-004	0.0176	0.0000	44.6309	44.6309	7.3000e-004	0.0000	44.6491

One Metro West - Phase 2 - Orange County, Summer

One Metro West - Phase 2 - Construction Orange County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	398.00	Space	0.00	159,200.00	0
Condo/Townhouse High Rise	379.00	Dwelling Unit	4.50	379,000.00	1084

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	30
Climate Zone	8			Operational Year	2026
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

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Total site is 15.23 net acres, there would be two levels of enclosed subterranean parking.

Construction Phase - Schedule based on start date of July 2024, site demolition, site preparation, and grading completed in phase 1, phase 2 completion in Sept. 2026.

Off-road Equipment -

Off-road Equipment -

[illegible]

tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	4.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstructionPhase	NumDays	18.00	257.00
tblConstructionPhase	NumDays	230.00	523.00
tblConstructionPhase	PhaseEndDate	7/7/2025	9/1/2026
tblConstructionPhase	PhaseEndDate	5/16/2025	7/1/2026
tblConstructionPhase	PhaseEndDate	6/11/2025	7/27/2026
tblConstructionPhase	PhaseStartDate	6/12/2025	9/8/2025
tblConstructionPhase	PhaseStartDate	5/17/2025	7/2/2026
tblFireplaces	FireplaceWoodMass	1,019.20	0.00

tblFireplaces	NumberGas	322.15	0.00
tblFireplaces	NumberNoFireplace	37.90	349.00
tblFireplaces	NumberWood	18.95	0.00
tblLandUse	LotAcreage	3.58	0.00
tblLandUse	LotAcreage	5.92	4.50
tblSequestration	NumberOfNewTrees	0.00	50.00
tblVehicleTrips	HO_TTP	40.60	41.00
tblVehicleTrips	HS_TTP	19.20	19.00
tblVehicleTrips	HW_TTP	40.20	40.00
tblVehicleTrips	ST_TR	4.31	6.24
tblVehicleTrips	SU_TR	3.43	4.96
tblVehicleTrips	WD_TR	4.18	6.05
tblWoodstoves	NumberCatalytic	18.95	0.00
tblWoodstoves	NumberNoncatalytic	18.95	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2024	2.6390	18.4322	26.0381	0.0745	4.2285	0.6419	4.8703	1.1311	0.6034	1.7345	0.0000	7,452.1962	7,452.1962	0.7869	0.0000	7,471.8690
2025	12.1692	18.6022	28.7537	0.0822	4.9885	0.6119	5.6004	1.3326	0.5781	1.9108	0.0000	8,205.6684	8,205.6684	0.8028	0.0000	8,225.7386

2026	12.1179	18.4979	28.1716	0.0807	4.9885	0.6109	5.5995	1.3326	0.5773	1.9099	0.0000	8,062.9746	8,062.9746	0.7961	0.0000	8,082.8777
Maximum	12.1692	18.6022	28.7537	0.0822	4.9885	0.6419	5.6004	1.3326	0.6034	1.9108	0.0000	8,205.6684	8,205.6684	0.8028	0.0000	8,225.7386

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					
2024	1.8413	19.2145	27.7451	0.0745	4.2285	0.4804	4.7088	1.1311	0.4783	1.6093	0.0000	7,452.1962	7,452.1962	0.7869	0.0000	7,471.8690
2025	11.3643	20.5700	30.5661	0.0822	4.9885	0.5321	5.5206	1.3326	0.5297	1.8623	0.0000	8,205.6684	8,205.6684	0.8028	0.0000	8,225.7386
2026	11.3130	20.4658	29.9840	0.0807	4.9885	0.5312	5.5197	1.3326	0.5288	1.8615	0.0000	8,062.9746	8,062.9746	0.7961	0.0000	8,082.8777
Maximum	11.3643	20.5700	30.5661	0.0822	4.9885	0.5321	5.5206	1.3326	0.5297	1.8623	0.0000	8,205.6684	8,205.6684	0.8028	0.0000	8,225.7386

	ROG	NOx	CO	SO2	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	8.94	-8.50	-6.43	0.00	0.00	17.22	2.00	0.00	12.62	4.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Building Construction	Building Construction	7/1/2024	7/1/2026	5	523	
2	Paving	Paving	7/2/2026	7/27/2026	5	18	

3	Architectural Coating	Architectural Coating	9/8/2025	9/1/2026	5	257
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Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 767,475; Residential Outdoor: 255,825; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area:

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Cement and Mortar Mixers	2	6.00	9	0.56
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	2	6.00	132	0.36
Paving	Rollers	2	6.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

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
Building Construction	9	340.00	67.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	8	20.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	68.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Use DPF for Construction Equipment

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769		2,555.6989	2,555.6989	0.6044		2,570.8077
Total	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769		2,555.6989	2,555.6989	0.6044		2,570.8077

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1236	4.4322	1.5044	0.0157	0.4281	5.2900e-003	0.4333	0.1232	5.0600e-003	0.1282		1,715.3110	1,715.3110	0.1253		1,718.4424

Worker	1.0438	0.5562	8.3669	0.0319	3.8004	0.0233	3.8237	1.0079	0.0214	1.0293		3,181.1863	3,181.1863	0.0573		3,182.6190
Total	1.1674	4.9884	9.8713	0.0475	4.2285	0.0286	4.2570	1.1311	0.0265	1.1576		4,896.4973	4,896.4973	0.1826		4,901.0614

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	0.6739	14.2261	17.8738	0.0270		0.4518	0.4518		0.4518	0.4518	0.0000	2,555.6989	2,555.6989	0.6044		2,570.8077
Total	0.6739	14.2261	17.8738	0.0270		0.4518	0.4518		0.4518	0.4518	0.0000	2,555.6989	2,555.6989	0.6044		2,570.8077

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1236	4.4322	1.5044	0.0157	0.4281	5.2900e-003	0.4333	0.1232	5.0600e-003	0.1282		1,715.3110	1,715.3110	0.1253		1,718.4424
Worker	1.0438	0.5562	8.3669	0.0319	3.8004	0.0233	3.8237	1.0079	0.0214	1.0293		3,181.1863	3,181.1863	0.0573		3,182.6190
Total	1.1674	4.9884	9.8713	0.0475	4.2285	0.0286	4.2570	1.1311	0.0265	1.1576		4,896.4973	4,896.4973	0.1826		4,901.0614

3.2 Building Construction - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.474 4	2,556.4744	0.6010		2,571.498 1
Total	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.474 4	2,556.4744	0.6010		2,571.498 1

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1204	4.3748	1.4870	0.0155	0.4280	5.1800e-003	0.4332	0.1232	4.9500e-003	0.1281		1,704.679 2	1,704.6792	0.1236		1,707.769 5
Worker	0.9973	0.5102	7.8108	0.0306	3.8004	0.0230	3.8234	1.0079	0.0212	1.0291		3,052.555 7	3,052.5557	0.0524		3,053.866 0
Total	1.1178	4.8850	9.2978	0.0461	4.2284	0.0282	4.2566	1.1311	0.0261	1.1572		4,757.234 9	4,757.2349	0.1760		4,761.635 5

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	0.6739	14.2261	17.8738	0.0270		0.4518	0.4518		0.4518	0.4518	0.0000	2,556.4744	2,556.4744	0.6010		2,571.4981
Total	0.6739	14.2261	17.8738	0.0270		0.4518	0.4518		0.4518	0.4518	0.0000	2,556.4744	2,556.4744	0.6010		2,571.4981

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1204	4.3748	1.4870	0.0155	0.4280	5.1800e-003	0.4332	0.1232	4.9500e-003	0.1281		1,704.6792	1,704.6792	0.1236		1,707.7695
Worker	0.9973	0.5102	7.8108	0.0306	3.8004	0.0230	3.8234	1.0079	0.0212	1.0291		3,052.5557	3,052.5557	0.0524		3,053.8660
Total	1.1178	4.8850	9.2978	0.0461	4.2284	0.0282	4.2566	1.1311	0.0261	1.1572		4,757.2349	4,757.2349	0.1760		4,761.6355

3.2 Building Construction - 2026

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.4744	2,556.4744	0.6010		2,571.4981
Total	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.4744	2,556.4744	0.6010		2,571.4981

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1176	4.3175	1.4755	0.0154	0.4280	5.0700e-003	0.4331	0.1232	4.8400e-003	0.1280		1,694.4731	1,694.4731	0.1220		1,697.5230
Worker	0.9569	0.4710	7.3353	0.0295	3.8004	0.0223	3.8227	1.0079	0.0205	1.0284		2,942.1492	2,942.1492	0.0482		2,943.3539
Total	1.0745	4.7885	8.8108	0.0449	4.2284	0.0274	4.2558	1.1311	0.0254	1.1565		4,636.6223	4,636.6223	0.1702		4,640.8769

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	0.6739	14.2261	17.8738	0.0270		0.4518	0.4518		0.4518	0.4518	0.0000	2,556.474 4	2,556.4744	0.6010		2,571.498 1
Total	0.6739	14.2261	17.8738	0.0270		0.4518	0.4518		0.4518	0.4518	0.0000	2,556.474 4	2,556.4744	0.6010		2,571.498 1

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1176	4.3175	1.4755	0.0154	0.4280	5.0700e-003	0.4331	0.1232	4.8400e-003	0.1280		1,694.473 1	1,694.4731	0.1220		1,697.523 0
Worker	0.9569	0.4710	7.3353	0.0295	3.8004	0.0223	3.8227	1.0079	0.0205	1.0284		2,942.149 2	2,942.1492	0.0482		2,943.353 9
Total	1.0745	4.7885	8.8108	0.0449	4.2284	0.0274	4.2558	1.1311	0.0254	1.1565		4,636.622 3	4,636.6223	0.1702		4,640.876 9

3.3 Paving - 2026

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8197	7.5321	12.1778	0.0189		0.3524	0.3524		0.3259	0.3259		1,805.392 6	1,805.3926	0.5673		1,819.574 1
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000

Total	0.8197	7.5321	12.1778	0.0189		0.3524	0.3524		0.3259	0.3259		1,805.3926	1,805.3926	0.5673		1,819.5741
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Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0563	0.0277	0.4315	1.7300e-003	0.2236	1.3100e-003	0.2249	0.0593	1.2100e-003	0.0605		173.0676	173.0676	2.8300e-003		173.1385
Total	0.0563	0.0277	0.4315	1.7300e-003	0.2236	1.3100e-003	0.2249	0.0593	1.2100e-003	0.0605		173.0676	173.0676	2.8300e-003		173.1385

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	0.4389	9.0888	13.5323	0.0189		0.2623	0.2623		0.2623	0.2623	0.0000	1,805.3926	1,805.3926	0.5673		1,819.5741
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.4389	9.0888	13.5323	0.0189		0.2623	0.2623		0.2623	0.2623	0.0000	1,805.3926	1,805.3926	0.5673		1,819.5741

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0563	0.0277	0.4315	1.7300e-003	0.2236	1.3100e-003	0.2249	0.0593	1.2100e-003	0.0605		173.0676	173.0676	2.8300e-003		173.1385
Total	0.0563	0.0277	0.4315	1.7300e-003	0.2236	1.3100e-003	0.2249	0.0593	1.2100e-003	0.0605		173.0676	173.0676	2.8300e-003		173.1385

3.4 Architectural Coating - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	9.3138					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319
Total	9.4846	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1995	0.1020	1.5622	6.1200e-003	0.7601	4.6000e-003	0.7647	0.2016	4.2400e-003	0.2058		610.5111	610.5111	0.0105		610.7732
Total	0.1995	0.1020	1.5622	6.1200e-003	0.7601	4.6000e-003	0.7647	0.2016	4.2400e-003	0.2058		610.5111	610.5111	0.0105		610.7732

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	9.3138					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.0594	1.3570	1.8324	2.9700e-003		0.0475	0.0475		0.0475	0.0475	0.0000	281.4481	281.4481	0.0154		281.8319
Total	9.3732	1.3570	1.8324	2.9700e-003		0.0475	0.0475		0.0475	0.0475	0.0000	281.4481	281.4481	0.0154		281.8319

Mitigated Construction Off-Site

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

Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1995	0.1020	1.5622	6.1200e-003	0.7601	4.6000e-003	0.7647	0.2016	4.2400e-003	0.2058		610.5111	610.5111	0.0105		610.7732
Total	0.1995	0.1020	1.5622	6.1200e-003	0.7601	4.6000e-003	0.7647	0.2016	4.2400e-003	0.2058		610.5111	610.5111	0.0105		610.7732

3.4 Architectural Coating - 2026

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	9.3138					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319
Total	9.4846	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319

Unmitigated Construction Off-Site

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

Worker	0.1914	0.0942	1.4671	5.9000e-003	0.7601	4.4700e-003	0.7646	0.2016	4.1100e-003	0.2057		588.4298	588.4298	9.6400e-003		588.6708
Total	0.1914	0.0942	1.4671	5.9000e-003	0.7601	4.4700e-003	0.7646	0.2016	4.1100e-003	0.2057		588.4298	588.4298	9.6400e-003		588.6708

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	9.3138					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.0594	1.3570	1.8324	2.9700e-003		0.0475	0.0475		0.0475	0.0475	0.0000	281.4481	281.4481	0.0154		281.8319
Total	9.3732	1.3570	1.8324	2.9700e-003		0.0475	0.0475		0.0475	0.0475	0.0000	281.4481	281.4481	0.0154		281.8319

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.1914	0.0942	1.4671	5.9000e-003	0.7601	4.4700e-003	0.7646	0.2016	4.1100e-003	0.2057		588.4298	588.4298	9.6400e-003		588.6708
Total	0.1914	0.0942	1.4671	5.9000e-003	0.7601	4.4700e-003	0.7646	0.2016	4.1100e-003	0.2057		588.4298	588.4298	9.6400e-003		588.6708

One Metro West - Phase 2 - Orange County, Winter

One Metro West - Phase 2 - Construction Orange County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	398.00	Space	0.00	159,200.00	0
Condo/Townhouse High Rise	379.00	Dwelling Unit	4.50	379,000.00	1084

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	30
Climate Zone	8			Operational Year	2026
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

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Total site is 15.23 net acres, there would be two levels of enclosed subterranean parking.

Construction Phase - Schedule based on start date of July 2024, site demolition, site preparation, and grading completed in phase 1, phase 2 completion in Sept. 2026.

Off-road Equipment -

Off-road Equipment -

[illegible]

tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	4.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstructionPhase	NumDays	18.00	257.00
tblConstructionPhase	NumDays	230.00	523.00
tblConstructionPhase	PhaseEndDate	7/7/2025	9/1/2026
tblConstructionPhase	PhaseEndDate	5/16/2025	7/1/2026
tblConstructionPhase	PhaseEndDate	6/11/2025	7/27/2026
tblConstructionPhase	PhaseStartDate	6/12/2025	9/8/2025
tblConstructionPhase	PhaseStartDate	5/17/2025	7/2/2026
tblFireplaces	FireplaceWoodMass	1,019.20	0.00

tblFireplaces	NumberGas	322.15	0.00
tblFireplaces	NumberNoFireplace	37.90	349.00
tblFireplaces	NumberWood	18.95	0.00
tblLandUse	LotAcreage	3.58	0.00
tblLandUse	LotAcreage	5.92	4.50
tblSequestration	NumberOfNewTrees	0.00	50.00
tblVehicleTrips	HO_TTP	40.60	41.00
tblVehicleTrips	HS_TTP	19.20	19.00
tblVehicleTrips	HW_TTP	40.20	40.00
tblVehicleTrips	ST_TR	4.31	6.24
tblVehicleTrips	SU_TR	3.43	4.96
tblVehicleTrips	WD_TR	4.18	6.05
tblWoodstoves	NumberCatalytic	18.95	0.00
tblWoodstoves	NumberNoncatalytic	18.95	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2024	2.7937	18.4618	25.4772	0.0724	4.2285	0.6422	4.8706	1.1311	0.6037	1.7348	0.0000	7,240.7552	7,240.7552	0.7886	0.0000	7,260.4711
2025	12.3495	18.6378	28.1022	0.0799	4.9885	0.6121	5.6006	1.3326	0.5784	1.9110	0.0000	7,969.1840	7,969.1840	0.8039	0.0000	7,989.2818

2026	12.2949	18.5292	27.5579	0.0785	4.9885	0.6112	5.5997	1.3326	0.5775	1.9101	0.0000	7,834.1637	7,834.1637	0.7972	0.0000	7,854.0948
Maximum	12.3495	18.6378	28.1022	0.0799	4.9885	0.6422	5.6006	1.3326	0.6037	1.9110	0.0000	7,969.1840	7,969.1840	0.8039	0.0000	7,989.2818

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					
2024	1.9961	19.2441	27.1842	0.0724	4.2285	0.4807	4.7091	1.1311	0.4786	1.6096	0.0000	7,240.7552	7,240.7552	0.7886	0.0000	7,260.4711
2025	11.5446	20.6057	29.9146	0.0799	4.9885	0.5324	5.5209	1.3326	0.5299	1.8626	0.0000	7,969.1840	7,969.1840	0.8039	0.0000	7,989.2818
2026	11.4899	20.4971	29.3703	0.0785	4.9885	0.5314	5.5199	1.3326	0.5290	1.8617	0.0000	7,834.1637	7,834.1637	0.7972	0.0000	7,854.0948
Maximum	11.5446	20.6057	29.9146	0.0799	4.9885	0.5324	5.5209	1.3326	0.5299	1.8626	0.0000	7,969.1840	7,969.1840	0.8039	0.0000	7,989.2818

	ROG	NOx	CO	SO2	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	8.77	-8.48	-6.57	0.00	0.00	17.21	2.00	0.00	12.62	4.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Building Construction	Building Construction	7/1/2024	7/1/2026	5	523	
2	Paving	Paving	7/2/2026	7/27/2026	5	18	

3	Architectural Coating	Architectural Coating	9/8/2025	9/1/2026	5	257
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Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

Residential Indoor: 767,475; Residential Outdoor: 255,825; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area:

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Cement and Mortar Mixers	2	6.00	9	0.56
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	2	6.00	132	0.36
Paving	Rollers	2	6.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

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
Building Construction	9	340.00	67.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	8	20.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	68.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Use DPF for Construction Equipment

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 Building Construction - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769		2,555.6989	2,555.6989	0.6044		2,570.8077
Total	1.4716	13.4438	16.1668	0.0270		0.6133	0.6133		0.5769	0.5769		2,555.6989	2,555.6989	0.6044		2,570.8077

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1298	4.4072	1.6215	0.0153	0.4281	5.5800e-003	0.4336	0.1232	5.3400e-003	0.1285		1,673.9276	1,673.9276	0.1302		1,677.1825

Worker	1.1924	0.6109	7.6890	0.0302	3.8004	0.0233	3.8237	1.0079	0.0214	1.0293		3,011.1287	3,011.1287	0.0541		3,012.4809
Total	1.3222	5.0180	9.3104	0.0455	4.2285	0.0289	4.2573	1.1311	0.0268	1.1579		4,685.0563	4,685.0563	0.1843		4,689.6634

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	0.6739	14.2261	17.8738	0.0270		0.4518	0.4518		0.4518	0.4518	0.0000	2,555.6989	2,555.6989	0.6044		2,570.8077
Total	0.6739	14.2261	17.8738	0.0270		0.4518	0.4518		0.4518	0.4518	0.0000	2,555.6989	2,555.6989	0.6044		2,570.8077

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1298	4.4072	1.6215	0.0153	0.4281	5.5800e-003	0.4336	0.1232	5.3400e-003	0.1285		1,673.9276	1,673.9276	0.1302		1,677.1825
Worker	1.1924	0.6109	7.6890	0.0302	3.8004	0.0233	3.8237	1.0079	0.0214	1.0293		3,011.1287	3,011.1287	0.0541		3,012.4809
Total	1.3222	5.0180	9.3104	0.0455	4.2285	0.0289	4.2573	1.1311	0.0268	1.1579		4,685.0563	4,685.0563	0.1843		4,689.6634

3.2 Building Construction - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.474 4	2,556.4744	0.6010		2,571.498 1
Total	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.474 4	2,556.4744	0.6010		2,571.498 1

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1264	4.3503	1.6010	0.0152	0.4280	5.4400e-003	0.4335	0.1232	5.2000e-003	0.1284		1,663.840 1	1,663.8401	0.1283		1,667.047 0
Worker	1.1426	0.5602	7.1728	0.0290	3.8004	0.0230	3.8234	1.0079	0.0212	1.0291		2,889.517 9	2,889.5179	0.0494		2,890.754 0
Total	1.2690	4.9106	8.7738	0.0441	4.2284	0.0285	4.2569	1.1311	0.0264	1.1574		4,553.358 0	4,553.3580	0.1777		4,557.801 1

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6739	14.2261	17.8738	0.0270		0.4518	0.4518		0.4518	0.4518	0.0000	2,556.4744	2,556.4744	0.6010		2,571.4981
Total	0.6739	14.2261	17.8738	0.0270		0.4518	0.4518		0.4518	0.4518	0.0000	2,556.4744	2,556.4744	0.6010		2,571.4981

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1264	4.3503	1.6010	0.0152	0.4280	5.4400e-003	0.4335	0.1232	5.2000e-003	0.1284		1,663.8401	1,663.8401	0.1283		1,667.0470
Worker	1.1426	0.5602	7.1728	0.0290	3.8004	0.0230	3.8234	1.0079	0.0212	1.0291		2,889.5179	2,889.5179	0.0494		2,890.7540
Total	1.2690	4.9106	8.7738	0.0441	4.2284	0.0285	4.2569	1.1311	0.0264	1.1574		4,553.3580	4,553.3580	0.1777		4,557.8011

3.2 Building Construction - 2026

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.4744	2,556.4744	0.6010		2,571.4981
Total	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.4744	2,556.4744	0.6010		2,571.4981

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1234	4.2934	1.5869	0.0151	0.4280	5.3000e-003	0.4333	0.1232	5.0600e-003	0.1282		1,654.1550	1,654.1550	0.1264		1,657.3156
Worker	1.0995	0.5172	6.7310	0.0279	3.8004	0.0223	3.8227	1.0079	0.0205	1.0284		2,785.0719	2,785.0719	0.0454		2,786.2077
Total	1.2229	4.8106	8.3179	0.0430	4.2284	0.0276	4.2561	1.1311	0.0256	1.1567		4,439.2270	4,439.2270	0.1719		4,443.5233

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	0.6739	14.2261	17.8738	0.0270		0.4518	0.4518		0.4518	0.4518	0.0000	2,556.474 4	2,556.4744	0.6010		2,571.498 1
Total	0.6739	14.2261	17.8738	0.0270		0.4518	0.4518		0.4518	0.4518	0.0000	2,556.474 4	2,556.4744	0.6010		2,571.498 1

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1234	4.2934	1.5869	0.0151	0.4280	5.3000e- 003	0.4333	0.1232	5.0600e- 003	0.1282		1,654.155 0	1,654.1550	0.1264		1,657.315 6
Worker	1.0995	0.5172	6.7310	0.0279	3.8004	0.0223	3.8227	1.0079	0.0205	1.0284		2,785.071 9	2,785.0719	0.0454		2,786.207 7
Total	1.2229	4.8106	8.3179	0.0430	4.2284	0.0276	4.2561	1.1311	0.0256	1.1567		4,439.227 0	4,439.2270	0.1719		4,443.523 3

3.3 Paving - 2026

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.8197	7.5321	12.1778	0.0189		0.3524	0.3524		0.3259	0.3259		1,805.392 6	1,805.3926	0.5673		1,819.574 1
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000

Total	0.8197	7.5321	12.1778	0.0189		0.3524	0.3524		0.3259	0.3259		1,805.3926	1,805.3926	0.5673		1,819.5741
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Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0647	0.0304	0.3959	1.6400e-003	0.2236	1.3100e-003	0.2249	0.0593	1.2100e-003	0.0605		163.8278	163.8278	2.6700e-003		163.8946
Total	0.0647	0.0304	0.3959	1.6400e-003	0.2236	1.3100e-003	0.2249	0.0593	1.2100e-003	0.0605		163.8278	163.8278	2.6700e-003		163.8946

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	0.4389	9.0888	13.5323	0.0189		0.2623	0.2623		0.2623	0.2623	0.0000	1,805.3926	1,805.3926	0.5673		1,819.5741
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.4389	9.0888	13.5323	0.0189		0.2623	0.2623		0.2623	0.2623	0.0000	1,805.3926	1,805.3926	0.5673		1,819.5741

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0647	0.0304	0.3959	1.6400e-003	0.2236	1.3100e-003	0.2249	0.0593	1.2100e-003	0.0605		163.8278	163.8278	2.6700e-003		163.8946
Total	0.0647	0.0304	0.3959	1.6400e-003	0.2236	1.3100e-003	0.2249	0.0593	1.2100e-003	0.0605		163.8278	163.8278	2.6700e-003		163.8946

3.4 Architectural Coating - 2025

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	9.3138					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319
Total	9.4846	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.2285	0.1121	1.4346	5.7900e-003	0.7601	4.6000e-003	0.7647	0.2016	4.2400e-003	0.2058		577.9036	577.9036	9.8900e-003		578.1508
Total	0.2285	0.1121	1.4346	5.7900e-003	0.7601	4.6000e-003	0.7647	0.2016	4.2400e-003	0.2058		577.9036	577.9036	9.8900e-003		578.1508

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	9.3138					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.0594	1.3570	1.8324	2.9700e-003		0.0475	0.0475		0.0475	0.0475	0.0000	281.4481	281.4481	0.0154		281.8319
Total	9.3732	1.3570	1.8324	2.9700e-003		0.0475	0.0475		0.0475	0.0475	0.0000	281.4481	281.4481	0.0154		281.8319

Mitigated Construction Off-Site

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

Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.2285	0.1121	1.4346	5.7900e-003	0.7601	4.6000e-003	0.7647	0.2016	4.2400e-003	0.2058		577.9036	577.9036	9.8900e-003		578.1508
Total	0.2285	0.1121	1.4346	5.7900e-003	0.7601	4.6000e-003	0.7647	0.2016	4.2400e-003	0.2058		577.9036	577.9036	9.8900e-003		578.1508

3.4 Architectural Coating - 2026

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	9.3138					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319
Total	9.4846	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319

Unmitigated Construction Off-Site

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

Worker	0.2199	0.1034	1.3462	5.5800e-003	0.7601	4.4700e-003	0.7646	0.2016	4.1100e-003	0.2057		557.0144	557.0144	9.0900e-003		557.2415
Total	0.2199	0.1034	1.3462	5.5800e-003	0.7601	4.4700e-003	0.7646	0.2016	4.1100e-003	0.2057		557.0144	557.0144	9.0900e-003		557.2415

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	9.3138					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.0594	1.3570	1.8324	2.9700e-003		0.0475	0.0475		0.0475	0.0475	0.0000	281.4481	281.4481	0.0154		281.8319
Total	9.3732	1.3570	1.8324	2.9700e-003		0.0475	0.0475		0.0475	0.0475	0.0000	281.4481	281.4481	0.0154		281.8319

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.2199	0.1034	1.3462	5.5800e-003	0.7601	4.4700e-003	0.7646	0.2016	4.1100e-003	0.2057		557.0144	557.0144	9.0900e-003		557.2415
Total	0.2199	0.1034	1.3462	5.5800e-003	0.7601	4.4700e-003	0.7646	0.2016	4.1100e-003	0.2057		557.0144	557.0144	9.0900e-003		557.2415

One Metro West - Phase 2 Operations - Orange County, Annual

One Metro West - Phase 2 Operations

Orange County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	796.00	Space	7.16	318,400.00	0
City Park	1.70	Acre	1.70	74,052.00	0
Condo/Townhouse High Rise	828.00	Dwelling Unit	12.94	828,000.00	2368

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	30
Climate Zone	8			Operational Year	2026
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

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Total site is 15.23 net acres, there would be two levels of enclosed subterranean parking.

Construction Phase - Operations only analysis.

Vehicle Trips - Weekday trip rates from project traffic study for the peak day, weekend rates proportioned from the CalEEMod defaults.

Woodstoves - No residences have a woodstove or fireplace per project plans.

Area Coating - Assume all coatings comply with SCAQMD Rule 1113.

Sequestration - Estimated the number of trees from the site plan.

Mobile Land Use Mitigation -

Energy Mitigation -

Water Mitigation - Project plans specify a 20% indoor water use reduction, the outdoor reduction estimated based on planned features.

Waste Mitigation -

Operational Off-Road Equipment -

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_EF_Nonresidential_Exterior	100	50
tblAreaCoating	Area_EF_Nonresidential_Interior	100	50
tblAreaCoating	Area_EF_Parking	100	50
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	370.00	0.00
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	703.80	0.00
tblFireplaces	NumberNoFireplace	82.80	828.00
tblFireplaces	NumberWood	41.40	0.00
tblSequestration	NumberOfNewTrees	0.00	50.00
tblTripsAndVMT	VendorTripNumber	153.00	0.00
tblTripsAndVMT	WorkerTripNumber	761.00	0.00
tblVehicleTrips	HO_TTP	40.60	41.00
tblVehicleTrips	HS_TTP	19.20	19.00
tblVehicleTrips	HW_TTP	40.20	40.00
tblVehicleTrips	ST_TR	22.75	8.45
tblVehicleTrips	ST_TR	4.31	6.24
tblVehicleTrips	SU_TR	16.74	6.22
tblVehicleTrips	SU_TR	3.43	4.96
tblVehicleTrips	WD_TR	1.89	0.70
tblVehicleTrips	WD_TR	4.18	6.05
tblWoodstoves	NumberCatalytic	41.40	0.00

tblWoodstoves	NumberNoncatalytic	41.40	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

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	3.5316	0.0984	8.5409	4.5000e-004		0.0474	0.0474		0.0474	0.0474	0.0000	13.9679	13.9679	0.0134	0.0000	14.3031
Energy	0.0510	0.4360	0.1855	2.7800e-003		0.0353	0.0353		0.0353	0.0353	0.0000	2,216.6775	2,216.6775	0.0804	0.0239	2,225.8018
Mobile	1.0089	4.0253	13.8265	0.0600	6.3557	0.0427	6.3983	1.7020	0.0395	1.7415	0.0000	5,551.7209	5,551.7209	0.2134	0.0000	5,557.0568
Waste						0.0000	0.0000		0.0000	0.0000	77.3457	0.0000	77.3457	4.5710	0.0000	191.6206
Water						0.0000	0.0000		0.0000	0.0000	17.1151	351.3789	368.4939	1.7724	0.0445	426.0672
Total	4.5915	4.5597	22.5529	0.0632	6.3557	0.1253	6.4809	1.7020	0.1222	1.8241	94.4607	8,133.7451	8,228.2058	6.6506	0.0684	8,414.8495

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	3.5316	0.0984	8.5409	4.5000e-004		0.0474	0.0474		0.0474	0.0474	0.0000	13.9679	13.9679	0.0134	0.0000	14.3031
Energy	0.0510	0.4360	0.1855	2.7800e-003		0.0353	0.0353		0.0353	0.0353	0.0000	2,216.6775	2,216.6775	0.0804	0.0239	2,225.8018
Mobile	0.8697	3.3635	10.1864	0.0417	4.3382	0.0306	4.3688	1.1617	0.0283	1.1901	0.0000	3,863.0691	3,863.0691	0.1542	0.0000	3,866.9243
Waste						0.0000	0.0000		0.0000	0.0000	77.3457	0.0000	77.3457	4.5710	0.0000	191.6206
Water						0.0000	0.0000		0.0000	0.0000	13.6921	293.8594	307.5514	1.4184	0.0357	353.6557
Total	4.4523	3.8979	18.9129	0.0450	4.3382	0.1132	4.4514	1.1617	0.1110	1.2727	91.0377	6,387.5738	6,478.6115	6.2374	0.0596	6,652.3055

	ROG	NOx	CO	SO2	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	3.03	14.51	16.14	28.90	31.74	9.65	31.32	31.74	9.18	30.23	3.62	21.47	21.26	6.21	12.85	20.95

2.3 Vegetation

Vegetation

	CO2e
Category	MT
New Trees	35.4000
Total	35.4000

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Density

Increase Diversity

Improve Destination Accessibility

Increase Transit Accessibility

Improve Pedestrian Network

Implement NEV 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	tons/yr										MT/yr					
Mitigated	0.8697	3.3635	10.1864	0.0417	4.3382	0.0306	4.3688	1.1617	0.0283	1.1901	0.0000	3,863.0691	3,863.0691	0.1542	0.0000	3,866.9243
Unmitigated	1.0089	4.0253	13.8265	0.0600	6.3557	0.0427	6.3983	1.7020	0.0395	1.7415	0.0000	5,551.7209	5,551.7209	0.2134	0.0000	5,557.0568

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
City Park	1.19	14.37	10.57	12,698	8,667
Condo/Townhouse High Rise	5,009.40	5,166.72	4106.88	16,743,964	11,428,927
Enclosed Parking with Elevator	0.00	0.00	0.00		
Total	5,010.59	5,181.09	4,117.45	16,756,661	11,437,594

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
City Park	16.60	8.40	6.90	33.00	48.00	19.00	66	28	6
Condo/Townhouse High Rise	14.70	5.90	8.70	40.00	19.00	41.00	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
City Park	0.567806	0.042648	0.209377	0.105989	0.013805	0.005766	0.026460	0.018426	0.001825	0.001473	0.004977	0.000611	0.000836
Condo/Townhouse High Rise	0.567806	0.042648	0.209377	0.105989	0.013805	0.005766	0.026460	0.018426	0.001825	0.001473	0.004977	0.000611	0.000836

Enclosed Parking with Elevator	0.567806	0.042648	0.209377	0.105989	0.013805	0.005766	0.026460	0.018426	0.001825	0.001473	0.004977	0.000611	0.000836
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5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1,711.7525	1,711.7525	0.0707	0.0146	1,717.8763
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	1,711.7525	1,711.7525	0.0707	0.0146	1,717.8763
NaturalGas Mitigated	0.0510	0.4360	0.1855	2.7800e-003		0.0353	0.0353		0.0353	0.0353	0.0000	504.9250	504.9250	9.6800e-003	9.2600e-003	507.9255
NaturalGas Unmitigated	0.0510	0.4360	0.1855	2.7800e-003		0.0353	0.0353		0.0353	0.0353	0.0000	504.9250	504.9250	9.6800e-003	9.2600e-003	507.9255

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					
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse High Rise	9.46194e+006	0.0510	0.4360	0.1855	2.7800e-003		0.0353	0.0353		0.0353	0.0353	0.0000	504.9250	504.9250	9.6800e-003	9.2600e-003	507.9255
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0510	0.4360	0.1855	2.7800e-003		0.0353	0.0353		0.0353	0.0353	0.0000	504.9250	504.9250	9.6800e-003	9.2600e-003	507.9255

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse High Rise	9.46194e+006	0.0510	0.4360	0.1855	2.7800e-003		0.0353	0.0353		0.0353	0.0353	0.0000	504.9250	504.9250	9.6800e-003	9.2600e-003	507.9255
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0510	0.4360	0.1855	2.7800e-003		0.0353	0.0353		0.0353	0.0353	0.0000	504.9250	504.9250	9.6800e-003	9.2600e-003	507.9255

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
City Park	0	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse High Rise	3.50655e+006	1,117.2610	0.0461	9.5400e-003	1,121.2580
Enclosed Parking with Elevator	1.86582e+006	594.4915	0.0245	5.0800e-003	596.6183
Total		1,711.7525	0.0707	0.0146	1,717.8763

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
City Park	0	0.0000	0.0000	0.0000	0.0000

Condo/Townhouse High Rise	3.50655e+006	1,117.2610	0.0461	9.5400e-003	1,121.2580
Enclosed Parking with Elevator	1.86582e+006	594.4915	0.0245	5.0800e-003	596.6183
Total		1,711.7525	0.0707	0.0146	1,717.8763

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	3.5316	0.0984	8.5409	4.5000e-004		0.0474	0.0474		0.0474	0.0474	0.0000	13.9679	13.9679	0.0134	0.0000	14.3031
Unmitigated	3.5316	0.0984	8.5409	4.5000e-004		0.0474	0.0474		0.0474	0.0474	0.0000	13.9679	13.9679	0.0134	0.0000	14.3031

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.2613					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	3.0133					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.2571	0.0984	8.5409	4.5000e-004		0.0474	0.0474		0.0474	0.0474	0.0000	13.9679	13.9679	0.0134	0.0000	14.3031
Total	3.5316	0.0984	8.5409	4.5000e-004		0.0474	0.0474		0.0474	0.0474	0.0000	13.9679	13.9679	0.0134	0.0000	14.3031

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.2613					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	3.0133					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.2571	0.0984	8.5409	4.5000e-004		0.0474	0.0474		0.0474	0.0474	0.0000	13.9679	13.9679	0.0134	0.0000	14.3031
Total	3.5316	0.0984	8.5409	4.5000e-004		0.0474	0.0474		0.0474	0.0474	0.0000	13.9679	13.9679	0.0134	0.0000	14.3031

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	307.5514	1.4184	0.0357	353.6557
Unmitigated	368.4939	1.7724	0.0445	426.0672

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
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Land Use	Mgal	MT/yr			
City Park	0 / 2.02552	7.1701	3.0000e-004	6.0000e-005	7.1958
Condo/Townhouse High Rise	53.9475 / 34.0104	361.3238	1.7721	0.0445	418.8715
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		368.4939	1.7724	0.0445	426.0672

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
City Park	0 / 1.82297	6.4531	2.7000e-004	6.0000e-005	6.4762
Condo/Townhouse High Rise	43.158 / 30.6094	301.0984	1.4182	0.0357	347.1795
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		307.5514	1.4184	0.0357	353.6557

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	77.3457	4.5710	0.0000	191.6206

Unmitigated	77.3457	4.5710	0.0000	191.6206
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8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
City Park	0.15	0.0305	1.8000e-003	0.0000	0.0754
Condo/Townhouse High Rise	380.88	77.3152	4.5692	0.0000	191.5451
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Total		77.3457	4.5710	0.0000	191.6206

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
City Park	0.15	0.0305	1.8000e-003	0.0000	0.0754
Condo/Townhouse High Rise	380.88	77.3152	4.5692	0.0000	191.5451
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Total		77.3457	4.5710	0.0000	191.6206

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

	Total CO2	CH4	N2O	CO2e
Category	MT			
Unmitigated	35.4000	0.0000	0.0000	35.4000

11.2 Net New Trees

Species Class

	Number of Trees	Total CO2	CH4	N2O	CO2e
		MT			

Miscellaneous	50	35.4000	0.0000	0.0000	35.4000
Total		35.4000	0.0000	0.0000	35.4000

One Metro West - Phase 2 Operations - Orange County, Summer

One Metro West - Phase 2 Operations

Orange County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	796.00	Space	7.16	318,400.00	0
City Park	1.70	Acre	1.70	74,052.00	0
Condo/Townhouse High Rise	828.00	Dwelling Unit	12.94	828,000.00	2368

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	30
Climate Zone	8			Operational Year	2026
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

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Total site is 15.23 net acres, there would be two levels of enclosed subterranean parking.

Construction Phase - Operations only analysis.

Vehicle Trips - Weekday trip rates from project traffic study for the peak day, weekend rates proportioned from the CalEEMod defaults.

Woodstoves - No residences have a woodstove or fireplace per project plans.

Area Coating - Assume all coatings comply with SCAQMD Rule 1113.

Sequestration - Estimated the number of trees from the site plan.

Mobile Land Use Mitigation -

Energy Mitigation -

Water Mitigation - Project plans specify a 20% indoor water use reduction, the outdoor reduction estimated based on planned features.

Waste Mitigation -

Operational Off-Road Equipment -

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_EF_Nonresidential_Exterior	100	50
tblAreaCoating	Area_EF_Nonresidential_Interior	100	50
tblAreaCoating	Area_EF_Parking	100	50
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	370.00	0.00
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	703.80	0.00
tblFireplaces	NumberNoFireplace	82.80	828.00
tblFireplaces	NumberWood	41.40	0.00
tblSequestration	NumberOfNewTrees	0.00	50.00
tblTripsAndVMT	VendorTripNumber	153.00	0.00
tblTripsAndVMT	WorkerTripNumber	761.00	0.00
tblVehicleTrips	HO_TTP	40.60	41.00
tblVehicleTrips	HS_TTP	19.20	19.00
tblVehicleTrips	HW_TTP	40.20	40.00
tblVehicleTrips	ST_TR	22.75	8.45
tblVehicleTrips	ST_TR	4.31	6.24
tblVehicleTrips	SU_TR	16.74	6.22
tblVehicleTrips	SU_TR	3.43	4.96
tblVehicleTrips	WD_TR	1.89	0.70
tblVehicleTrips	WD_TR	4.18	6.05
tblWoodstoves	NumberCatalytic	41.40	0.00

tblWoodstoves	NumberNoncatalytic	41.40	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

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	19.9991	0.7869	68.3276	3.6100e-003		0.3790	0.3790		0.3790	0.3790	0.0000	123.1759	123.1759	0.1182	0.0000	126.1319
Energy	0.2796	2.3890	1.0166	0.0153		0.1932	0.1932		0.1932	0.1932		3,049.7782	3,049.7782	0.0585	0.0559	3,067.9015
Mobile	6.1421	22.4362	82.9635	0.3594	37.5182	0.2474	37.7656	10.0322	0.2293	10.2616		36,643.9504	36,643.9504	1.3709		36,678.2233
Total	26.4208	25.6121	152.3076	0.3783	37.5182	0.8196	38.3377	10.0322	0.8015	10.8337	0.0000	39,816.9045	39,816.9045	1.5476	0.0559	39,872.2567

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	19.9991	0.7869	68.3276	3.6100e-003		0.3790	0.3790		0.3790	0.3790	0.0000	123.1759	123.1759	0.1182	0.0000	126.1319
Energy	0.2796	2.3890	1.0166	0.0153		0.1932	0.1932		0.1932	0.1932		3,049.7782	3,049.7782	0.0585	0.0559	3,067.9015
Mobile	5.3272	18.9001	60.4690	0.2500	25.6088	0.1772	25.7860	6.8477	0.1642	7.0119		25,499.1506	25,499.1506	0.9868		25,523.8207

Total	25.6058	22.0759	129.8132	0.2688	25.6088	0.7494	26.3581	6.8477	0.7363	7.5840	0.0000	28,672.10 47	28,672.104 7	1.1635	0.0559	28,717.85 41
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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	3.08	13.81	14.77	28.94	31.74	8.57	31.25	31.74	8.12	30.00	0.00	27.99	27.99	24.82	0.00	27.98

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Density

Increase Diversity

Improve Destination Accessibility

Increase Transit Accessibility

Improve Pedestrian Network

Implement NEV 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	5.3272	18.9001	60.4690	0.2500	25.6088	0.1772	25.7860	6.8477	0.1642	7.0119		25,499.15 06	25,499.150 6	0.9868		25,523.82 07
Unmitigated	6.1421	22.4362	82.9635	0.3594	37.5182	0.2474	37.7656	10.0322	0.2293	10.2616		36,643.95 04	36,643.950 4	1.3709		36,678.22 33

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
City Park	1.19	14.37	10.57	12,698	8,667
Condo/Townhouse High Rise	5,009.40	5,166.72	4106.88	16,743,964	11,428,927
Enclosed Parking with Elevator	0.00	0.00	0.00		

Total	5,010.59	5,181.09	4,117.45	16,756,661	11,437,594
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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-	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
City Park	16.60	8.40	6.90	33.00	48.00	19.00	66	28	6
Condo/Townhouse High Rise	14.70	5.90	8.70	40.00	19.00	41.00	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
City Park	0.567806	0.042648	0.209377	0.105989	0.013805	0.005766	0.026460	0.018426	0.001825	0.001473	0.004977	0.000611	0.000836
Condo/Townhouse High Rise	0.567806	0.042648	0.209377	0.105989	0.013805	0.005766	0.026460	0.018426	0.001825	0.001473	0.004977	0.000611	0.000836
Enclosed Parking with Elevator	0.567806	0.042648	0.209377	0.105989	0.013805	0.005766	0.026460	0.018426	0.001825	0.001473	0.004977	0.000611	0.000836

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.2796	2.3890	1.0166	0.0153		0.1932	0.1932		0.1932	0.1932		3,049.7782	3,049.7782	0.0585	0.0559	3,067.9015
NaturalGas Unmitigated	0.2796	2.3890	1.0166	0.0153		0.1932	0.1932		0.1932	0.1932		3,049.7782	3,049.7782	0.0585	0.0559	3,067.9015

5.2 Energy by Land Use - NaturalGas

Unmitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse High Rise	25923.1	0.2796	2.3890	1.0166	0.0153		0.1932	0.1932		0.1932	0.1932		3,049.7782	3,049.7782	0.0585	0.0559	3,067.9015
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.2796	2.3890	1.0166	0.0153		0.1932	0.1932		0.1932	0.1932		3,049.7782	3,049.7782	0.0585	0.0559	3,067.9015

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse High Rise	25.9231	0.2796	2.3890	1.0166	0.0153		0.1932	0.1932		0.1932	0.1932		3,049.7782	3,049.7782	0.0585	0.0559	3,067.9015
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.2796	2.3890	1.0166	0.0153		0.1932	0.1932		0.1932	0.1932		3,049.7782	3,049.7782	0.0585	0.0559	3,067.9015

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	19.9991	0.7869	68.3276	3.6100e-003		0.3790	0.3790		0.3790	0.3790	0.0000	123.1759	123.1759	0.1182	0.0000	126.1319
Unmitigated	19.9991	0.7869	68.3276	3.6100e-003		0.3790	0.3790		0.3790	0.3790	0.0000	123.1759	123.1759	0.1182	0.0000	126.1319

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	1.4316					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	16.5110					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	2.0566	0.7869	68.3276	3.6100e-003		0.3790	0.3790		0.3790	0.3790		123.1759	123.1759	0.1182		126.1319
Total	19.9991	0.7869	68.3276	3.6100e-003		0.3790	0.3790		0.3790	0.3790	0.0000	123.1759	123.1759	0.1182	0.0000	126.1319

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	1.4316					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	16.5110					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	2.0566	0.7869	68.3276	3.6100e-003		0.3790	0.3790		0.3790	0.3790		123.1759	123.1759	0.1182		126.1319

Total	19.9991	0.7869	68.3276	3.6100e-003		0.3790	0.3790		0.3790	0.3790	0.0000	123.1759	123.1759	0.1182	0.0000	126.1319
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7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

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

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

Equipment Type	Number
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11.0 Vegetation

One Metro West - Phase 2 Operations - Orange County, Winter

One Metro West - Phase 2 Operations

Orange County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	796.00	Space	7.16	318,400.00	0
City Park	1.70	Acre	1.70	74,052.00	0
Condo/Townhouse High Rise	828.00	Dwelling Unit	12.94	828,000.00	2368

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	30
Climate Zone	8			Operational Year	2026
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

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Total site is 15.23 net acres, there would be two levels of enclosed subterranean parking.

Construction Phase - Operations only analysis.

Vehicle Trips - Weekday trip rates from project traffic study for the peak day, weekend rates proportioned from the CalEEMod defaults.

Woodstoves - No residences have a woodstove or fireplace per project plans.

Area Coating - Assume all coatings comply with SCAQMD Rule 1113.

Sequestration - Estimated the number of trees from the site plan.

Mobile Land Use Mitigation -

Energy Mitigation -

Water Mitigation - Project plans specify a 20% indoor water use reduction, the outdoor reduction estimated based on planned features.

Waste Mitigation -

Operational Off-Road Equipment -

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_EF_Nonresidential_Exterior	100	50
tblAreaCoating	Area_EF_Nonresidential_Interior	100	50
tblAreaCoating	Area_EF_Parking	100	50
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	370.00	0.00
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	703.80	0.00
tblFireplaces	NumberNoFireplace	82.80	828.00
tblFireplaces	NumberWood	41.40	0.00
tblSequestration	NumberOfNewTrees	0.00	50.00
tblTripsAndVMT	VendorTripNumber	153.00	0.00
tblTripsAndVMT	WorkerTripNumber	761.00	0.00
tblVehicleTrips	HO_TTP	40.60	41.00
tblVehicleTrips	HS_TTP	19.20	19.00
tblVehicleTrips	HW_TTP	40.20	40.00
tblVehicleTrips	ST_TR	22.75	8.45
tblVehicleTrips	ST_TR	4.31	6.24
tblVehicleTrips	SU_TR	16.74	6.22
tblVehicleTrips	SU_TR	3.43	4.96
tblVehicleTrips	WD_TR	1.89	0.70
tblVehicleTrips	WD_TR	4.18	6.05
tblWoodstoves	NumberCatalytic	41.40	0.00

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

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	19.9991	0.7869	68.3276	3.6100e-003		0.3790	0.3790		0.3790	0.3790	0.0000	123.1759	123.1759	0.1182	0.0000	126.1319
Energy	0.2796	2.3890	1.0166	0.0153		0.1932	0.1932		0.1932	0.1932		3,049.7782	3,049.7782	0.0585	0.0559	3,067.9015
Mobile	6.0248	22.9938	79.0646	0.3438	37.5182	0.2481	37.7663	10.0322	0.2300	10.2622		35,072.4295	35,072.4295	1.3683		35,106.6362
Total	26.3035	26.1696	148.4087	0.3626	37.5182	0.8202	38.3384	10.0322	0.8021	10.8343	0.0000	38,245.3836	38,245.3836	1.5450	0.0559	38,300.6697

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	19.9991	0.7869	68.3276	3.6100e-003		0.3790	0.3790		0.3790	0.3790	0.0000	123.1759	123.1759	0.1182	0.0000	126.1319
Energy	0.2796	2.3890	1.0166	0.0153		0.1932	0.1932		0.1932	0.1932		3,049.7782	3,049.7782	0.0585	0.0559	3,067.9015
Mobile	5.2222	19.2382	58.4614	0.2390	25.6088	0.1779	25.7867	6.8477	0.1649	7.0126		24,389.1049	24,389.1049	0.9911		24,413.8829
Total	25.5009	22.4140	127.8055	0.2578	25.6088	0.7500	26.3588	6.8477	0.7370	7.5847	0.0000	27,562.0590	27,562.0590	1.1678	0.0559	27,607.9163

	ROG	NOx	CO	SO2	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	3.05	14.35	13.88	28.91	31.74	8.56	31.25	31.74	8.12	29.99	0.00	27.93	27.93	24.41	0.00	27.92

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Density

Increase Diversity

Improve Destination Accessibility

Increase Transit Accessibility

Improve Pedestrian Network

Implement NEV 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	5.2222	19.2382	58.4614	0.2390	25.6088	0.1779	25.7867	6.8477	0.1649	7.0126		24,389.1049	24,389.1049	0.9911		24,413.8829
Unmitigated	6.0248	22.9938	79.0646	0.3438	37.5182	0.2481	37.7663	10.0322	0.2300	10.2622		35,072.4295	35,072.4295	1.3683		35,106.6362

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
City Park	1.19	14.37	10.57	12,698	8,667
Condo/Townhouse High Rise	5,009.40	5,166.72	4,106.88	16,743,964	11,428,927
Enclosed Parking with Elevator	0.00	0.00	0.00		
Total	5,010.59	5,181.09	4,117.45	16,756,661	11,437,594

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
City Park	16.60	8.40	6.90	33.00	48.00	19.00	66	28	6
Condo/Townhouse High Rise	14.70	5.90	8.70	40.00	19.00	41.00	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
City Park	0.567806	0.042648	0.209377	0.105989	0.013805	0.005766	0.026460	0.018426	0.001825	0.001473	0.004977	0.000611	0.000836
Condo/Townhouse High Rise	0.567806	0.042648	0.209377	0.105989	0.013805	0.005766	0.026460	0.018426	0.001825	0.001473	0.004977	0.000611	0.000836
Enclosed Parking with Elevator	0.567806	0.042648	0.209377	0.105989	0.013805	0.005766	0.026460	0.018426	0.001825	0.001473	0.004977	0.000611	0.000836

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.2796	2.3890	1.0166	0.0153		0.1932	0.1932		0.1932	0.1932		3,049.7782	3,049.7782	0.0585	0.0559	3,067.9015
NaturalGas Unmitigated	0.2796	2.3890	1.0166	0.0153		0.1932	0.1932		0.1932	0.1932		3,049.7782	3,049.7782	0.0585	0.0559	3,067.9015

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
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Land Use	kBTU/yr	lb/day										lb/day					
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse High Rise	25923.1	0.2796	2.3890	1.0166	0.0153		0.1932	0.1932		0.1932	0.1932		3,049.7782	3,049.7782	0.0585	0.0559	3,067.9015
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.2796	2.3890	1.0166	0.0153		0.1932	0.1932		0.1932	0.1932		3,049.7782	3,049.7782	0.0585	0.0559	3,067.9015

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse High Rise	25.9231	0.2796	2.3890	1.0166	0.0153		0.1932	0.1932		0.1932	0.1932		3,049.7782	3,049.7782	0.0585	0.0559	3,067.9015
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.2796	2.3890	1.0166	0.0153		0.1932	0.1932		0.1932	0.1932		3,049.7782	3,049.7782	0.0585	0.0559	3,067.9015

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	19.9991	0.7869	68.3276	3.6100e-003		0.3790	0.3790		0.3790	0.3790	0.0000	123.1759	123.1759	0.1182	0.0000	126.1319
Unmitigated	19.9991	0.7869	68.3276	3.6100e-003		0.3790	0.3790		0.3790	0.3790	0.0000	123.1759	123.1759	0.1182	0.0000	126.1319

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	1.4316					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	16.5110					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	2.0566	0.7869	68.3276	3.6100e-003		0.3790	0.3790		0.3790	0.3790		123.1759	123.1759	0.1182		126.1319
Total	19.9991	0.7869	68.3276	3.6100e-003		0.3790	0.3790		0.3790	0.3790	0.0000	123.1759	123.1759	0.1182	0.0000	126.1319

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	1.4316					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	16.5110					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	2.0566	0.7869	68.3276	3.6100e-003		0.3790	0.3790		0.3790	0.3790		123.1759	123.1759	0.1182		126.1319
Total	19.9991	0.7869	68.3276	3.6100e-003		0.3790	0.3790		0.3790	0.3790	0.0000	123.1759	123.1759	0.1182	0.0000	126.1319

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

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

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

Equipment Type	Number
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11.0 Vegetation

One Metro West - Phase 3 - Orange County, Annual

One Metro West - Phase 3 - Construction
Orange County, Annual

1.0 Project Characteristics**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	25.00	1000sqft	0.57	25,000.00	0
Library	1.50	1000sqft	0.03	1,500.00	0
Enclosed Parking with Elevator	398.00	Space	0.00	159,200.00	0
Unenclosed Parking with Elevator	779.00	Space	2.97	311,600.00	0
Condo/Townhouse High Rise	229.00	Dwelling Unit	3.58	229,000.00	655
Supermarket	6.00	1000sqft	0.14	6,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	30
Climate Zone	8			Operational Year	2027
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

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Total site is 15.23 net acres, there would be two levels of enclosed subterranean parking. Library represents the Community Center.

Construction Off-road Equipment Mitigation - Dust control measures as required by SCAQMD Rule 403. Assume all equipment would be at least EPA Tier 3 and have Level 2 DPF.

[illegible]

tblConstEquipMitigation	DPF	No Change	Level 2
tblConstEquipMitigation	DPF	No Change	Level 2
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstructionPhase	NumDays	20.00	257.00
tblConstructionPhase	NumDays	230.00	425.00
tblConstructionPhase	PhaseEndDate	1/13/2027	11/2/2027
tblConstructionPhase	PhaseEndDate	11/18/2026	8/18/2027
tblConstructionPhase	PhaseEndDate	12/16/2026	9/15/2027
tblConstructionPhase	PhaseStartDate	12/17/2026	11/9/2026
tblConstructionPhase	PhaseStartDate	11/19/2026	8/19/2027
tblFireplaces	FireplaceDayYear	25.00	0.00

tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	194.65	0.00
tblFireplaces	NumberNoFireplace	22.90	229.00
tblFireplaces	NumberWood	11.45	0.00
tblLandUse	LotAcreage	3.58	0.00
tblLandUse	LotAcreage	7.01	2.97
tblSequestration	NumberOfNewTrees	0.00	50.00
tblVehicleTrips	HO_TTP	40.60	41.00
tblVehicleTrips	HS_TTP	19.20	19.00
tblVehicleTrips	HW_TTP	40.20	40.00
tblVehicleTrips	ST_TR	4.31	6.24
tblVehicleTrips	ST_TR	2.46	1.96
tblVehicleTrips	ST_TR	46.55	21.47
tblVehicleTrips	ST_TR	177.59	166.93
tblVehicleTrips	SU_TR	3.43	4.96
tblVehicleTrips	SU_TR	1.05	0.83
tblVehicleTrips	SU_TR	25.49	11.76
tblVehicleTrips	SU_TR	166.44	156.45
tblVehicleTrips	WD_TR	4.18	6.05
tblVehicleTrips	WD_TR	11.03	8.77
tblVehicleTrips	WD_TR	56.24	25.94
tblVehicleTrips	WD_TR	102.24	96.10
tblWoodstoves	NumberCatalytic	11.45	0.00
tblWoodstoves	NumberNoncatalytic	11.45	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2026	0.4761	2.6357	3.4729	0.0109	0.6383	0.0742	0.7125	0.1715	0.0698	0.2414	0.0000	1,003.0544	1,003.0544	0.1010	0.0000	1,005.5801
2027	0.9620	1.8525	2.6068	7.8900e-003	0.4824	0.0561	0.5385	0.1294	0.0530	0.1824	0.0000	720.1868	720.1868	0.0717	0.0000	721.9781
Maximum	0.9620	2.6357	3.4729	0.0109	0.6383	0.0742	0.7125	0.1715	0.0698	0.2414	0.0000	1,003.0544	1,003.0544	0.1010	0.0000	1,005.5801

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					
2026	0.3834	2.8690	3.7068	0.0109	0.6383	0.0643	0.7026	0.1715	0.0639	0.2355	0.0000	1,003.0540	1,003.0540	0.1010	0.0000	1,005.5798
2027	0.8895	2.0467	2.7832	7.8900e-003	0.4824	0.0484	0.5308	0.1294	0.0481	0.1775	0.0000	720.1865	720.1865	0.0717	0.0000	721.9778
Maximum	0.8895	2.8690	3.7068	0.0109	0.6383	0.0643	0.7026	0.1715	0.0639	0.2355	0.0000	1,003.0540	1,003.0540	0.1010	0.0000	1,005.5798

	ROG	NOx	CO	SO2	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	11.49	-9.53	-6.75	0.00	0.00	13.62	1.42	0.00	8.76	2.54	0.00	0.00	0.00	0.00	0.00	0.00

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	1-1-2026	3-31-2026	0.7285	0.7627
2	4-1-2026	6-30-2026	0.7308	0.7654
3	7-1-2026	9-30-2026	0.7388	0.7738
4	10-1-2026	12-31-2026	0.8978	0.9346
5	1-1-2027	3-31-2027	0.9821	1.0195
6	4-1-2027	6-30-2027	0.9862	1.0240
7	7-1-2027	9-30-2027	0.7499	0.7954
		Highest	0.9862	1.0240

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Building Construction	Building Construction	1/1/2026	8/18/2027	5	425	
2	Paving	Paving	8/19/2027	9/15/2027	5	20	
3	Architectural Coating	Architectural Coating	11/9/2026	11/2/2027	5	257	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 2.97

Residential Indoor: 463,725; Residential Outdoor: 154,575; Non-Residential Indoor: 48,750; Non-Residential Outdoor: 16,250; Striped

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20

Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

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
Building Construction	9	373.00	107.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	75.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Use DPF for Construction Equipment

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 Building Construction - 2026

Unmitigated Construction On-Site

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

Off-Road	0.1785	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6549	302.6549	0.0711	0.0000	304.4335
Total	0.1785	1.6273	2.0991	3.5200e-003		0.0689	0.0689		0.0648	0.0648	0.0000	302.6549	302.6549	0.0711	0.0000	304.4335

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	0.0250	0.9077	0.3199	3.1800e-003	0.0879	1.0800e-003	0.0890	0.0254	1.0300e-003	0.0264	0.0000	317.1671	317.1671	0.0234	0.0000	317.7530
Worker	0.1399	0.0761	0.9890	4.0600e-003	0.5344	3.2000e-003	0.5376	0.1419	2.9400e-003	0.1449	0.0000	367.2203	367.2203	6.0000e-003	0.0000	367.3702
Total	0.1650	0.9837	1.3089	7.2400e-003	0.6223	4.2800e-003	0.6266	0.1673	3.9700e-003	0.1712	0.0000	684.3874	684.3874	0.0294	0.0000	685.1232

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	0.0879	1.8565	2.3325	3.5200e-003		0.0590	0.0590		0.0590	0.0590	0.0000	302.6545	302.6545	0.0711	0.0000	304.4331
Total	0.0879	1.8565	2.3325	3.5200e-003		0.0590	0.0590		0.0590	0.0590	0.0000	302.6545	302.6545	0.0711	0.0000	304.4331

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	0.0250	0.9077	0.3199	3.1800e-003	0.0879	1.0800e-003	0.0890	0.0254	1.0300e-003	0.0264	0.0000	317.1671	317.1671	0.0234	0.0000	317.7530
Worker	0.1399	0.0761	0.9890	4.0600e-003	0.5344	3.2000e-003	0.5376	0.1419	2.9400e-003	0.1449	0.0000	367.2203	367.2203	6.0000e-003	0.0000	367.3702
Total	0.1650	0.9837	1.3089	7.2400e-003	0.6223	4.2800e-003	0.6266	0.1673	3.9700e-003	0.1712	0.0000	684.3874	684.3874	0.0294	0.0000	685.1232

3.2 Building Construction - 2027

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	0.1121	1.0225	1.3189	2.2100e-003		0.0433	0.0433		0.0407	0.0407	0.0000	190.1740	190.1740	0.0447	0.0000	191.2916
Total	0.1121	1.0225	1.3189	2.2100e-003		0.0433	0.0433		0.0407	0.0407	0.0000	190.1740	190.1740	0.0447	0.0000	191.2916

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	0.0154	0.5630	0.1997	1.9900e-003	0.0552	6.6000e-004	0.0559	0.0159	6.3000e-004	0.0166	0.0000	198.1985	198.1985	0.0145	0.0000	198.5619
Worker	0.0844	0.0443	0.5858	2.4700e-003	0.3358	1.9000e-003	0.3377	0.0892	1.7500e-003	0.0909	0.0000	223.2105	223.2105	3.4700e-003	0.0000	223.2973
Total	0.0998	0.6072	0.7854	4.4600e-003	0.3910	2.5600e-003	0.3936	0.1051	2.3800e-003	0.1075	0.0000	421.4090	421.4090	0.0180	0.0000	421.8592

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	0.0553	1.1665	1.4657	2.2100e-003		0.0371	0.0371		0.0371	0.0371	0.0000	190.1737	190.1737	0.0447	0.0000	191.2913
Total	0.0553	1.1665	1.4657	2.2100e-003		0.0371	0.0371		0.0371	0.0371	0.0000	190.1737	190.1737	0.0447	0.0000	191.2913

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	0.0154	0.5630	0.1997	1.9900e-003	0.0552	6.6000e-004	0.0559	0.0159	6.3000e-004	0.0166	0.0000	198.1985	198.1985	0.0145	0.0000	198.5619
Worker	0.0844	0.0443	0.5858	2.4700e-003	0.3358	1.9000e-003	0.3377	0.0892	1.7500e-003	0.0909	0.0000	223.2105	223.2105	3.4700e-003	0.0000	223.2973
Total	0.0998	0.6072	0.7854	4.4600e-003	0.3910	2.5600e-003	0.3936	0.1051	2.3800e-003	0.1075	0.0000	421.4090	421.4090	0.0180	0.0000	421.8592

3.3 Paving - 2027

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	9.1500e-003	0.0858	0.1458	2.3000e-004		4.1900e-003	4.1900e-003		3.8500e-003	3.8500e-003	0.0000	20.0193	20.0193	6.4700e-003	0.0000	20.1811
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	9.1500e-003	0.0858	0.1458	2.3000e-004		4.1900e-003	4.1900e-003		3.8500e-003	3.8500e-003	0.0000	20.0193	20.0193	6.4700e-003	0.0000	20.1811

Unmitigated Construction Off-Site

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

Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.1000e-004	2.2000e-004	2.8700e-003	1.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.0947	1.0947	2.0000e-005	0.0000	1.0951
Total	4.1000e-004	2.2000e-004	2.8700e-003	1.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.0947	1.0947	2.0000e-005	0.0000	1.0951

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	5.6100e-003	0.1130	0.1730	2.3000e-004		3.0500e-003	3.0500e-003		3.0500e-003	3.0500e-003	0.0000	20.0192	20.0192	6.4700e-003	0.0000	20.1811
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	5.6100e-003	0.1130	0.1730	2.3000e-004		3.0500e-003	3.0500e-003		3.0500e-003	3.0500e-003	0.0000	20.0192	20.0192	6.4700e-003	0.0000	20.1811

Mitigated Construction Off-Site

[illegible]

Worker	4.1000e-004	2.2000e-004	2.8700e-003	1.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.0947	1.0947	2.0000e-005	0.0000	1.0951
Total	4.1000e-004	2.2000e-004	2.8700e-003	1.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.0947	1.0947	2.0000e-005	0.0000	1.0951

3.4 Architectural Coating - 2026

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.1251					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.3300e-003	0.0223	0.0353	6.0000e-005		1.0000e-003	1.0000e-003		1.0000e-003	1.0000e-003	0.0000	4.9788	4.9788	2.7000e-004	0.0000	4.9856
Total	0.1285	0.0223	0.0353	6.0000e-005		1.0000e-003	1.0000e-003		1.0000e-003	1.0000e-003	0.0000	4.9788	4.9788	2.7000e-004	0.0000	4.9856

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.2000e-003	2.2800e-003	0.0297	1.2000e-004	0.0161	1.0000e-004	0.0162	4.2600e-003	9.0000e-005	4.3500e-003	0.0000	11.0333	11.0333	1.8000e-004	0.0000	11.0378
Total	4.2000e-003	2.2800e-003	0.0297	1.2000e-004	0.0161	1.0000e-004	0.0162	4.2600e-003	9.0000e-005	4.3500e-003	0.0000	11.0333	11.0333	1.8000e-004	0.0000	11.0378

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	0.1251					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.1600e-003	0.0265	0.0357	6.0000e-005		9.3000e-004	9.3000e-004		9.3000e-004	9.3000e-004	0.0000	4.9788	4.9788	2.7000e-004	0.0000	4.9856
Total	0.1263	0.0265	0.0357	6.0000e-005		9.3000e-004	9.3000e-004		9.3000e-004	9.3000e-004	0.0000	4.9788	4.9788	2.7000e-004	0.0000	4.9856

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.2000e-003	2.2800e-003	0.0297	1.2000e-004	0.0161	1.0000e-004	0.0162	4.2600e-003	9.0000e-005	4.3500e-003	0.0000	11.0333	11.0333	1.8000e-004	0.0000	11.0378
Total	4.2000e-003	2.2800e-003	0.0297	1.2000e-004	0.0161	1.0000e-004	0.0162	4.2600e-003	9.0000e-005	4.3500e-003	0.0000	11.0333	11.0333	1.8000e-004	0.0000	11.0378

3.4 Architectural Coating - 2027

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	0.6994					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0186	0.1249	0.1972	3.2000e-004		5.6100e-003	5.6100e-003		5.6100e-003	5.6100e-003	0.0000	27.8305	27.8305	1.5200e-003	0.0000	27.8684
Total	0.7180	0.1249	0.1972	3.2000e-004		5.6100e-003	5.6100e-003		5.6100e-003	5.6100e-003	0.0000	27.8305	27.8305	1.5200e-003	0.0000	27.8684

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0226	0.0118	0.1566	6.6000e-004	0.0897	5.1000e-004	0.0903	0.0238	4.7000e-004	0.0243	0.0000	59.6595	59.6595	9.3000e-004	0.0000	59.6827
Total	0.0226	0.0118	0.1566	6.6000e-004	0.0897	5.1000e-004	0.0903	0.0238	4.7000e-004	0.0243	0.0000	59.6595	59.6595	9.3000e-004	0.0000	59.6827

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	0.6994					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	6.4800e-003	0.1479	0.1997	3.2000e-004		5.1800e-003	5.1800e-003		5.1800e-003	5.1800e-003	0.0000	27.8304	27.8304	1.5200e-003	0.0000	27.8684
Total	0.7059	0.1479	0.1997	3.2000e-004		5.1800e-003	5.1800e-003		5.1800e-003	5.1800e-003	0.0000	27.8304	27.8304	1.5200e-003	0.0000	27.8684

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0226	0.0118	0.1566	6.6000e-004	0.0897	5.1000e-004	0.0903	0.0238	4.7000e-004	0.0243	0.0000	59.6595	59.6595	9.3000e-004	0.0000	59.6827
Total	0.0226	0.0118	0.1566	6.6000e-004	0.0897	5.1000e-004	0.0903	0.0238	4.7000e-004	0.0243	0.0000	59.6595	59.6595	9.3000e-004	0.0000	59.6827

One Metro West - Phase 3 - Orange County, Summer

One Metro West - Phase 3 - Construction
Orange County, Summer

1.0 Project Characteristics**1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	25.00	1000sqft	0.57	25,000.00	0
Library	1.50	1000sqft	0.03	1,500.00	0
Enclosed Parking with Elevator	398.00	Space	0.00	159,200.00	0
Unenclosed Parking with Elevator	779.00	Space	2.97	311,600.00	0
Condo/Townhouse High Rise	229.00	Dwelling Unit	3.58	229,000.00	655
Supermarket	6.00	1000sqft	0.14	6,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	30
Climate Zone	8			Operational Year	2027
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

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Total site is 15.23 net acres, there would be two levels of enclosed subterranean parking. Library represents the Community Center.

Construction Off-road Equipment Mitigation - Dust control measures as required by SCAQMD Rule 403. Assume all equipment would be at least EPA Tier 3 and have Level 2 DPF.

[illegible]

tblConstEquipMitigation	DPF	No Change	Level 2
tblConstEquipMitigation	DPF	No Change	Level 2
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstructionPhase	NumDays	20.00	257.00
tblConstructionPhase	NumDays	230.00	425.00
tblConstructionPhase	PhaseEndDate	11/13/2027	11/2/2027
tblConstructionPhase	PhaseEndDate	11/18/2026	8/18/2027
tblConstructionPhase	PhaseEndDate	12/16/2026	9/15/2027
tblConstructionPhase	PhaseStartDate	12/17/2026	11/9/2026
tblConstructionPhase	PhaseStartDate	11/19/2026	8/19/2027
tblFireplaces	FireplaceDayYear	25.00	0.00

tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	194.65	0.00
tblFireplaces	NumberNoFireplace	22.90	229.00
tblFireplaces	NumberWood	11.45	0.00
tblLandUse	LotAcreage	3.58	0.00
tblLandUse	LotAcreage	7.01	2.97
tblSequestration	NumberOfNewTrees	0.00	50.00
tblVehicleTrips	HO_TTP	40.60	41.00
tblVehicleTrips	HS_TTP	19.20	19.00
tblVehicleTrips	HW_TTP	40.20	40.00
tblVehicleTrips	ST_TR	4.31	6.24
tblVehicleTrips	ST_TR	2.46	1.96
tblVehicleTrips	ST_TR	46.55	21.47
tblVehicleTrips	ST_TR	177.59	166.93
tblVehicleTrips	SU_TR	3.43	4.96
tblVehicleTrips	SU_TR	1.05	0.83
tblVehicleTrips	SU_TR	25.49	11.76
tblVehicleTrips	SU_TR	166.44	156.45
tblVehicleTrips	WD_TR	4.18	6.05
tblVehicleTrips	WD_TR	11.03	8.77
tblVehicleTrips	WD_TR	56.24	25.94
tblVehicleTrips	WD_TR	102.24	96.10
tblWoodstoves	NumberCatalytic	11.45	0.00
tblWoodstoves	NumberNoncatalytic	11.45	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2026	9.4033	21.1309	29.9155	0.0934	5.6912	0.6166	6.3078	1.5248	0.5826	2.1073	0.0000	9,420.7355	9,420.7355	0.8746	0.0000	9,442.6012
2027	9.3470	20.9977	29.3515	0.0920	5.6912	0.6148	6.3060	1.5248	0.5810	2.1057	0.0000	9,279.1660	9,279.1660	0.8673	0.0000	9,300.8477
Maximum	9.4033	21.1309	29.9155	0.0934	5.6912	0.6166	6.3078	1.5248	0.5826	2.1073	0.0000	9,420.7355	9,420.7355	0.8746	0.0000	9,442.6012

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					
2026	8.5984	23.0988	31.7278	0.0934	5.6912	0.5368	6.2280	1.5248	0.5341	2.0589	0.0000	9,420.7355	9,420.7355	0.8746	0.0000	9,442.6012
2027	8.5421	22.9656	31.1638	0.0920	5.6912	0.5351	6.2263	1.5248	0.5325	2.0573	0.0000	9,279.1660	9,279.1660	0.8673	0.0000	9,300.8477
Maximum	8.5984	23.0988	31.7278	0.0934	5.6912	0.5368	6.2280	1.5248	0.5341	2.0589	0.0000	9,420.7355	9,420.7355	0.8746	0.0000	9,442.6012

	ROG	NOx	CO	SO2	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	8.59	-9.34	-6.12	0.00	0.00	12.95	1.26	0.00	8.33	2.30	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Building Construction	Building Construction	1/1/2026	8/18/2027	5	425	
2	Paving	Paving	8/19/2027	9/15/2027	5	20	
3	Architectural Coating	Architectural Coating	11/9/2026	11/2/2027	5	257	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 2.97

Residential Indoor: 463,725; Residential Outdoor: 154,575; Non-Residential Indoor: 48,750; Non-Residential Outdoor: 16,250; Striped

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

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
Building Construction	9	373.00	107.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	75.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Use DPF for Construction Equipment

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 Building Construction - 2026

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.4744	2,556.4744	0.6010		2,571.4981
Total	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.4744	2,556.4744	0.6010		2,571.4981

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1878	6.8951	2.3564	0.0246	0.6836	8.0900e-003	0.6917	0.1967	7.7400e-003	0.2045		2,706.0989	2,706.0989	0.1948		2,710.9696
Worker	1.0498	0.5167	8.0472	0.0323	4.1693	0.0245	4.1938	1.1057	0.0225	1.1283		3,227.7108	3,227.7108	0.0529		3,229.0324
Total	1.2376	7.4118	10.4036	0.0570	4.8528	0.0326	4.8854	1.3024	0.0303	1.3327		5,933.8096	5,933.8096	0.2477		5,940.0020

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	0.6739	14.2261	17.8738	0.0270		0.4518	0.4518		0.4518	0.4518	0.0000	2,556.4744	2,556.4744	0.6010		2,571.4981
Total	0.6739	14.2261	17.8738	0.0270		0.4518	0.4518		0.4518	0.4518	0.0000	2,556.4744	2,556.4744	0.6010		2,571.4981

Mitigated Construction Off-Site

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

Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1878	6.8951	2.3564	0.0246	0.6836	8.0900e-003	0.6917	0.1967	7.7400e-003	0.2045		2,706.0989	2,706.0989	0.1948		2,710.9696
Worker	1.0498	0.5167	8.0472	0.0323	4.1693	0.0245	4.1938	1.1057	0.0225	1.1283		3,227.7108	3,227.7108	0.0529		3,229.0324
Total	1.2376	7.4118	10.4036	0.0570	4.8528	0.0326	4.8854	1.3024	0.0303	1.3327		5,933.8096	5,933.8096	0.2477		5,940.0020

3.2 Building Construction - 2027

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.4744	2,556.4744	0.6010		2,571.4981
Total	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.4744	2,556.4744	0.6010		2,571.4981

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1840	6.8076	2.3417	0.0245	0.6836	7.9300e-003	0.6915	0.1967	7.5800e-003	0.2043		2,691.0837	2,691.0837	0.1924		2,695.8937

Worker	1.0061	0.4787	7.5899	0.0313	4.1693	0.0232	4.1924	1.1057	0.0213	1.1270		3,122.3429	3,122.3429	0.0488		3,123.5620
Total	1.1901	7.2863	9.9315	0.0558	4.8529	0.0311	4.8840	1.3024	0.0289	1.3313		5,813.4266	5,813.4266	0.2412		5,819.4557

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	0.6739	14.2261	17.8738	0.0270		0.4518	0.4518		0.4518	0.4518	0.0000	2,556.4744	2,556.4744	0.6010		2,571.4981
Total	0.6739	14.2261	17.8738	0.0270		0.4518	0.4518		0.4518	0.4518	0.0000	2,556.4744	2,556.4744	0.6010		2,571.4981

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1840	6.8076	2.3417	0.0245	0.6836	7.9300e-003	0.6915	0.1967	7.5800e-003	0.2043		2,691.0837	2,691.0837	0.1924		2,695.8937
Worker	1.0061	0.4787	7.5899	0.0313	4.1693	0.0232	4.1924	1.1057	0.0213	1.1270		3,122.3429	3,122.3429	0.0488		3,123.5620
Total	1.1901	7.2863	9.9315	0.0558	4.8529	0.0311	4.8840	1.3024	0.0289	1.3313		5,813.4266	5,813.4266	0.2412		5,819.4557

3.3 Paving - 2027

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9152	8.5816	14.5780	0.0228		0.4185	0.4185		0.3850	0.3850		2,206.7452	2,206.7452	0.7137		2,224.5878
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.9152	8.5816	14.5780	0.0228		0.4185	0.4185		0.3850	0.3850		2,206.7452	2,206.7452	0.7137		2,224.5878

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0405	0.0193	0.3052	1.2600e-003	0.1677	9.3000e-004	0.1686	0.0445	8.6000e-004	0.0453		125.5634	125.5634	1.9600e-003		125.6124
Total	0.0405	0.0193	0.3052	1.2600e-003	0.1677	9.3000e-004	0.1686	0.0445	8.6000e-004	0.0453		125.5634	125.5634	1.9600e-003		125.6124

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	0.5609	11.2952	17.2957	0.0228		0.3047	0.3047		0.3047	0.3047	0.0000	2,206.7452	2,206.7452	0.7137		2,224.5878
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.5609	11.2952	17.2957	0.0228		0.3047	0.3047		0.3047	0.3047	0.0000	2,206.7452	2,206.7452	0.7137		2,224.5878

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0405	0.0193	0.3052	1.2600e-003	0.1677	9.3000e-004	0.1686	0.0445	8.6000e-004	0.0453		125.5634	125.5634	1.9600e-003		125.6124
Total	0.0405	0.0193	0.3052	1.2600e-003	0.1677	9.3000e-004	0.1686	0.0445	8.6000e-004	0.0453		125.5634	125.5634	1.9600e-003		125.6124

3.4 Architectural Coating - 2026

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	6.4164					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319
Total	6.5873	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.2111	0.1039	1.6181	6.5000e-003	0.8383	4.9300e-003	0.8433	0.2223	4.5300e-003	0.2269		649.0035	649.0035	0.0106		649.2693
Total	0.2111	0.1039	1.6181	6.5000e-003	0.8383	4.9300e-003	0.8433	0.2223	4.5300e-003	0.2269		649.0035	649.0035	0.0106		649.2693

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	6.4164					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.0594	1.3570	1.8324	2.9700e-003		0.0475	0.0475		0.0475	0.0475	0.0000	281.4481	281.4481	0.0154		281.8319
Total	6.4758	1.3570	1.8324	2.9700e-003		0.0475	0.0475		0.0475	0.0475	0.0000	281.4481	281.4481	0.0154		281.8319

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.2111	0.1039	1.6181	6.5000e-003	0.8383	4.9300e-003	0.8433	0.2223	4.5300e-003	0.2269		649.0035	649.0035	0.0106		649.2693
Total	0.2111	0.1039	1.6181	6.5000e-003	0.8383	4.9300e-003	0.8433	0.2223	4.5300e-003	0.2269		649.0035	649.0035	0.0106		649.2693

3.4 Architectural Coating - 2027

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	6.4164					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319

Total	6.5873	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319
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Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.2023	0.0963	1.5261	6.2900e-003	0.8383	4.6600e-003	0.8430	0.2223	4.2900e-003	0.2266		627.8169	627.8169	9.8000e-003		628.0621
Total	0.2023	0.0963	1.5261	6.2900e-003	0.8383	4.6600e-003	0.8430	0.2223	4.2900e-003	0.2266		627.8169	627.8169	9.8000e-003		628.0621

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	6.4164					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.0594	1.3570	1.8324	2.9700e-003		0.0475	0.0475		0.0475	0.0475	0.0000	281.4481	281.4481	0.0154		281.8319
Total	6.4758	1.3570	1.8324	2.9700e-003		0.0475	0.0475		0.0475	0.0475	0.0000	281.4481	281.4481	0.0154		281.8319

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.2023	0.0963	1.5261	6.2900e-003	0.8383	4.6600e-003	0.8430	0.2223	4.2900e-003	0.2266		627.8169	627.8169	9.8000e-003		628.0621
Total	0.2023	0.0963	1.5261	6.2900e-003	0.8383	4.6600e-003	0.8430	0.2223	4.2900e-003	0.2266		627.8169	627.8169	9.8000e-003		628.0621

One Metro West - Phase 3 - Orange County, Winter

One Metro West - Phase 3 - Construction
Orange County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	25.00	1000sqft	0.57	25,000.00	0
Library	1.50	1000sqft	0.03	1,500.00	0
Enclosed Parking with Elevator	398.00	Space	0.00	159,200.00	0
Unenclosed Parking with Elevator	779.00	Space	2.97	311,600.00	0
Condo/Townhouse High Rise	229.00	Dwelling Unit	3.58	229,000.00	655
Supermarket	6.00	1000sqft	0.14	6,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	30
Climate Zone	8			Operational Year	2027
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

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Total site is 15.23 net acres, there would be two levels of enclosed subterranean parking. Library represents the Community Center.

Construction Off-road Equipment Mitigation - Dust control measures as required by SCAQMD Rule 403. Assume all equipment would be at least EPA Tier 3 and have Level 2 DPF.

[illegible]

tblConstEquipMitigation	DPF	No Change	Level 2
tblConstEquipMitigation	DPF	No Change	Level 2
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstructionPhase	NumDays	20.00	257.00
tblConstructionPhase	NumDays	230.00	425.00
tblConstructionPhase	PhaseEndDate	11/13/2027	11/2/2027
tblConstructionPhase	PhaseEndDate	11/18/2026	8/18/2027
tblConstructionPhase	PhaseEndDate	12/16/2026	9/15/2027
tblConstructionPhase	PhaseStartDate	12/17/2026	11/9/2026
tblConstructionPhase	PhaseStartDate	11/19/2026	8/19/2027
tblFireplaces	FireplaceDayYear	25.00	0.00

tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	194.65	0.00
tblFireplaces	NumberNoFireplace	22.90	229.00
tblFireplaces	NumberWood	11.45	0.00
tblLandUse	LotAcreage	3.58	0.00
tblLandUse	LotAcreage	7.01	2.97
tblSequestration	NumberOfNewTrees	0.00	50.00
tblVehicleTrips	HO_TTP	40.60	41.00
tblVehicleTrips	HS_TTP	19.20	19.00
tblVehicleTrips	HW_TTP	40.20	40.00
tblVehicleTrips	ST_TR	4.31	6.24
tblVehicleTrips	ST_TR	2.46	1.96
tblVehicleTrips	ST_TR	46.55	21.47
tblVehicleTrips	ST_TR	177.59	166.93
tblVehicleTrips	SU_TR	3.43	4.96
tblVehicleTrips	SU_TR	1.05	0.83
tblVehicleTrips	SU_TR	25.49	11.76
tblVehicleTrips	SU_TR	166.44	156.45
tblVehicleTrips	WD_TR	4.18	6.05
tblVehicleTrips	WD_TR	11.03	8.77
tblVehicleTrips	WD_TR	56.24	25.94
tblVehicleTrips	WD_TR	102.24	96.10
tblWoodstoves	NumberCatalytic	11.45	0.00
tblWoodstoves	NumberNoncatalytic	11.45	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2026	9.6005	21.1533	29.2972	0.0908	5.6912	0.6169	6.3081	1.5248	0.5829	2.1077	0.0000	9,149.3745	9,149.3745	0.8781	0.0000	9,171.3260
2027	9.5398	21.0158	28.7686	0.0894	5.6912	0.6152	6.3063	1.5248	0.5813	2.1060	0.0000	9,015.2725	9,015.2725	0.8706	0.0000	9,037.0377
Maximum	9.6005	21.1533	29.2972	0.0908	5.6912	0.6169	6.3081	1.5248	0.5829	2.1077	0.0000	9,149.3745	9,149.3745	0.8781	0.0000	9,171.3260

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					
2026	8.7956	23.1211	31.1096	0.0908	5.6912	0.5372	6.2284	1.5248	0.5345	2.0592	0.0000	9,149.3745	9,149.3745	0.8781	0.0000	9,171.3260
2027	8.7348	22.9836	30.5810	0.0894	5.6912	0.5354	6.2266	1.5248	0.5328	2.0576	0.0000	9,015.2725	9,015.2725	0.8706	0.0000	9,037.0377
Maximum	8.7956	23.1211	31.1096	0.0908	5.6912	0.5372	6.2284	1.5248	0.5345	2.0592	0.0000	9,149.3745	9,149.3745	0.8781	0.0000	9,171.3260

	ROG	NOx	CO	SO2	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	8.41	-9.33	-6.24	0.00	0.00	12.94	1.26	0.00	8.32	2.30	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Building Construction	Building Construction	1/1/2026	8/18/2027	5	425	
2	Paving	Paving	8/19/2027	9/15/2027	5	20	
3	Architectural Coating	Architectural Coating	11/9/2026	11/2/2027	5	257	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 2.97

Residential Indoor: 463,725; Residential Outdoor: 154,575; Non-Residential Indoor: 48,750; Non-Residential Outdoor: 16,250; Striped

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

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
Building Construction	9	373.00	107.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	75.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Use DPF for Construction Equipment

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 Building Construction - 2026

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.4744	2,556.4744	0.6010		2,571.4981
Total	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.4744	2,556.4744	0.6010		2,571.4981

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1971	6.8566	2.5343	0.0241	0.6836	8.4600e-003	0.6920	0.1967	8.0900e-003	0.2048		2,641.7103	2,641.7103	0.2019		2,646.7577
Worker	1.2063	0.5674	7.3843	0.0306	4.1693	0.0245	4.1938	1.1057	0.0225	1.1283		3,055.3877	3,055.3877	0.0498		3,056.6337
Total	1.4033	7.4240	9.9186	0.0547	4.8528	0.0330	4.8858	1.3024	0.0306	1.3331		5,697.0980	5,697.0980	0.2517		5,703.3915

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	0.6739	14.2261	17.8738	0.0270		0.4518	0.4518		0.4518	0.4518	0.0000	2,556.4744	2,556.4744	0.6010		2,571.4981
Total	0.6739	14.2261	17.8738	0.0270		0.4518	0.4518		0.4518	0.4518	0.0000	2,556.4744	2,556.4744	0.6010		2,571.4981

Mitigated Construction Off-Site

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

Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1971	6.8566	2.5343	0.0241	0.6836	8.4600e-003	0.6920	0.1967	8.0900e-003	0.2048		2,641.7103	2,641.7103	0.2019		2,646.7577
Worker	1.2063	0.5674	7.3843	0.0306	4.1693	0.0245	4.1938	1.1057	0.0225	1.1283		3,055.3877	3,055.3877	0.0498		3,056.6337
Total	1.4033	7.4240	9.9186	0.0547	4.8528	0.0330	4.8858	1.3024	0.0306	1.3331		5,697.0980	5,697.0980	0.2517		5,703.3915

3.2 Building Construction - 2027

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.4744	2,556.4744	0.6010		2,571.4981
Total	1.3674	12.4697	16.0847	0.0270		0.5276	0.5276		0.4963	0.4963		2,556.4744	2,556.4744	0.6010		2,571.4981

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1930	6.7694	2.5163	0.0239	0.6836	8.2600e-003	0.6918	0.1967	7.8900e-003	0.2046		2,627.4235	2,627.4235	0.1991		2,632.4016

Worker	1.1591	0.5256	6.9592	0.0296	4.1693	0.0232	4.1924	1.1057	0.0213	1.1270		2,955.6309	2,955.6309	0.0459		2,956.7795
Total	1.3521	7.2949	9.4755	0.0535	4.8529	0.0314	4.8843	1.3024	0.0292	1.3316		5,583.0544	5,583.0544	0.2451		5,589.1811

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	0.6739	14.2261	17.8738	0.0270		0.4518	0.4518		0.4518	0.4518	0.0000	2,556.4744	2,556.4744	0.6010		2,571.4981
Total	0.6739	14.2261	17.8738	0.0270		0.4518	0.4518		0.4518	0.4518	0.0000	2,556.4744	2,556.4744	0.6010		2,571.4981

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1930	6.7694	2.5163	0.0239	0.6836	8.2600e-003	0.6918	0.1967	7.8900e-003	0.2046		2,627.4235	2,627.4235	0.1991		2,632.4016
Worker	1.1591	0.5256	6.9592	0.0296	4.1693	0.0232	4.1924	1.1057	0.0213	1.1270		2,955.6309	2,955.6309	0.0459		2,956.7795
Total	1.3521	7.2949	9.4755	0.0535	4.8529	0.0314	4.8843	1.3024	0.0292	1.3316		5,583.0544	5,583.0544	0.2451		5,589.1811

3.3 Paving - 2027

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9152	8.5816	14.5780	0.0228		0.4185	0.4185		0.3850	0.3850		2,206.7452	2,206.7452	0.7137		2,224.5878
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.9152	8.5816	14.5780	0.0228		0.4185	0.4185		0.3850	0.3850		2,206.7452	2,206.7452	0.7137		2,224.5878

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0466	0.0211	0.2799	1.1900e-003	0.1677	9.3000e-004	0.1686	0.0445	8.6000e-004	0.0453		118.8592	118.8592	1.8500e-003		118.9053
Total	0.0466	0.0211	0.2799	1.1900e-003	0.1677	9.3000e-004	0.1686	0.0445	8.6000e-004	0.0453		118.8592	118.8592	1.8500e-003		118.9053

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	0.5609	11.2952	17.2957	0.0228		0.3047	0.3047		0.3047	0.3047	0.0000	2,206.7452	2,206.7452	0.7137		2,224.5878
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.5609	11.2952	17.2957	0.0228		0.3047	0.3047		0.3047	0.3047	0.0000	2,206.7452	2,206.7452	0.7137		2,224.5878

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0466	0.0211	0.2799	1.1900e-003	0.1677	9.3000e-004	0.1686	0.0445	8.6000e-004	0.0453		118.8592	118.8592	1.8500e-003		118.9053
Total	0.0466	0.0211	0.2799	1.1900e-003	0.1677	9.3000e-004	0.1686	0.0445	8.6000e-004	0.0453		118.8592	118.8592	1.8500e-003		118.9053

3.4 Architectural Coating - 2026

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	6.4164					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319
Total	6.5873	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.2425	0.1141	1.4848	6.1600e-003	0.8383	4.9300e-003	0.8433	0.2223	4.5300e-003	0.2269		614.3541	614.3541	0.0100		614.6046
Total	0.2425	0.1141	1.4848	6.1600e-003	0.8383	4.9300e-003	0.8433	0.2223	4.5300e-003	0.2269		614.3541	614.3541	0.0100		614.6046

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	6.4164					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.0594	1.3570	1.8324	2.9700e-003		0.0475	0.0475		0.0475	0.0475	0.0000	281.4481	281.4481	0.0154		281.8319
Total	6.4758	1.3570	1.8324	2.9700e-003		0.0475	0.0475		0.0475	0.0475	0.0000	281.4481	281.4481	0.0154		281.8319

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.2425	0.1141	1.4848	6.1600e-003	0.8383	4.9300e-003	0.8433	0.2223	4.5300e-003	0.2269		614.3541	614.3541	0.0100		614.6046
Total	0.2425	0.1141	1.4848	6.1600e-003	0.8383	4.9300e-003	0.8433	0.2223	4.5300e-003	0.2269		614.3541	614.3541	0.0100		614.6046

3.4 Architectural Coating - 2027

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	6.4164					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1709	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319

Total	6.5873	1.1455	1.8091	2.9700e-003		0.0515	0.0515		0.0515	0.0515		281.4481	281.4481	0.0154		281.8319
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Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.2331	0.1057	1.3993	5.9500e-003	0.8383	4.6600e-003	0.8430	0.2223	4.2900e-003	0.2266		594.2958	594.2958	9.2400e-003		594.5267
Total	0.2331	0.1057	1.3993	5.9500e-003	0.8383	4.6600e-003	0.8430	0.2223	4.2900e-003	0.2266		594.2958	594.2958	9.2400e-003		594.5267

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	6.4164					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.0594	1.3570	1.8324	2.9700e-003		0.0475	0.0475		0.0475	0.0475	0.0000	281.4481	281.4481	0.0154		281.8319
Total	6.4758	1.3570	1.8324	2.9700e-003		0.0475	0.0475		0.0475	0.0475	0.0000	281.4481	281.4481	0.0154		281.8319

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.2331	0.1057	1.3993	5.9500e-003	0.8383	4.6600e-003	0.8430	0.2223	4.2900e-003	0.2266		594.2958	594.2958	9.2400e-003		594.5267
Total	0.2331	0.1057	1.3993	5.9500e-003	0.8383	4.6600e-003	0.8430	0.2223	4.2900e-003	0.2266		594.2958	594.2958	9.2400e-003		594.5267

One Metro West - All Phases - Operations - Orange County, Annual

One Metro West - All Phases - Operations

Orange County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	25.00	1000sqft	0.57	25,000.00	0
Library	1.50	1000sqft	0.03	1,500.00	0
Enclosed Parking with Elevator	1,196.00	Space	0.00	478,400.00	0
Unenclosed Parking with Elevator	779.00	Space	2.97	311,600.00	0
City Park	1.70	Acre	1.70	74,052.00	0
Condo/Townhouse High Rise	1,057.00	Dwelling Unit	9.82	1,057,000.00	2897
Supermarket	6.00	1000sqft	0.14	6,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	30
Climate Zone	8			Operational Year	2027
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

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Total site is 15.23 net acres, there would be two levels of enclosed subterranean parking. Library represents the Community Center. The population amount was set to match the US Census data.

Construction Phase - Operations only

Vehicle Trips - Weekday trip rates from project traffic study for the peak day, weekend rates proportioned from the CalEEMod defaults. The Community Center is represented by the Library land use.

Woodstoves - No residences have a woodstove or fireplace per project plans.

Area Coating - Assume all coatings comply with SCAQMD Rule 1113.

Sequestration - Estimated the number of trees from the site plan.

Mobile Land Use Mitigation -

Energy Mitigation -

Water Mitigation - Project plans specify a 20% indoor water use reduction, the outdoor reduction estimated based on planned features.

Waste Mitigation -

Operational Off-Road Equipment -

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_EF_Nonresidential_Exterior	100	50
tblAreaCoating	Area_EF_Nonresidential_Interior	100	50
tblAreaCoating	Area_EF_Parking	100	50
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstEquipMitigation	DPF	No Change	Level 2
tblConstEquipMitigation	DPF	No Change	Level 2
tblConstEquipMitigation	DPF	No Change	Level 2
tblConstEquipMitigation	DPF	No Change	Level 2
tblConstEquipMitigation	DPF	No Change	Level 2
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3

tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstructionPhase	NumDays	300.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	898.45	0.00
tblFireplaces	NumberNoFireplace	105.70	1,057.00
tblFireplaces	NumberWood	52.85	0.00
tblLandUse	LotAcreage	10.76	0.00
tblLandUse	LotAcreage	7.01	2.97
tblLandUse	LotAcreage	16.52	9.82
tblLandUse	Population	3,023.00	2,897.00
tblSequestration	NumberOfNewTrees	0.00	50.00
tblTripsAndVMT	VendorTripNumber	260.00	0.00
tblTripsAndVMT	WorkerTripNumber	1,134.00	0.00
tblVehicleTrips	HO_TTP	40.60	41.00
tblVehicleTrips	HS_TTP	19.20	19.00
tblVehicleTrips	HW_TTP	40.20	40.00
tblVehicleTrips	ST_TR	22.75	8.45
tblVehicleTrips	ST_TR	4.31	6.24
tblVehicleTrips	ST_TR	2.46	1.96
tblVehicleTrips	ST_TR	46.55	21.47
tblVehicleTrips	ST_TR	177.59	166.93
tblVehicleTrips	SU_TR	16.74	6.22
tblVehicleTrips	SU_TR	3.43	4.96
tblVehicleTrips	SU_TR	1.05	0.83
tblVehicleTrips	SU_TR	25.49	11.76
tblVehicleTrips	SU_TR	166.44	156.45
tblVehicleTrips	WD_TR	1.89	0.70
tblVehicleTrips	WD_TR	4.18	6.05
tblVehicleTrips	WD_TR	11.03	8.77
tblVehicleTrips	WD_TR	56.24	25.94

tblVehicleTrips	WD_TR	102.24	96.10
tblWoodstoves	NumberCatalytic	52.85	0.00
tblWoodstoves	NumberNoncatalytic	52.85	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

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	4.6617	0.1257	10.9157	5.8000e-004		0.0605	0.0605		0.0605	0.0605	0.0000	17.8556	17.8556	0.0172	0.0000	18.2851
Energy	0.0672	0.5754	0.2526	3.6700e-003		0.0464	0.0464		0.0464	0.0464	0.0000	3,366.4265	3,366.4265	0.1243	0.0353	3,380.0428
Mobile	1.3724	5.5215	18.2523	0.0801	8.6939	0.0559	8.7499	2.3281	0.0519	2.3800	0.0000	7,421.0988	7,421.0988	0.2847	0.0000	7,428.2159
Waste						0.0000	0.0000		0.0000	0.0000	110.5976	0.0000	110.5976	6.5361	0.0000	274.0009
Water						0.0000	0.0000		0.0000	0.0000	23.5078	478.2554	501.7632	2.4342	0.0611	580.8253
Total	6.1013	6.2226	29.4207	0.0844	8.6939	0.1629	8.8568	2.3281	0.1588	2.4869	134.1054	11,283.6364	11,417.7417	9.3965	0.0964	11,681.3700

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	4.6617	0.1257	10.9157	5.8000e-004		0.0605	0.0605		0.0605	0.0605	0.0000	17.8556	17.8556	0.0172	0.0000	18.2851
Energy	0.0672	0.5754	0.2526	3.6700e-003		0.0464	0.0464		0.0464	0.0464	0.0000	3,366.4265	3,366.4265	0.1243	0.0353	3,380.0428
Mobile	1.1881	4.6660	13.4910	0.0558	5.9342	0.0402	5.9744	1.5891	0.0373	1.6264	0.0000	5,171.3775	5,171.3775	0.2062	0.0000	5,176.5313
Waste						0.0000	0.0000		0.0000	0.0000	110.5976	0.0000	110.5976	6.5361	0.0000	274.0009
Water						0.0000	0.0000		0.0000	0.0000	18.8062	399.6885	418.4947	1.9481	0.0490	481.8055
Total	5.9170	5.3670	24.6594	0.0601	5.9342	0.1472	6.0814	1.5891	0.1442	1.7333	129.4038	8,955.3482	9,084.7520	8.8318	0.0843	9,330.6656

	ROG	NOx	CO	SO2	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	3.02	13.75	16.18	28.83	31.74	9.64	31.34	31.74	9.18	30.30	3.51	20.63	20.43	6.01	12.54	20.12

2.3 Vegetation

Vegetation

	CO2e
Category	MT
New Trees	35.4000
Total	35.4000

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

- Increase Density
- Increase Diversity

Improve Destination Accessibility

Increase Transit Accessibility

Improve Pedestrian Network

Implement NEV 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	tons/yr										MT/yr					
Mitigated	1.1881	4.6660	13.4910	0.0558	5.9342	0.0402	5.9744	1.5891	0.0373	1.6264	0.0000	5,171.3775	5,171.3775	0.2062	0.0000	5,176.5313
Unmitigated	1.3724	5.5215	18.2523	0.0801	8.6939	0.0559	8.7499	2.3281	0.0519	2.3800	0.0000	7,421.0988	7,421.0988	0.2847	0.0000	7,428.2159

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
City Park	1.19	14.37	10.57	12,698	8,667
Condo/Townhouse High Rise	6,394.85	6,595.68	5242.72	21,374,843	14,589,826
Enclosed Parking with Elevator	0.00	0.00	0.00		
General Office Building	219.25	49.00	20.75	536,603	366,269
Library	38.91	32.21	17.64	88,146	60,166
Supermarket	576.60	1,001.58	938.70	909,168	620,571
Unenclosed Parking with Elevator	0.00	0.00	0.00		
Total	7,230.80	7,692.83	6,230.38	22,921,458	15,645,499

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-	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
City Park	16.60	8.40	6.90	33.00	48.00	19.00	66	28	6
Condo/Townhouse High Rise	14.70	5.90	8.70	40.00	19.00	41.00	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
Library	16.60	8.40	6.90	52.00	43.00	5.00	44	44	12
Supermarket	16.60	8.40	6.90	6.50	74.50	19.00	34	30	36

Unenclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
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4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
City Park	0.568711	0.042557	0.209419	0.105092	0.013499	0.005762	0.026536	0.018711	0.001838	0.001461	0.004981	0.000615	0.000818
Condo/Townhouse High Rise	0.568711	0.042557	0.209419	0.105092	0.013499	0.005762	0.026536	0.018711	0.001838	0.001461	0.004981	0.000615	0.000818
Enclosed Parking with Elevator	0.568711	0.042557	0.209419	0.105092	0.013499	0.005762	0.026536	0.018711	0.001838	0.001461	0.004981	0.000615	0.000818
General Office Building	0.568711	0.042557	0.209419	0.105092	0.013499	0.005762	0.026536	0.018711	0.001838	0.001461	0.004981	0.000615	0.000818
Library	0.568711	0.042557	0.209419	0.105092	0.013499	0.005762	0.026536	0.018711	0.001838	0.001461	0.004981	0.000615	0.000818
Supermarket	0.568711	0.042557	0.209419	0.105092	0.013499	0.005762	0.026536	0.018711	0.001838	0.001461	0.004981	0.000615	0.000818
Unenclosed Parking with Elevator	0.568711	0.042557	0.209419	0.105092	0.013499	0.005762	0.026536	0.018711	0.001838	0.001461	0.004981	0.000615	0.000818

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	2,701.4081	2,701.4081	0.1115	0.0231	2,711.0725
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	2,701.4081	2,701.4081	0.1115	0.0231	2,711.0725
NaturalGas Mitigated	0.0672	0.5754	0.2526	3.6700e-003		0.0464	0.0464		0.0464	0.0464	0.0000	665.0185	665.0185	0.0128	0.0122	668.9703
NaturalGas Unmitigated	0.0672	0.5754	0.2526	3.6700e-003		0.0464	0.0464		0.0464	0.0464	0.0000	665.0185	665.0185	0.0128	0.0122	668.9703

5.2 Energy by Land Use - NaturalGas

Unmitigated

Total		0.0672	0.5754	0.2526	3.6700e-003		0.0464	0.0464		0.0464	0.0464	0.0000	665.0185	665.0185	0.0127	0.0122	668.9703
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5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
City Park	0	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse High Rise	4.47635e+006	1,426.2619	0.0589	0.0122	1,431.3644
Enclosed Parking with Elevator	2.80342e+006	893.2310	0.0369	7.6300e-003	896.4265
General Office Building	349750	111.4378	4.6000e-003	9.5000e-004	111.8365
Library	12675	4.0385	1.7000e-004	3.0000e-005	4.0530
Supermarket	231720	73.8310	3.0500e-003	6.3000e-004	74.0951
Unenclosed Parking with Elevator	604504	192.6079	7.9500e-003	1.6500e-003	193.2970
Total		2,701.4081	0.1115	0.0231	2,711.0725

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
City Park	0	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse High Rise	4.47635e+006	1,426.2619	0.0589	0.0122	1,431.3644
Enclosed Parking with Elevator	2.80342e+006	893.2310	0.0369	7.6300e-003	896.4265
General Office Building	349750	111.4378	4.6000e-003	9.5000e-004	111.8365

Library	12675	4.0385	1.7000e-004	3.0000e-005	4.0530
Supermarket	231720	73.8310	3.0500e-003	6.3000e-004	74.0951
Unenclosed Parking with Flarestack	604504	192.6079	7.9500e-003	1.6500e-003	193.2970
Total		2,701.4081	0.1115	0.0231	2,711.0725

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	4.6617	0.1257	10.9157	5.8000e-004		0.0605	0.0605		0.0605	0.0605	0.0000	17.8556	17.8556	0.0172	0.0000	18.2851
Unmitigated	4.6617	0.1257	10.9157	5.8000e-004		0.0605	0.0605		0.0605	0.0605	0.0000	17.8556	17.8556	0.0172	0.0000	18.2851

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.3437					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	3.9887					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.3293	0.1257	10.9157	5.8000e-004		0.0605	0.0605		0.0605	0.0605	0.0000	17.8556	17.8556	0.0172	0.0000	18.2851

Total	4.6617	0.1257	10.9157	5.8000e-004		0.0605	0.0605		0.0605	0.0605	0.0000	17.8556	17.8556	0.0172	0.0000	18.2851
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Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.3437					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	3.9887					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.3293	0.1257	10.9157	5.8000e-004		0.0605	0.0605		0.0605	0.0605	0.0000	17.8556	17.8556	0.0172	0.0000	18.2851
Total	4.6617	0.1257	10.9157	5.8000e-004		0.0605	0.0605		0.0605	0.0605	0.0000	17.8556	17.8556	0.0172	0.0000	18.2851

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	418.4947	1.9481	0.0490	481.8055
Unmitigated	501.7632	2.4342	0.0611	580.8253

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
City Park	0 / 2.02552	7.1701	3.0000e-004	6.0000e-005	7.1958
Condo/Townhouse High Rise	68.8678 / 43.4167	461.2552	2.2622	0.0567	534.7188
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
General Office Building	4.44334 / 2.72334	29.4844	0.1460	3.6600e-003	34.2233
Library	0.0469334 / 0.0724086	0.4695	1.5500e-003	4.0000e-005	0.5201
Supermarket	0.739609 / 0.0228745	3.3841	0.0242	6.0000e-004	4.1674
Unenclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		501.7632	2.4342	0.0611	580.8253

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
City Park	0 / 1.82297	6.4531	2.7000e-004	6.0000e-005	6.4762
Condo/Townhouse High Rise	55.0942 / 39.075	384.3731	1.8104	0.0455	443.1990
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
General Office Building	3.55467 / 2.45101	24.5515	0.1168	2.9400e-003	28.3461
Library	0.0375467 / 0.0660677	0.4016	1.2400e-003	3.0000e-005	0.4422
Supermarket	0.591687 / 0.0205871	2.7154	0.0194	4.8000e-004	3.3421
Unenclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000

Total		418.4947	1.9481	0.0490	481.8055
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8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	110.5976	6.5361	0.0000	274.0009
Unmitigated	110.5976	6.5361	0.0000	274.0009

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
City Park	0.15	0.0305	1.8000e-003	0.0000	0.0754
Condo/Townhouse High Rise	486.22	98.6983	5.8329	0.0000	244.5208
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
General Office Building	23.25	4.7195	0.2789	0.0000	11.6925
Library	1.38	0.2801	0.0166	0.0000	0.6940
Supermarket	33.84	6.8692	0.4060	0.0000	17.0182

Unenclosed Parking with Elevators	0	0.0000	0.0000	0.0000	0.0000
Total		110.5976	6.5361	0.0000	274.0009

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
City Park	0.15	0.0305	1.8000e-003	0.0000	0.0754
Condo/Townhouse High Rise	486.22	98.6983	5.8329	0.0000	244.5208
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
General Office Building	23.25	4.7195	0.2789	0.0000	11.6925
Library	1.38	0.2801	0.0166	0.0000	0.6940
Supermarket	33.84	6.8692	0.4060	0.0000	17.0182
Unenclosed Parking with Elevators	0	0.0000	0.0000	0.0000	0.0000
Total		110.5976	6.5361	0.0000	274.0009

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

	Total CO2	CH4	N2O	CO2e
Category	MT			
Unmitigated	35.4000	0.0000	0.0000	35.4000

11.2 Net New Trees

Species Class

	Number of Trees	Total CO2	CH4	N2O	CO2e
		MT			
Miscellaneous	50	35.4000	0.0000	0.0000	35.4000
Total		35.4000	0.0000	0.0000	35.4000

One Metro West - All Phases - Operations - Orange County, Summer

One Metro West - All Phases - Operations Orange County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	25.00	1000sqft	0.57	25,000.00	0
Library	1.50	1000sqft	0.03	1,500.00	0
Enclosed Parking with Elevator	1,196.00	Space	0.00	478,400.00	0
Unenclosed Parking with Elevator	779.00	Space	2.97	311,600.00	0
City Park	1.70	Acre	1.70	74,052.00	0
Condo/Townhouse High Rise	1,057.00	Dwelling Unit	9.82	1,057,000.00	2897
Supermarket	6.00	1000sqft	0.14	6,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	30
Climate Zone	8			Operational Year	2027
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

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Total site is 15.23 net acres, there would be two levels of enclosed subterranean parking. Library represents the Community Center. The population amount was set to match the US Census data.

Construction Phase - Operations only

Vehicle Trips - Weekday trip rates from project traffic study for the peak day, weekend rates proportioned from the CalEEMod defaults. The Community Center is represented by the Library land use.

Woodstoves - No residences have a woodstove or fireplace per project plans.

Area Coating - Assume all coatings comply with SCAQMD Rule 1113.

Sequestration - Estimated the number of trees from the site plan.

Mobile Land Use Mitigation -

Energy Mitigation -

Water Mitigation - Project plans specify a 20% indoor water use reduction, the outdoor reduction estimated based on planned features.

Waste Mitigation -

Operational Off-Road Equipment -

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_EF_Nonresidential_Exterior	100	50
tblAreaCoating	Area_EF_Nonresidential_Interior	100	50
tblAreaCoating	Area_EF_Parking	100	50
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstEquipMitigation	DPF	No Change	Level 2
tblConstEquipMitigation	DPF	No Change	Level 2
tblConstEquipMitigation	DPF	No Change	Level 2
tblConstEquipMitigation	DPF	No Change	Level 2
tblConstEquipMitigation	DPF	No Change	Level 2
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3

tblConstructionPhase	NumDays	300.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	898.45	0.00
tblFireplaces	NumberNoFireplace	105.70	1,057.00
tblFireplaces	NumberWood	52.85	0.00
tblLandUse	LotAcreage	10.76	0.00
tblLandUse	LotAcreage	7.01	2.97
tblLandUse	LotAcreage	16.52	9.82
tblLandUse	Population	3,023.00	2,897.00
tblSequestration	NumberOfNewTrees	0.00	50.00
tblTripsAndVMT	VendorTripNumber	260.00	0.00
tblTripsAndVMT	WorkerTripNumber	1,134.00	0.00
tblVehicleTrips	HO_TTP	40.60	41.00
tblVehicleTrips	HS_TTP	19.20	19.00
tblVehicleTrips	HW_TTP	40.20	40.00
tblVehicleTrips	ST_TR	22.75	8.45
tblVehicleTrips	ST_TR	4.31	6.24
tblVehicleTrips	ST_TR	2.46	1.96
tblVehicleTrips	ST_TR	46.55	21.47
tblVehicleTrips	ST_TR	177.59	166.93
tblVehicleTrips	SU_TR	16.74	6.22
tblVehicleTrips	SU_TR	3.43	4.96
tblVehicleTrips	SU_TR	1.05	0.83
tblVehicleTrips	SU_TR	25.49	11.76
tblVehicleTrips	SU_TR	166.44	156.45
tblVehicleTrips	WD_TR	1.89	0.70
tblVehicleTrips	WD_TR	4.18	6.05
tblVehicleTrips	WD_TR	11.03	8.77
tblVehicleTrips	WD_TR	56.24	25.94
tblVehicleTrips	WD_TR	102.24	96.10

tblWoodstoves	NumberCatalytic	52.85	0.00
tblWoodstoves	NumberNoncatalytic	52.85	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

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	26.3738	1.0054	87.3258	4.6200e-003		0.4841	0.4841		0.4841	0.4841	0.0000	157.4595	157.4595	0.1515	0.0000	161.2472
Energy	0.3682	3.1526	1.3842	0.0201		0.2544	0.2544		0.2544	0.2544		4,016.7527	4,016.7527	0.0770	0.0736	4,040.6222
Mobile	8.6448	31.8525	111.9412	0.4902	52.3805	0.3319	52.7125	14.0062	0.3076	14.3138		50,030.2104	50,030.2104	1.8691		50,076.9387
Total	35.3867	36.0105	200.6512	0.5149	52.3805	1.0705	53.4510	14.0062	1.0462	15.0523	0.0000	54,204.4226	54,204.4226	2.0976	0.0736	54,278.8081

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	26.3738	1.0054	87.3258	4.6200e-003		0.4841	0.4841		0.4841	0.4841	0.0000	157.4595	157.4595	0.1515	0.0000	161.2472
Energy	0.3682	3.1526	1.3842	0.0201		0.2544	0.2544		0.2544	0.2544		4,016.7527	4,016.7527	0.0770	0.0736	4,040.6222
Mobile	7.5449	27.1856	81.9315	0.3415	35.7534	0.2388	35.9922	9.5602	0.2213	9.7815		34,879.8608	34,879.8608	1.3497		34,913.6042

Total	34.2868	31.3436	170.6415	0.3662	35.7534	0.9773	36.7307	9.5602	0.9598	10.5200	0.0000	39,054.0730	39,054.0730	1.5782	0.0736	39,115.4736
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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	3.11	12.96	14.96	28.88	31.74	8.70	31.28	31.74	8.25	30.11	0.00	27.95	27.95	24.76	0.00	27.94

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Density

Increase Diversity

Improve Destination Accessibility

Increase Transit Accessibility

Improve Pedestrian Network

Implement NEV 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	7.5449	27.1856	81.9315	0.3415	35.7534	0.2388	35.9922	9.5602	0.2213	9.7815		34,879.8608	34,879.8608	1.3497		34,913.6042
Unmitigated	8.6448	31.8525	111.9412	0.4902	52.3805	0.3319	52.7125	14.0062	0.3076	14.3138		50,030.2104	50,030.2104	1.8691		50,076.9387

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
City Park	1.19	14.37	10.57	12,698	8,667
Condo/Townhouse High Rise	6,394.85	6,595.68	5242.72	21,374,843	14,589,826
Enclosed Parking with Elevator	0.00	0.00	0.00		

General Office Building	219.25	49.00	20.75	536,603	366,269
Library	38.91	32.21	17.64	88,146	60,166
Supermarket	576.60	1,001.58	938.70	909,168	620,571
Unenclosed Parking with Elevator	0.00	0.00	0.00		
Total	7,230.80	7,692.83	6,230.38	22,921,458	15,645,499

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
City Park	16.60	8.40	6.90	33.00	48.00	19.00	66	28	6
Condo/Townhouse High Rise	14.70	5.90	8.70	40.00	19.00	41.00	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
Library	16.60	8.40	6.90	52.00	43.00	5.00	44	44	12
Supermarket	16.60	8.40	6.90	6.50	74.50	19.00	34	30	36
Unenclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
City Park	0.568711	0.042557	0.209419	0.105092	0.013499	0.005762	0.026536	0.018711	0.001838	0.001461	0.004981	0.000615	0.000818
Condo/Townhouse High Rise	0.568711	0.042557	0.209419	0.105092	0.013499	0.005762	0.026536	0.018711	0.001838	0.001461	0.004981	0.000615	0.000818
Enclosed Parking with Elevator	0.568711	0.042557	0.209419	0.105092	0.013499	0.005762	0.026536	0.018711	0.001838	0.001461	0.004981	0.000615	0.000818
General Office Building	0.568711	0.042557	0.209419	0.105092	0.013499	0.005762	0.026536	0.018711	0.001838	0.001461	0.004981	0.000615	0.000818
Library	0.568711	0.042557	0.209419	0.105092	0.013499	0.005762	0.026536	0.018711	0.001838	0.001461	0.004981	0.000615	0.000818
Supermarket	0.568711	0.042557	0.209419	0.105092	0.013499	0.005762	0.026536	0.018711	0.001838	0.001461	0.004981	0.000615	0.000818
Unenclosed Parking with Elevator	0.568711	0.042557	0.209419	0.105092	0.013499	0.005762	0.026536	0.018711	0.001838	0.001461	0.004981	0.000615	0.000818

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.3682	3.1526	1.3842	0.0201		0.2544	0.2544		0.2544	0.2544		4,016.7527	4,016.7527	0.0770	0.0736	4,040.6222
NaturalGas Unmitigated	0.3682	3.1526	1.3842	0.0201		0.2544	0.2544		0.2544	0.2544		4,016.7527	4,016.7527	0.0770	0.0736	4,040.6222

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					
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse High Rise	33092.7	0.3569	3.0497	1.2978	0.0195		0.2466	0.2466		0.2466	0.2466		3,893.2555	3,893.2555	0.0746	0.0714	3,916.3912
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	626.027	6.7500e-003	0.0614	0.0516	3.7000e-004		4.6600e-003	4.6600e-003		4.6600e-003	4.6600e-003		73.6503	73.6503	1.4100e-003	1.3500e-003	74.0880
Library	85.8904	9.3000e-004	8.4200e-003	7.0700e-003	5.0000e-005		6.4000e-004	6.4000e-004		6.4000e-004	6.4000e-004		10.1048	10.1048	1.9000e-004	1.9000e-004	10.1648
Supermarket	337.808	3.6400e-003	0.0331	0.0278	2.0000e-004		2.5200e-003	2.5200e-003		2.5200e-003	2.5200e-003		39.7421	39.7421	7.6000e-004	7.3000e-004	39.9783
Unenclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.3682	3.1526	1.3842	0.0201		0.2544	0.2544		0.2544	0.2544		4,016.7527	4,016.7527	0.0770	0.0737	4,040.6222

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
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Land Use	kBTU/yr	lb/day										lb/day					
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse High Rise	33.0927	0.3569	3.0497	1.2978	0.0195		0.2466	0.2466		0.2466	0.2466		3,893.2555	3,893.2555	0.0746	0.0714	3,916.3912
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	0.626027	6.7500e-003	0.0614	0.0516	3.7000e-004		4.6600e-003	4.6600e-003		4.6600e-003	4.6600e-003		73.6503	73.6503	1.4100e-003	1.3500e-003	74.0880
Library	0.0858904	9.3000e-004	8.4200e-003	7.0700e-003	5.0000e-005		6.4000e-004	6.4000e-004		6.4000e-004	6.4000e-004		10.1048	10.1048	1.9000e-004	1.9000e-004	10.1648
Supermarket	0.337808	3.6400e-003	0.0331	0.0278	2.0000e-004		2.5200e-003	2.5200e-003		2.5200e-003	2.5200e-003		39.7421	39.7421	7.6000e-004	7.3000e-004	39.9783
Unenclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.3682	3.1526	1.3842	0.0201		0.2544	0.2544		0.2544	0.2544		4,016.7527	4,016.7527	0.0770	0.0737	4,040.6222

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	26.3738	1.0054	87.3258	4.6200e-003		0.4841	0.4841		0.4841	0.4841	0.0000	157.4595	157.4595	0.1515	0.0000	161.2472
Unmitigated	26.3738	1.0054	87.3258	4.6200e-003		0.4841	0.4841		0.4841	0.4841	0.0000	157.4595	157.4595	0.1515	0.0000	161.2472

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
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SubCategory	lb/day										lb/day					
Architectural Coating	1.8834					0.0000	0.0000		0.0000	0.0000		0.0000				0.0000
Consumer Products	21.8557					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	2.6346	1.0054	87.3258	4.6200e-003		0.4841	0.4841		0.4841	0.4841		157.4595	157.4595	0.1515		161.2472
Total	26.3738	1.0054	87.3258	4.6200e-003		0.4841	0.4841		0.4841	0.4841	0.0000	157.4595	157.4595	0.1515	0.0000	161.2472

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	1.8834					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	21.8557					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	2.6346	1.0054	87.3258	4.6200e-003		0.4841	0.4841		0.4841	0.4841		157.4595	157.4595	0.1515		161.2472
Total	26.3738	1.0054	87.3258	4.6200e-003		0.4841	0.4841		0.4841	0.4841	0.0000	157.4595	157.4595	0.1515	0.0000	161.2472

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

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

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

Equipment Type	Number
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11.0 Vegetation

One Metro West - All Phases - Operations - Orange County, Winter

One Metro West - All Phases - Operations

Orange County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	25.00	1000sqft	0.57	25,000.00	0
Library	1.50	1000sqft	0.03	1,500.00	0
Enclosed Parking with Elevator	1,196.00	Space	0.00	478,400.00	0
Unenclosed Parking with Elevator	779.00	Space	2.97	311,600.00	0
City Park	1.70	Acre	1.70	74,052.00	0
Condo/Townhouse High Rise	1,057.00	Dwelling Unit	9.82	1,057,000.00	2897
Supermarket	6.00	1000sqft	0.14	6,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	30
Climate Zone	8			Operational Year	2027
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

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Total site is 15.23 net acres, there would be two levels of enclosed subterranean parking. Library represents the Community Center. The population amount was set to match the US Census data.

Construction Phase - Operations only

Vehicle Trips - Weekday trip rates from project traffic study for the peak day, weekend rates proportioned from the CalEEMod defaults. The Community Center is represented by the Library land use.

Woodstoves - No residences have a woodstove or fireplace per project plans.

Area Coating - Assume all coatings comply with SCAQMD Rule 1113.

Sequestration - Estimated the number of trees from the site plan.

Mobile Land Use Mitigation -

Energy Mitigation -

Water Mitigation - Project plans specify a 20% indoor water use reduction, the outdoor reduction estimated based on planned features.

Waste Mitigation -

Operational Off-Road Equipment -

Table Name	Column Name	Default Value	New Value
tblAreaCoating	Area_EF_Nonresidential_Exterior	100	50
tblAreaCoating	Area_EF_Nonresidential_Interior	100	50
tblAreaCoating	Area_EF_Parking	100	50
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstEquipMitigation	DPF	No Change	Level 2
tblConstEquipMitigation	DPF	No Change	Level 2
tblConstEquipMitigation	DPF	No Change	Level 2
tblConstEquipMitigation	DPF	No Change	Level 2
tblConstEquipMitigation	DPF	No Change	Level 2
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	1.00
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3

tblConstructionPhase	NumDays	300.00	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	898.45	0.00
tblFireplaces	NumberNoFireplace	105.70	1,057.00
tblFireplaces	NumberWood	52.85	0.00
tblLandUse	LotAcreage	10.76	0.00
tblLandUse	LotAcreage	7.01	2.97
tblLandUse	LotAcreage	16.52	9.82
tblLandUse	Population	3,023.00	2,897.00
tblSequestration	NumberOfNewTrees	0.00	50.00
tblTripsAndVMT	VendorTripNumber	260.00	0.00
tblTripsAndVMT	WorkerTripNumber	1,134.00	0.00
tblVehicleTrips	HO_TTP	40.60	41.00
tblVehicleTrips	HS_TTP	19.20	19.00
tblVehicleTrips	HW_TTP	40.20	40.00
tblVehicleTrips	ST_TR	22.75	8.45
tblVehicleTrips	ST_TR	4.31	6.24
tblVehicleTrips	ST_TR	2.46	1.96
tblVehicleTrips	ST_TR	46.55	21.47
tblVehicleTrips	ST_TR	177.59	166.93
tblVehicleTrips	SU_TR	16.74	6.22
tblVehicleTrips	SU_TR	3.43	4.96
tblVehicleTrips	SU_TR	1.05	0.83
tblVehicleTrips	SU_TR	25.49	11.76
tblVehicleTrips	SU_TR	166.44	156.45
tblVehicleTrips	WD_TR	1.89	0.70
tblVehicleTrips	WD_TR	4.18	6.05
tblVehicleTrips	WD_TR	11.03	8.77
tblVehicleTrips	WD_TR	56.24	25.94
tblVehicleTrips	WD_TR	102.24	96.10

tblWoodstoves	NumberCatalytic	52.85	0.00
tblWoodstoves	NumberNoncatalytic	52.85	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

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	26.3738	1.0054	87.3258	4.6200e-003		0.4841	0.4841		0.4841	0.4841	0.0000	157.4595	157.4595	0.1515	0.0000	161.2472
Energy	0.3682	3.1526	1.3842	0.0201		0.2544	0.2544		0.2544	0.2544		4,016.7527	4,016.7527	0.0770	0.0736	4,040.6222
Mobile	8.4767	32.5518	107.0187	0.4690	52.3805	0.3328	52.7134	14.0062	0.3085	14.3147		47,890.6939	47,890.6939	1.8690		47,937.4187
Total	35.2187	36.7098	195.7287	0.4937	52.3805	1.0714	53.4519	14.0062	1.0470	15.0532	0.0000	52,064.9061	52,064.9061	2.0975	0.0736	52,139.2881

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	26.3738	1.0054	87.3258	4.6200e-003		0.4841	0.4841		0.4841	0.4841	0.0000	157.4595	157.4595	0.1515	0.0000	161.2472
Energy	0.3682	3.1526	1.3842	0.0201		0.2544	0.2544		0.2544	0.2544		4,016.7527	4,016.7527	0.0770	0.0736	4,040.6222
Mobile	7.3921	27.5962	79.5056	0.3265	35.7534	0.2397	35.9931	9.5602	0.2222	9.7823		33,362.5214	33,362.5214	1.3585		33,396.4830

Total	34.1340	31.7543	168.2156	0.3512	35.7534	0.9783	36.7316	9.5602	0.9607	10.5209	0.0000	37,536.73 35	37,536.733 5	1.5870	0.0736	37,598.35 24
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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	3.08	13.50	14.06	28.85	31.74	8.69	31.28	31.74	8.25	30.11	0.00	27.90	27.90	24.34	0.00	27.89

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Density

Increase Diversity

Improve Destination Accessibility

Increase Transit Accessibility

Improve Pedestrian Network

Implement NEV 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	7.3921	27.5962	79.5056	0.3265	35.7534	0.2397	35.9931	9.5602	0.2222	9.7823		33,362.52 14	33,362.521 4	1.3585		33,396.48 30
Unmitigated	8.4767	32.5518	107.0187	0.4690	52.3805	0.3328	52.7134	14.0062	0.3085	14.3147		47,890.69 39	47,890.693 9	1.8690		47,937.41 87

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
City Park	1.19	14.37	10.57	12,698	8,667
Condo/Townhouse High Rise	6,394.85	6,595.68	5242.72	21,374,843	14,589,826
Enclosed Parking with Elevator	0.00	0.00	0.00		

General Office Building	219.25	49.00	20.75	536,603	366,269
Library	38.91	32.21	17.64	88,146	60,166
Supermarket	576.60	1,001.58	938.70	909,168	620,571
Unenclosed Parking with Elevator	0.00	0.00	0.00		
Total	7,230.80	7,692.83	6,230.38	22,921,458	15,645,499

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
City Park	16.60	8.40	6.90	33.00	48.00	19.00	66	28	6
Condo/Townhouse High Rise	14.70	5.90	8.70	40.00	19.00	41.00	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
Library	16.60	8.40	6.90	52.00	43.00	5.00	44	44	12
Supermarket	16.60	8.40	6.90	6.50	74.50	19.00	34	30	36
Unenclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
City Park	0.568711	0.042557	0.209419	0.105092	0.013499	0.005762	0.026536	0.018711	0.001838	0.001461	0.004981	0.000615	0.000818
Condo/Townhouse High Rise	0.568711	0.042557	0.209419	0.105092	0.013499	0.005762	0.026536	0.018711	0.001838	0.001461	0.004981	0.000615	0.000818
Enclosed Parking with Elevator	0.568711	0.042557	0.209419	0.105092	0.013499	0.005762	0.026536	0.018711	0.001838	0.001461	0.004981	0.000615	0.000818
General Office Building	0.568711	0.042557	0.209419	0.105092	0.013499	0.005762	0.026536	0.018711	0.001838	0.001461	0.004981	0.000615	0.000818
Library	0.568711	0.042557	0.209419	0.105092	0.013499	0.005762	0.026536	0.018711	0.001838	0.001461	0.004981	0.000615	0.000818
Supermarket	0.568711	0.042557	0.209419	0.105092	0.013499	0.005762	0.026536	0.018711	0.001838	0.001461	0.004981	0.000615	0.000818
Unenclosed Parking with Elevator	0.568711	0.042557	0.209419	0.105092	0.013499	0.005762	0.026536	0.018711	0.001838	0.001461	0.004981	0.000615	0.000818

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.3682	3.1526	1.3842	0.0201		0.2544	0.2544		0.2544	0.2544		4,016.7527	4,016.7527	0.0770	0.0736	4,040.6222
NaturalGas Unmitigated	0.3682	3.1526	1.3842	0.0201		0.2544	0.2544		0.2544	0.2544		4,016.7527	4,016.7527	0.0770	0.0736	4,040.6222

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					
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse High Rise	33092.7	0.3569	3.0497	1.2978	0.0195		0.2466	0.2466		0.2466	0.2466		3,893.2555	3,893.2555	0.0746	0.0714	3,916.3912
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	626.027	6.7500e-003	0.0614	0.0516	3.7000e-004		4.6600e-003	4.6600e-003		4.6600e-003	4.6600e-003		73.6503	73.6503	1.4100e-003	1.3500e-003	74.0880
Library	85.8904	9.3000e-004	8.4200e-003	7.0700e-003	5.0000e-005		6.4000e-004	6.4000e-004		6.4000e-004	6.4000e-004		10.1048	10.1048	1.9000e-004	1.9000e-004	10.1648
Supermarket	337.808	3.6400e-003	0.0331	0.0278	2.0000e-004		2.5200e-003	2.5200e-003		2.5200e-003	2.5200e-003		39.7421	39.7421	7.6000e-004	7.3000e-004	39.9783
Unenclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.3682	3.1526	1.3842	0.0201		0.2544	0.2544		0.2544	0.2544		4,016.7527	4,016.7527	0.0770	0.0737	4,040.6222

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
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Land Use	kBTU/yr	lb/day										lb/day					
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Condo/Townhouse High Rise	33.0927	0.3569	3.0497	1.2978	0.0195		0.2466	0.2466		0.2466	0.2466		3,893.2555	3,893.2555	0.0746	0.0714	3,916.3912
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
General Office Building	0.626027	6.7500e-003	0.0614	0.0516	3.7000e-004		4.6600e-003	4.6600e-003		4.6600e-003	4.6600e-003		73.6503	73.6503	1.4100e-003	1.3500e-003	74.0880
Library	0.0858904	9.3000e-004	8.4200e-003	7.0700e-003	5.0000e-005		6.4000e-004	6.4000e-004		6.4000e-004	6.4000e-004		10.1048	10.1048	1.9000e-004	1.9000e-004	10.1648
Supermarket	0.337808	3.6400e-003	0.0331	0.0278	2.0000e-004		2.5200e-003	2.5200e-003		2.5200e-003	2.5200e-003		39.7421	39.7421	7.6000e-004	7.3000e-004	39.9783
Unenclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.3682	3.1526	1.3842	0.0201		0.2544	0.2544		0.2544	0.2544		4,016.7527	4,016.7527	0.0770	0.0737	4,040.6222

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	26.3738	1.0054	87.3258	4.6200e-003		0.4841	0.4841		0.4841	0.4841	0.0000	157.4595	157.4595	0.1515	0.0000	161.2472
Unmitigated	26.3738	1.0054	87.3258	4.6200e-003		0.4841	0.4841		0.4841	0.4841	0.0000	157.4595	157.4595	0.1515	0.0000	161.2472

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
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SubCategory	lb/day										lb/day					
Architectural Coating	1.8834					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	21.8557					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	2.6346	1.0054	87.3258	4.6200e-003		0.4841	0.4841		0.4841	0.4841		157.4595	157.4595	0.1515		161.2472
Total	26.3738	1.0054	87.3258	4.6200e-003		0.4841	0.4841		0.4841	0.4841	0.0000	157.4595	157.4595	0.1515	0.0000	161.2472

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	1.8834					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	21.8557					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	2.6346	1.0054	87.3258	4.6200e-003		0.4841	0.4841		0.4841	0.4841		157.4595	157.4595	0.1515		161.2472
Total	26.3738	1.0054	87.3258	4.6200e-003		0.4841	0.4841		0.4841	0.4841	0.0000	157.4595	157.4595	0.1515	0.0000	161.2472

7.0 Water Detail

7.1 Mitigation Measures Water

Apply Water Conservation Strategy

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

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

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

Equipment Type	Number
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11.0 Vegetation
