

# **GENERAL PLAN AMENDMENT FOR THE CONROY SENIOR HOUSING PROJECT**

## **MITIGATED NEGATIVE DECLARATION (MND)**

**August, 2020**



City of Yucaipa  
Development Services Department  
34272 Yucaipa Boulevard  
Yucaipa, CA 92399

**CITY OF YUCAIPA  
INITIAL STUDY**

**ENVIRONMENTAL CHECKLIST FORM**

1. Project Title: Case No. 20-049/GPA/CUP/DBA/MJV/MNV/ARC
2. Lead Agency Name and Address: City of Yucaipa, 34272 Yucaipa Blvd., Yucaipa, CA 92399
3. Contact Person and Phone Number: Benjamin Matlock, (909) 797-2489 x 261
4. Project Location: On a vacant parcel behind 34380 Yucaipa Blvd; APN: 0303-133-04
5. Project Sponsor's Name and Address: Husbands Trust; ATTN: Josh Conroy, P.O. Box 3513, Palo Verde Estates, CA 90274
6. General Plan Designation: Existing – CG (General Commercial) / Proposed – RM-72C (Multiple Residential, 7,200 square foot minimum for subdivision, base density of 8.7 dwelling units per acre for multi-family)
7. Description of the Project: Case No. 20-049/GPA/CUP/DBA/MJV/MNV/ARC: A General Plan Amendment to change the land use designation of a property from CG (General Commercial) to RM-72C (Multiple Residential), and a Conditional Use Permit, Density Bonus Agreement, and Architecture Review to permit a 32-unit Senior Housing residential project. As part of the project approval, several variances are proposed to reduce the setback and lot coverage requirements as a result of the adjacent commercial uses.
8. Surrounding Land Uses and Setting: Multiple-family residences abut the property to the north, and commercial uses surround the site to the south, west, and east.
9. Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement): Development Agreement with Yucaipa Valley Water District for water and sewer service.

## **Introduction**

This section explains the background and purpose of this Mitigated Negative Declaration (MND), which is the environmental review document prepared pursuant to the provisions of the California Environmental Quality Act (CEQA) for a General Plan Amendment to designate a property with an existing General Commercial Land Use Designation as Multiple Residential (“GPA” or “Project”). It establishes the context and scope for the MND, and outlines the process for reviewing the Draft MND and issuing the Final MND. The City of Yucaipa is the lead agency under CEQA. A “lead agency” is defined by Section 21067 of CEQA as “the public agency which has the principal responsibility for carrying out or approving a project which may have a significant effect upon the environment.”

## **Environmental Review Process**

This IS and Notice of Intent (NOI) to adopt an MND is being circulated for agency and public review and comment for 30 days beginning August 10, 2020. All written comments must be received by 5:30 p.m. September 9, 2020. Written comments or questions concerning this document should be directed to:

City of Yucaipa  
ATTN: Benjamin Matlock  
34272 Yucaipa Boulevard  
Yucaipa, CA 92399

## **Detailed Project Description**

The proposed Project consists of an amendment to the City of Yucaipa General Plan (“GPA”) to change the Land Use Designation of a single parcel (APN: 0303-133-04) from City’s General Commercial (CG) Land Use Designation to Multiple Residential (RM-72C). This new designation would permit either single family or multifamily residential development projects. Concurrent with the GPA, the project application includes a Conditional Use Permit and Density Bonus Agreement to permit a senior apartment project with 32 units.

### **Project Setting**

The proposed GPA would change the land use designation of approximately 1.8 acres of a vacant area between the 5<sup>th</sup> Street Marketplace and the Stater Brother’s shopping center (Figure 1 and 2). The area is surrounded by residential uses to the north, and commercial uses to the west, south, and east. The area is generally flat, with no known biological resources or other natural features, and has been previously disturbed as a result of the installation of onsite utilities for a previously-approved commercial project, which will be modified for this Project. The GPA area has no direct street frontage, but is accessible from existing drive aisles serving the commercial centers along Yucaipa Boulevard.

### **Conditional Use Permit and Density Bonus Agreement**

As noted above, a residential entitlement (Conditional Use Permit) for 32 apartment units is proposed on the parcel subject to the GPA, and has been designed to comply with the proposed Land Use District requirements. The proposed Project features three different apartment building structures, with one bedroom floorplans that each offer 919 square feet of living space. Private amenities to serve the residents of the development are provided as part of the Project, and includes a clubhouse, dog run, covered terrace,

and other open space and common area landscaping. Each residential unit is also provided with a separate private yard. A Density Bonus Agreement is also proposed for an age-restricted senior housing project, and pursuant to Section 83.010715(b)(4) of the Yucaipa Development Code permits a 100% increase in land use density. Therefore, the Project has an effective land use density of 17.2 du/ac.

**Variances:** The proposed Project includes the approval of a total of four (4) different variances, with two Major Variances related to the side yard setback encroachment, a Minor Variance for another side yard setback encroachment, and a Minor Variance for exceeding the lot coverage requirements. A letter of justification has been prepared by the applicant team and generally notes that these variances are related to constraints from the existing built environment, where portions of the site feature existing drive aisles and easements that serve the adjoining commercial uses, and therefore impact the building placement and hardscape requirements. In addition, the site is also unusual as it is a form of mixed-use development, with residential uses located within existing commercial development; a commercial development project that had the same footprint would not be subject to the same lot coverage and setback requirements of this Project, and would not require a variance. Findings for the Variance are required to be adopted as part of the Project approval process.

**Architecture Review:** The Project includes the architecture review of the proposed building structures, which would fulfill the City's standard Conditions of Approval, as Planning Commission approval of the building design is required prior to the issuance of a building permit. Renderings of the design are provided below for reference.



**Figure 1 – Aerial Image of Site**



**Figure 2 – Existing Land Use Designations**

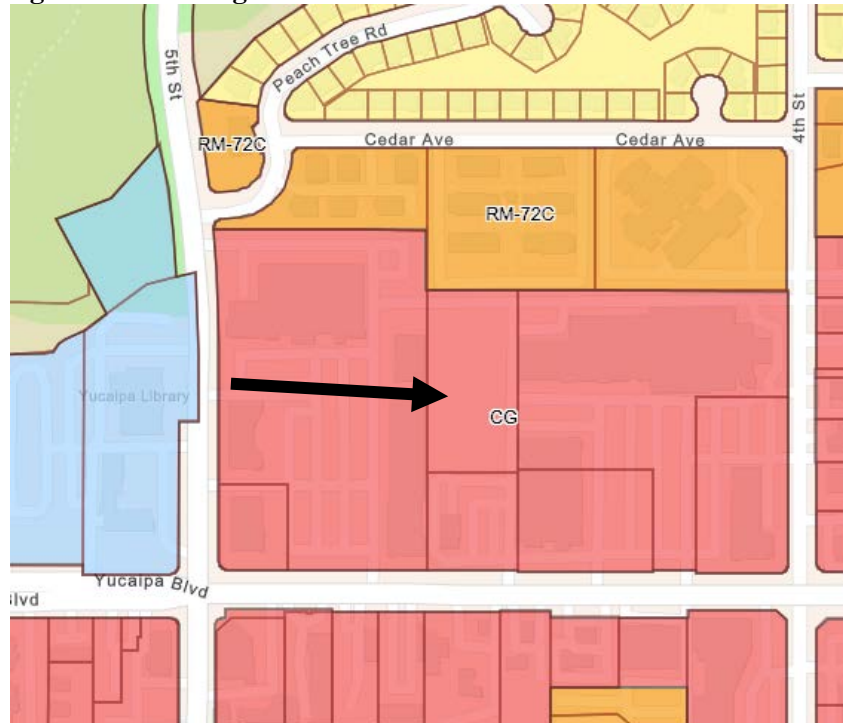
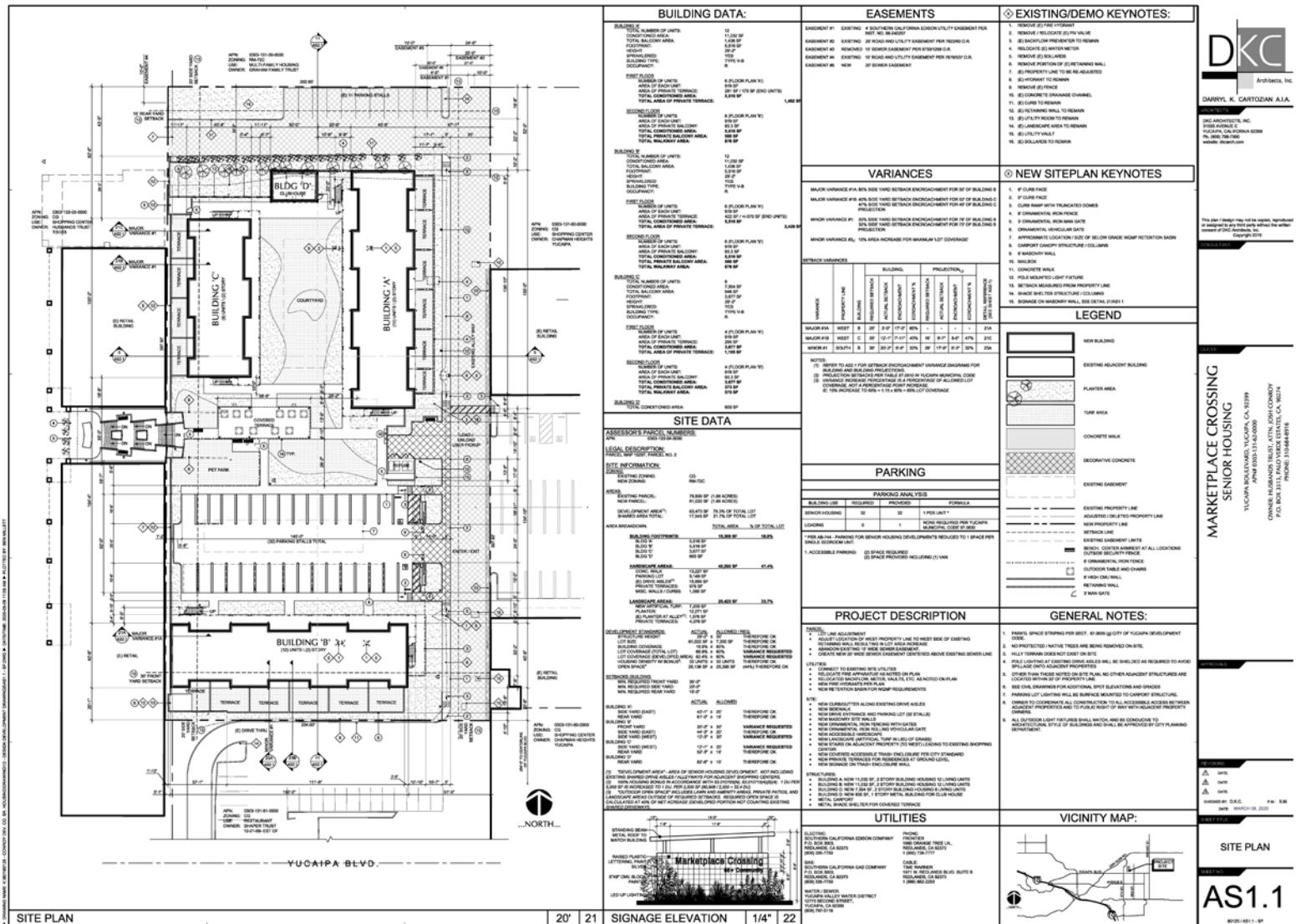




Figure 3 – Conditional Use Permit Exhibit





## ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:


The environmental factors checked below ( ■ ) would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

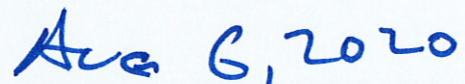
	Aesthetics		Greenhouse Gases		Public Services
	Agricultural Resources		Hazards & Hazardous Materials		Recreation
	Air Quality		Hydrology/Water Quality		Transportation/Traffic
	Biological Resources		Land Use/Planning		Tribal Resources
	Cultural Resources		Mineral Resources		Utilities/Service Systems
	Energy		Noise		Wildfire
	Geology/Soils		Population/Housing		Mandatory Findings of Significance


DETERMINATION: (To be completed by the Lead Agency)


On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	X
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	
I find that the proposed project MAY have a "potential significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	

  
Signature

  
Date

  
Printed Name

  
For

- 1) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 2) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 3) Must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Potentially Significant Unless Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 17, “Earlier Analysis,” may be cross-referenced).
- 5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(d). In this case, a brief discussion should identify the following:
  - (a) Earlier Analysis Used. Identify and state where they are available for review.
  - (b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - (c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
- 9) The analysis of each issue should identify: (a) the significance criteria or threshold used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance.



Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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1. <b>AESTHETICS.</b> Would the project:				
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

a) Less Than Significant Impact

Policy PR-4.7, Scenic Resources, of the City’s 2016 General Plan states that the City will “Protect Yucaipa’s scenic resources, including scenic corridors along roads and views of the hillsides, prominent ridgelines, canyons, and other significant natural features, to the extent practical.” Resources identified in the General Plan includes the City’s designated Scenic Corridors (Bryant Street, Yucaipa Boulevard, Wildwood Canyon Road, and Oak Glen Road) and the prominent hillsides, ridgelines, and open space areas that surround the City, including Crafton Hills and the San Bernardino National Forest. The Project site is relatively flat, and is not located adjacent to the City’s scenic corridors or to any unique open space features such as a prominent hillside or ridgeline. In addition, the existing development pattern within the vicinity of the proposed Project site features commercial uses and multiple family residential. As such, the proposed Project would have a less than significant effect on scenic vistas.

b) No Impact

According to Caltrans Scenic Highway Program, there are no official state designated scenic highways that exist within the City of Yucaipa. A portion of State Route 38 passes through the City of Yucaipa, and is an eligible state scenic highway that has not been officially designated; however, this section of roadway is located approximately three miles north from the proposed Project site. The City of Yucaipa has designated Bryant Street, Yucaipa Boulevard, Wildwood Canyon Road, and Oak Glen Road as scenic corridors within the City. The proposed GPA would impact a site that has no frontage along a public roadway, but is instead accessed through existing drive aisles within the commercial properties along the corner of 5<sup>th</sup> Street and Yucaipa Boulevard. As such, there would be no impacts to resources along a scenic route as a result of the proposed Project.

c) Less Than Significant Impact

The Project is located on a previously-disturbed vacant lot, adjacent to existing commercial uses, including the 5<sup>th</sup> Street Marketplace, and multiple family residential uses to the north. No protected trees or other notable resources are located on the Project site. The architecture design and conceptual landscaping for any future development is required to be reviewed and approved by the Planning Commission prior to any construction in order to confirm that the design would be compatible and consistent with the character in the area. The Conditional Use Permit site plan and the Architectural Review submittal for the Project entitlement provides for setbacks typical of the current CG-land use district to best integrate the site design as a mixed-use type of setting. Further, the architectural design of the proposed Project provides a modern aesthetic intended to compliment the façade update that is currently under construction for the portions of the 5<sup>th</sup> Street Marketplace that abut the proposed Project. Therefore, development of the proposed Project would have a less than significant impact to the visual quality by providing better uniformity for the adjacent development located along the exterior boundaries of the Project site.

d) Less Than Significant Impact

Additional lighting will occur due to the development of residences and the installation ornamental lighting and parking lot lights. The proposed Project would permit the construction of 32 new dwelling units to the area, which will result in new sources of nighttime lighting, including, but not limited to: street lighting, building-mounted lights on the proposed

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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new homes, and ornamental landscaping and pathway lights. However, the amount of lighting will be similar to other residential areas north of the site and would be less than the existing commercial uses that also surrounding the site. The Project will be required to comply with the City's Development Code, which contains property development and general design standards that ensure new developments and expansions of existing developments will not have a negative impact upon surrounding land uses. This includes the requirement that any lighting to be added to the project shall be shielded to minimize light spillage to adjacent properties. Substantiated through the Architectural Review process, the perimeter of the GPA area would also be developed with drought-tolerant trees, decorative landscaping, architectural features, and other design techniques that help to minimize light spillage onto neighboring areas. Therefore, impacts related to light and glare will be less than significant through compliance with the Development Code.

<b>2. AGRICULTURE RESOURCES:</b> In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project?				
a) Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (PRC 12220(g)), or Timberland zoned Timberland Production (GC 51104(g))				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?				X

a-d) No Impact

According to the State Dept. of Conservation Important Farmland Map, San Bernardino County 2014, Sheet 2 of 2, the proposed Project site is designated "Urban and Built-up Land" and does not contain any prime, unique, or important farmland. In addition, there are no active Williamson Act contracts within the City of Yucaipa. The City of Yucaipa utilizes a "one map system" in which the General Plan Land Use Designations and Zoning Categories are the same and combined onto one map. The property is currently designated as General Commercial and proposed to be Multiple Residential, neither of which are agricultural or forest land designations. In addition, the site is currently vacant and no agricultural activities are occurring onsite. The proposed GPA and the proposed housing Project within the GPA area would not conflict with zoning for an agricultural use or a Williamson Act contract, and would not convert farmland to a non-agricultural use. Further, no forest land or timberland is located within the Project site.

e) No Impact

As noted in items a-d above, the area is designated "Urban and Built-up Land" and no portions of the area are currently farmed nor subject to Williamson Act contracts. In addition, no portion of the area is located within a forest area. As such, the proposed GPA would not affect these resources.

<b>3. AIR QUALITY:</b> Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			X	
c) Expose sensitive receptors to substantial pollutant concentrations?			X	

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?			X	
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a) Less Than Significant Impacts

Air quality plans describe air pollution control strategies to be implemented by a city, county, or regional air district. The primary purpose of the air quality plans is to bring an area that does not attain federal and state air quality standards into compliance with those standards pursuant to the requirements of the Clean Air Act and California Clean Air Act. A consistency determination plays an important role in local agency project review by linking local planning and individual projects to the applicable air quality plan.

The proposed Project is within the South Coast Air Basin (Basin), and the South Coast Air Quality Management District (SCAQMD) is the agency principally responsible for comprehensive air pollution control in the Basin. SCAQMD is directly responsible for reducing emissions from stationary (area and point), mobile, and indirect sources, and responded to this requirement by preparing the 2016 Air Quality Management Plan (AQMP), an air quality management plan covering all portions of the Basin.

The regional emissions inventory for the South Coast Air Basin was compiled by SCAQMD, the San Bernardino Association of Governments (SANBAG), and the Southern California Association of Governments (SCAG), and is used for the AQMP. Regional population, housing, and employment projections are based, in part, on the City's General Plan land use designations. The proposed GPA would result in a land use change on approximately 1.86 acres from the City's General Commercial (CG) Land Use Designation to Multiple Residential (RM-72C).

The SCAQMD CEQA Handbook states that "New or amended General Plan Elements (including land use zoning and density amendments), Specific Plans, and significant projects must be analyzed for consistency with the AQMP." A proposed project should be considered to be consistent with the AQMP if it furthers one or more policies and does not obstruct other policies. The SCAQMD CEQA Handbook identifies two key indicators of consistency:

(1) Whether the project will result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP.

(2) Whether the project will exceed the assumptions in the AQMP or increments based on the year of project buildout and phase.

Based on the air quality modeling analysis that has been completed, neither short-term construction, nor long-term operation of the proposed Project will result in significant impacts based on SCAQMD regional and local thresholds of significance. The proposed Project is not projected to contribute to the exceedance of any air pollutant concentration standards and is found to be consistent with the AQMP for the first criterion.

Furthermore, the proposed Project is not anticipated to substantially exceed the AQMP assumptions for the project site and is consistent with the AQMP for the second criterion because the project site currently has a residential General Plan designation, and the change of General Plan Land Use Designation from General Commercial (CG) to Multiple Residential (RM) will not substantially change the overall intensity of the designation. The addition would result in a net increase of 32 units, would not result in a substantial change of the built-out projection for the City, and would represent a fractional change to the entire SCAB area. Specifically, the change in designation affects a small portion of the City, and the higher density development, particularly adjacent to existing commercial uses and creating a mixed use built environment, would have a net benefit for Vehicle Miles Traveled (VMTs), which has a positive benefit towards air quality-related impacts. Based on the above, the proposed project will not result in an inconsistency with the SCAQMD AQMP. Therefore, the Project will not conflict with or obstruct the implementation of the 2016 AQMP, and a less than



<b>Issues and Supporting Information</b>	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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significant impact will occur

#### b-c) Less Than Significant Impacts

The proposed Project would result in the development of approximately 1.86 acres into 32 total residential units. To quantify project-related impacts, the proposed Project was evaluated utilizing the CalEEMod version 2016.3.2 air quality modeling program for this MND, using very conservative parameters for its assessment. The results are as follows:

#### Construction - Maximum Daily Emissions

	VOC	NOx	CO	SO2	PM 10	PM 2.5
Year	LB/Day					
2020	2.18	20.99	15.19	.03	3.52	2.11
2021	19.02	13.99	13.93	.03	.96	.74
SCAQMD Threshold	75	100	550	150	150	55
Exceed?	No	No	No	No	No	No

#### Operation - Maximum Daily Emissions

	VOC	NOx	CO	SO2	PM 10	PM 2.5
Category	LB/Day					
Area	.73	.03	2.64	1.4000e-004	0.01	.01
Energy	.15	.12	.05	8.0000e-004	0.01	.01
Mobile	.12	.60	1.55	5.7600e-003	.48	.13
Total	.86	.75	4.25	6.7000e-003	.50	.16
SCAQMD Threshold	55	55	550	150	150	55
Exceed?	No	No	No	No	No	No

Construction related impacts would be reduced by the appropriate dust control measures implemented during each phase of development, as required by SCAQMD Rule 403 - Fugitive Dust. The requirements for Rule 403 include, but are not limited to, applying water in sufficient quantities to prevent the generation of visible dust plumes, applying soil binders to uncovered areas, reestablishing ground cover as quickly as possible, utilizing a wheel washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the lots, and maintaining effective cover over exposed areas. Engineering Department specific Conditions of Approval for any future development proposals would include provisions for Rule 403 that will apply during grading and building activities to minimize fugitive dust. Other SCAQMD rules would also apply, such as Rule 1113 for low VOC paints and materials. Operational impacts would be minimized by adherence to the Building Code and Title 24 requirements. Other SCAQMD rules, such as Rule 445 prohibiting the use of wood-burning fireplaces, would also apply and reduce operational impacts. As such, impacts would be less than significant.

#### d) Less Than Significant Impact

The Project site is adjacent to residences and an elementary school, which are considered to be sensitive receptors by the City's General Plan. During site improvement construction activities associated with future residential development, there may be some level of odor exposure resulting from asphalt paving and roadway improvements activities. However, the limited duration and area involved in paving activities would not result in significant levels of odors affecting a substantial number of people, as there are a relatively limited number of residences in the direct vicinity of the site. In addition, the operations of residential projects do not include materials or uses that create substantial odors. As such,

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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impacts would be less than significant.

<b>4. BIOLOGICAL RESOURCES.</b> Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?				X
b) Have a substantially adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan?				X

a-f) No Impact

The Project site is located within an urbanized area of the City of Yucaipa. The Project site is not identified in Figure PR-5, Wildlife Corridors of the General Plan. A visual site investigation conducted by Staff confirmed that the Project site has been disturbed by prior grading and site development activities for a previously-approved commercial development project, and does not feature any candidate, sensitive, or special status species; riparian habitat or other sensitive natural community; wetlands; and wildlife corridors. Further, the site does not feature Coast Live Oak Trees, which are protected by the City of Yucaipa. As such, future residential development would no impact biological resources. The proposed Project revisions would not conflict with any local policies or ordinances relating to biological resources, and no Habitat Conservation Plans, Natural Community Conservation Plans, or other approved plans apply to the site. Therefore, the proposed Project would have no effect on biological resources.

<b>5. CULTURAL RESOURCES.</b> Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resources pursuant to Section 15064.5?		X		
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
d) Disturb any human remains, including those interred outside of formal cemeteries?		X		

a) No Impact

The proposed GPA is located on a vacant parcel that had been previously-disturbed. No structures over 45 years old are currently located onsite, and no potential historic artifacts have been reported onsite. As a result, no adverse change to the significance of a historical resource is expected to occur.

b) Less Than Significant Impact with Mitigation

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Figure PR-6 of the City's General Plan identifies that the subject site is located within a Cultural Sensitivity Area. The proposed Project consists of a GPA to permit either single family or multiple family development on the subject parcels. In addition, a CUP have been submitted to permit a senior housing apartment project. Consultation with local tribes, pursuant to SB 18 and AB 52, is required for the proposed Project, and additional details are included within the Tribal resources section of this MND. In accordance with AB 52 and SB 18 requirements, the City sent invitation letters to representatives of the Native American contacts on May 6, 2020, formally inviting tribes to consult with the City on the GPA. The intent of the consultations is to provide an opportunity for interested Native American contacts to work together with the City during the project planning process to identify and protect tribal cultural resources. A response letter was received from the San Manuel Band of Mission Indians and the Soboba Band of Luiseno Indians requesting consultation, which concluded on June 5, 2020 and August 4, 2020 respectively. As a result of the consultation efforts, mitigation measures have been developed for the Project and are included as part of the proposed Project's Condition of Approval, and are intended to address the process should there be any inadvertent discovery of resources. Incorporation of the mitigation measures will ensure a less than significant impact.

c) Less Than Significant Impact

Figure PR-6 of the City's General Plan identifies that the subject site is located within a Paleontological Resource Sensitivity Area. As such, there may be a potential for new resources to be discovered. As such, the Project would implement the City's Standard Condition of Approval which states:

"Prior to grading, arrangements acceptable to the County Museum shall be made to have present during grading a qualified vertebrate paleontologist to monitor in the event paleontologic resources are encountered during rough grading. The monitor shall have the authority to temporarily suspend grading operations in the vicinity of such resources until they have been evaluated and appropriate data recovery measures implemented. The results of the monitoring shall be documented in writing and submitted to the County Museum for review prior to issuance of building permits. For more information, contact the County Museum at 909-307-2669."

d) Less Than Significant Impact with Mitigation

There are no known human remains on the site. A review of historic aerial photos and maps at Netronline.com was conducted and did not identify possible cemeteries in the area, and therefore a low likelihood exists that human remains could be uncovered during ground-disturbing activities. However, there is always a possibility that unidentified human remains could be discovered during Project construction. Consistent with State law, if at any time during grading human remains are found, the project is to be conditioned to halt work and contact made with the San Bernardino County Coroner's Office. Standard Conditions of Approval are included pertaining to State Health and Safety Code Section 7050.5. In addition, any discoveries of remains would also be assessed to determine if they are of Native American origin, which is further discussed within the tribal resources section of this MND. As a result of the consultation process, measures are included to reduce impacts to a less than significant level.

Mitigation Measures:

- **CUL-1:** In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) and the Soboba Band of Luiseno Indians shall be contacted, as detailed within TCR-1, regarding any inadvertent discoveries of archaeological resources. The tribe(s) shall also be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.



Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- **CUL-2:** If cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to SMBMI and the Soboba Band of Luiseno Indians for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly, and proof of Tribal monitor obtainment (i.e. monitoring agreement, proof of hire, etc.) shall then be secured with/for both the SMBMI and the Soboba Band of Luiseno Indians and provided to the City prior to recommencement of ground disturbing activities.
- **CUL-3:** If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains. The following procedures as set forth in the California Environmental Quality Act (CEQA), Section 15064.5(e), the California Public Resources Code (PRC) (Section 5097.98), and the State Health and Safety Code (Section 7050.5) shall then be undertaken:

The archaeological monitor will halt work within the immediate area and any nearby area reasonably suspected to overlie adjacent remains, establish an ESA boundary to protect the find from impact, and immediately notify the City. Project work outside the established ESA may continue. In accordance with Section 7050.5 of the California Health and Safety Code, if human remains are found, the County Coroner shall be notified within 24 hours of the discovery. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the County Coroner has determined, within two working days of notification of the discovery, the appropriate treatment and disposition of the human remains. If the County Coroner determines that the remains are, or are believed to be, Native American, s/he shall notify the NAHC in Sacramento within 48 hours. In accordance with California Public Resources Code, Section 5097.98, the NAHC must immediately notify those persons it believes to be the most likely descendant from the deceased Native American. The most likely descendant shall complete their inspection within 48 hours of being granted access to the site. The designated Native American representative would then determine, in consultation with the property owner, the disposition of the human remains.

- **TRI-1:** The San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) and the Soboba Band of Luiseno Indians shall be contacted, as detailed in CR-1, of any cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with SMBMI and the Soboba Band of Luiseno Indians, and all subsequent finds shall be subject to this Plan. This Plan shall allow for monitors to be present that represents SMBMI and the Soboba Band of Luiseno Indians for the remainder of the project, should SMBMI and the Soboba Band of Luiseno Indians elect to place a monitor on-site.
- **TRI-2:** Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to SMBMI and the Soboba Band of Luiseno Indians. The Lead Agency and/or applicant shall, in good faith, consult with SMBMI and the Soboba Band of Luiseno Indians throughout the life of the project.

<b>6. Energy.</b> Would the Project?				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	
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a, b) Less Than Significant Impact

During construction, the Project would result in energy consumption through the combustion of fossil fuels used for worker vehicles and construction equipment, such as bulldozers, frontend loaders, and forklifts, and through the use of electricity to provide power for temporary construction buildings, lighting, and other sources. California Code of Regulations Title 13, Sections 2449(d)(3) and 2485, limits idling from both on-road and off-road diesel-powered equipment and is enforced by the California Air Resources Board. These limitations on idling of vehicles and equipment, and the requirements that equipment be properly maintained, would result in fuel savings. Idling limitation are also included as Best Management Practices to reduce noise-related impacts. Also, due to the cost of fuel, contractors and owners have a practical financial incentive to avoid wasteful, inefficient, and unnecessary consumption of energy during construction. Due to the temporary nature of construction and the financial incentives for developers and contractors to use energy-consuming resources in an efficient manner, the construction phase of the Project would not result in wasteful, inefficient, and unnecessary consumption of energy. Further, there are no policies at the local level applicable to energy conservation specific to the construction phase. Therefore, it is anticipated that the construction phase of the Project would not conflict with State or local renewable or energy efficiency objectives

The operational phase of the Project would consume energy as part of building operations and transportation activities. Building operations for the Project would involve energy consumption for multiple purposes including, but not limited to, building heating and cooling, lighting, and home electronics. The Project's residential structures would be designed and constructed in accordance with the State's Title 24 energy efficiency standards. These standards, widely regarded as the most advanced energy efficiency standards, would help reduce the amount of energy required for lighting, water heating, and heating and air conditioning in buildings and promote energy conservation. The Project would be required by State law to comply with these energy conservation standards. In addition, the residential structures are required to provide solar panels to further reduce energy usage. Operational energy would also be consumed during vehicle trips associated with the Project. Increased density development projects further work to reduce vehicle miles traveled, especially when located adjacent to developed areas. Specifically, the project would provide direct access and connectivity to neighborhood serving retail uses, including a grocery store, restaurants, a gym, and other uses that will be walkable from the proposed Project, reducing the need for those individual trips. Therefore, the Project would not result in an inefficient, wasteful, or unnecessary use of energy. Operational energy impacts would be less than significant.

Further, the Project would provide consistency with the City's locally adopted GHG Reduction Plan. This Project consists of the construction of 32 new dwelling units on an undeveloped lot. The new park building would be built to meet or exceed all California Green Building Standards Codes (CALGreen Code) resulting in lower energy use and GHG emissions compared to older buildings. This would ensure project compliance with applicable CAP measures:

- State-1: Senate Bill 1078 (2002)/Senate Bill 107 (2006) and Senate Bill 2 (2011) Renewable Portfolio Standard
- State-2: Title 24 Standards for Non-Residential and Residential Buildings (Energy Efficiency Standards and CALGreen)
- State-3: AB 1109 (Huffman) Lighting Efficiency and Toxics Reduction Act
- PS-1 GHG Performance Standard for New Development

The landscaping would be low water-tolerant and energy-efficient, thus minimizing landscape water usage, and ensuring compliance with CAP measure Water-3. These Project features also show consistency with the GHG Performance Standard for New Development in the CAP, and reduce the energy usage of new buildings. Thus, the Project would not Conflict with or obstruct a state or local plan for renewable energy or energy efficiency. Operational energy impacts would be less than significant.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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<b>7. GEOLOGY AND SOILS.</b> Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:				
(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
(ii) Strong seismic ground shaking?			X	
(iii) Seismic-related ground failure, including liquefaction?			X	
(iv) Landslides?			X	
(b) Result in substantial soil erosion or the loss of topsoil?				X
(c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
(d) Be located on expansive soil, as defined in Table 18-a-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
(e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				X
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	

#### a) Less Than Significant Impacts

i-iv. The site does not lie within the boundaries of an Earthquake Fault Zone as defined by the State of California Alquist-Priolo Earthquake Fault Zoning Act. However, Southern California is a seismically active area. As such, seismic shaking may occur, and seismic ground shaking and ground rupture due to movement of a fault is a potential hazard in Yucaipa. The Project will be required to comply with the Yucaipa Municipal Code and the Building Code, which is designed to mitigate earthquake hazards. The Uniform Building Code (UBC) has identified groundwater within 50 feet of the surface as a potential problem for seismic-related ground failure, including liquefaction. According to the Yucaipa General Plan ground water can vary within the City from depths lower than 300 feet below surface elevation to as close as 40 feet. Based upon information contained within the Yucaipa General Plan, Yucaipa Valley Water District, and the San Bernardino Municipal Valley Water District, the depth to ground water at the subject property exceeds the 50 feet that is considered a potential problem for seismic-related ground failure. Due to the depth of groundwater, the potential for liquefaction near the subject area is considered minimal. The Project site is also located on and surrounded by relatively flat land, and is therefore not susceptible to seismically induced landslides.

#### b) No Impact

The Project site is not traversed by any USGS identified drainage courses. Subsequent projects permitted with the new residential land use designation would be required to prepare and implement all National Pollutant Discharge Elimination System (NPDES) permit requirements and appropriate BMPs (Best Management Practices) through a Storm Water Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP). These plans are a standard condition for projects over one (1) acre in size and are intended to minimize soil erosion and prevent the off-site discharge of pollutants. Compliance with these provisions would ensure less than significant impacts for any future residential project.

#### c) No Impact

See above items 6 (a) and (b). Due to the depth of groundwater and relatively flat terrain of where the proposed use is located, the potential for liquefaction or landslide is minimal.



Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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d) No Impact

The area subject to the GPA is not identified as being within the City's Geologic Hazard Overlay as shown on General Plan Exhibit S-1, and is not expected to be susceptible to landslides and related phenomenon. The site is relatively flat, and is not located adjacent to any unstable areas, such as steep hillsides. As such, the proposed Project would not impact a geologic unit or soil that is unstable, and would not cause such an area to become unstable as a result of the Project.

e) No Impact

The proposed Project will connect to the Yucaipa Valley Water District (YVWD) sewer services that are available to the site, and will not utilize any septic tanks.

f) Less than Significant Impact

Figure PR-6 of the City's General Plan identifies that the subject site is located within a Paleontological Resource Sensitivity Area. As such, there may be a potential for new resources to be discovered. As such, the Project would implement the City's Standard Condition of Approval which states:

"Prior to grading, arrangements acceptable to the County Museum shall be made to have present during grading a qualified vertebrate paleontologist to monitor in the event paleontologic resources are encountered during rough grading. The monitor shall have the authority to temporarily suspend grading operations in the vicinity of such resources until they have been evaluated and appropriate data recovery measures implemented. The results of the monitoring shall be documented in writing and submitted to the County Museum for review prior to issuance of building permits. For more information, contact the County Museum at 909-307-2669."

<b>8. GREENHOUSE GAS EMISSIONS.</b> Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?		X		

a, b) Less Than Significant Impact with Mitigation (B)

In September 2015, the City of Yucaipa adopted a Climate Action Plan (CAP) that includes GHG emission inventories, identifies the effectiveness of California initiatives to reduce GHG emissions, and identifies local measures to reduce GHG emissions. The City has selected a goal to reduce community-wide GHG emissions by 15 percent below 2008 baseline levels by the year 2020, consistent with AB 32, and ensures that the City is providing GHG reductions locally that will complement the state and international efforts of stabilizing climate change.

As part of the CAP, the City adopted a "GHG Performance Standard for New Development" (PS) that would provide a streamlined and flexible program for new residential and nonresidential projects to reduce their emissions. The PS established a goal of a 29% GHG reduction, and provides a screening table checklist for project applicants to utilize to demonstrate their GHG reduction. Therefore, consistency with the CAP would be based on whether the Project implements the measures in the Screening Tables.

The point values in the CAP Screening Tables correspond to the minimum emissions reduction expected from each feature of a project. The menu of features allows maximum flexibility and options for how development projects can implement the GHG reduction measures. The CAP identifies that projects that garner a total of 100 points or greater from the screening tables would have a less than significant individual and cumulative impact for GHG emissions. Residential development could include measures to address energy efficiency, renewable energy generation, water conservation,

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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vehicle trips, bicycle infrastructure, and neighborhood electric vehicle infrastructure. A future development application would achieve a total of 100 points would also be consistent with the CAP, and would demonstrate that it would have a less than significant impact in regards to GHG emissions.

Mitigation Measure:

**GHG-1:** Prior to issuance of building permits, the Project shall achieve at least 100 points under the Screening Table for residential projects in the City of Yucaipa Climate Action Plan.

<b>9. HAZARDS AND HAZARDOUS MATERIALS.</b> Would the project?				
a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result would it create a significant hazard to the public or the environment?				X
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
g) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X	

a) Less Than Significant Impact

The GPA would permit residential development consistent with the proposed RM land use designation, and allow for either single-family or multiple-family uses. A CUP and DBA application has also been submitted for the development of 32 age-restricted senior residential dwelling units. It is not anticipated that a residential project would directly involve the routine transport of hazardous materials; however, equipment used at the site during construction activities could utilize substances considered by regulatory bodies as hazardous, such as diesel fuel and gasoline from typical construction equipment, and would therefore have the potential to discharge hazardous materials during construction. These types of materials are not acutely hazardous, and all storage, handling, use, and disposal of these materials are regulated by federal and state requirements, which the project construction activities are required to strictly adhere to. These regulations include: the federal Occupational Safety and Health Act and Hazardous Materials Transportation Act; Title 8 of the California Code of Regulations (CalOSHA), and the state Unified Hazardous Waste and Hazardous Materials Management Regulatory Program. This amount of hazardous material discharge during construction is expected to be less than significant, and the Project would be required to comply with applicable laws, ordinances and procedures, and impacts would be less than significant through compliance with the aforementioned laws and requirements, and also through the implementation of a SWPPP and the WQMP requirements to prevent the off-site discharge of pollutants during construction and operation of the Project.

During operation of the Project, potential hazardous materials would be limited to routine elements associated with residential development, including the use of yard fertilizers, and house cleaners and solvents, which would not represent a significant hazard.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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(b-d) No Impact

No hazardous materials will be transported to or from the site during Project construction or operation. The site is also not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, nor is it within one-quarter mile of an existing or proposed school.

e) No Impact

The Project site is not within two miles of an airport of any type. The nearest airport is Redlands Municipal Airport (REI), which is located over 5.8 miles northwest from the Project site. In addition, the Project is not within the Redlands Airport Land Use Compatibility Plan. No impacts would occur with the Project.

f) No Impact

The proposed Project site is near the corner of Yucaipa Boulevard and 5<sup>th</sup> Street, which are existing paved roadways, and development of the site would not impact access to users traveling along the public right-of-way. Access to the site would be provided by the existing commercial drive aisles that connect the different commercial development areas around the subject site. Therefore the Project will not impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan.

g) Less Than Significant Impact

The Project site is within an urbanized area and adjacent to existing commercial residential development. The Project site is not within a special Fire Safety Review Area according to the City General Plan, nor adjacent to wildland areas. However, risks to future development from fire hazards are addressed through adherence to the City's Standard Conditions of Approval as required by the City Fire Department, which includes provisions for adequate fire access, sprinkler water systems within habitable living spaces, and placement of new fire hydrants at applicable intervals that meet the water flow requirements of the Fire Code.

<b>10. HYDROLOGY AND WATER QUALITY.</b> Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality			X	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in a substantial erosion or siltation on- or off-site;			X	
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;			X	
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			X	
iv) impede or redirect flood flows?			X	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X	
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	

a) Less Than Significant Impact

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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The proposed Project has the potential to release water pollutants during the construction and operation phases, which would have the potential to violate water quality standards.

#### Construction:

Three general sources of potential short-term, construction-related stormwater pollution associated with the proposed Project include: 1) the handling, storage, and disposal of construction materials containing pollutants; 2) the maintenance and operation of construction equipment; and 3) earthmoving activities which, when not controlled, may generate soil erosion via storm runoff or mechanical equipment.

The proposed project would disturb approximately 1.87 acres of land and therefore would be subject to the NPDES permit requirements during construction activities. Prior to issuance of building permits, the Project would be required to comply with all applicable NPDES requirements through adoption and implementation of a submitted SWPPP and WQMP during the construction and operational phases of the Project. The SWPPP shall identify erosion control BMPs to minimize pollutant discharges during construction activities, and would include stabilized construction entrances, sand bagging, designated concrete washout, tire wash racks, silt fencing, and curb cut/inlet protection. The structural and nonstructural BMPs, and other measures included in the SWPPP and WQMP, would address water quality and waste discharge concerns associated with the Project. Compliance with these requirements is included as standard Conditions of Approval for the Project. As part of the review process for these documents, the City also verifies that there is a financial mechanism in place to ensure the continued maintenance of the measures proposed as part of the WQMP. Further, documentation will be provided to ensure all construction-related plans are consistent with each other. Impacts with regard to construction would be less than significant with implementation of existing regulations.

#### Operation:

The development of the Project would increase the amount of impervious areas onsite by replacing the vacant property with hardscape areas for the residential development, the internal street network within the site, the parking lot area, and the open space and yard improvements. To address water quality issues, an underground detention basin is proposed to receive and filtrate the runoff generated from the impervious surfaces. Compliance with existing federal, State, and local regulations related to water quality, implementation of BMPs included in the Project construction SWPPP, and design recommendations in the WQMP, would result in less than significant impacts.

Waste water treatment for the Project area is provided by YVWD, and the proposed Project would be required to connect to the YVWD sewer collection and treatment system. The proposed Project would not generate hazardous wastewater that would require any special waste discharge permits. Impacts would be less than significant with implementation of existing regulations.

#### b) Less Than Significant Impact

The proposed Project will use potable water provided by YVWD, and a Preliminary Service Evaluation letter has been provided by the agency indicating that they will be able to serve the Project. No hazardous materials or other materials will be injected into groundwater supplies and no wells are proposed for the Project which would have the potential to draw from the groundwater table. Further, the Project would not impact any existing groundwater recharge areas, or substantially reduce runoff to which recharge facilities would no longer be able to operate. Impacts would be less than significant.

#### c) Less Than Significant Impact

The Project site is not located within a drainage course, nor a designated floodway and or 100 and 500 year floodplain,



Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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and no defined blue line stream is depicted on the Yucaipa, CA U.S.G.S. Map for the Project area. The Project site is relatively flat, sloping towards the south and west, and does not feature any significant drainage features. Construction and operation of the proposed Project would result in the increase of the net area of impermeable surfaces on the site because the site is currently vacant. The Project is conditioned to ensure the amount of historical runoff through the property as a Standard Condition applied to all development projects, and, potential erosion from the Project would be controlled through measures incorporated as part of the adopted SWPPP and WQMP for the proposed Project, and will be required to utilize various structural and non-structural best management practices (BMPs) per the requirements of the Santa Ana Regional Water Quality Control Board. To meet the Conditions of Approval pertaining to storm water runoff, the Project design features an underground detention basin within the interior of the Project site. This basin is designed to capture the storm runoff within the property, and would prevent substantial erosion or siltation on- or off-site, or any increase in the rate or amount of surface runoff that would create flood-related hazards. Implementation of the various structural and non-structural BMPs from the SWPPP and WQMP would also ensure that runoff water does not exceed the capacity of existing or planned stormwater drainage systems or result in significant pollution.

d) No Impact

Based on review of the 2016 General Plan and recent aerial photo maps, the proposed Project is not subject to the potential effects of a seiche, tsunami, or mudflows caused by such due to lack of upstream water bodies. The City of Yucaipa is located along Interstate 10 and is over 55 miles east of the Pacific Ocean. As such, the City is not under threat of a tsunami, otherwise known as a seismic sea wave. Similarly, the potential for a seiche to occur is remote, given the limited number of large water bodies within Yucaipa and its sphere of influence. Therefore, no impact is expected.

e) Less Than Significant Impact

On May 22, 2017, the City Council, adopted Resolution 2017-18, approving a Memorandum of Agreement (MOA) to form the Yucaipa Sub-Basin Groundwater Sustainability Agency (YGSA) with the Cities of Calimesa and Redlands; the South Mesa Water Company; the South Mountain Water Company; the Western Heights Water Company; the Yucaipa Valley Water District; the San Bernardino Valley Municipal Water District; and the San Gorgonio Pass Water Agency. The MOA was formally adopted by all agencies party to the Agreement, and was submitted to the State Department of Water Resources by the San Bernardino Valley Municipal Water District.

The Sustainable Groundwater Management Act (SGMA) provides the YSGA broad powers in the implementation of the YGSP and collaborative management of the Yucaipa Groundwater Sub-Basin. This includes the adoption of rules, regulations, ordinances and resolutions as may be necessary to manage and protect the basin. One of the many goals of the YSGA is the development of groundwater recharge projects. The City, in cooperation with the San Bernardino County Flood Control District, San Bernardino Valley Municipal Water District, and other partners and stakeholders have developed and constructed projects that capture and recharge storm flows for replenishment of the Yucaipa Basin. Future projects will also be developed to allow for active groundwater recharge opportunities. The proposed Project would not conflict with or obstruct implementation of the efforts of the YGSA.

The City is a municipal separate storm sewer system (MS4) stormwater permittee and participates with 20 other municipal agencies in the San Bernardino Valley region to establish Best Management Practices (BMPs) for residents, businesses, students, and governments in preventing and reducing stormwater pollution. Keeping pollutants out of stormwater is an integral component of a sustainable groundwater management program. Under the MS4 permit, the City requires new development to design and implement WQMPs that meet the San Bernardino County Technical Guideline threshold. For the development of the site, the applicant will be required to show implementation of the various structural and non-structural BMPs where applicable, and would therefore not conflict with or obstruct implementation of a water quality control plan.

11. **LAND USE AND PLANNING.** Would the project:

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Physically divide an established community?				X
b) Conflict with an applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X	

a) No Impact

Dividing an established community typically involves creating a physical barrier that changes the connectivity between areas of the community. The Project site is located on a property that is vacant. The development of the site with either single-family or multiple-family projects would not bisect any portion of the City, and would be completely contained within an existing site. As such, no new structures that could be proposed will have the potential to physically divide a community, and the Project does not propose any other action that would physically divide an established community.

b) Less Than Significant Impact

The proposed GPA would change the City's General Plan/Land Use Map to allow for multiple-family residential development instead of commercial development. The proposed RM Land Use Designation is located directly north of the subject site, and the proposal would result in a continuation of that land use. Multiple family projects with more than 5 units would be subject to City review and approval through a Conditional Use Permit; the Project includes a Conditional Use Permit and Density Bonus Agreement to permit a multiple-family project 32 units. Improvements to the site are required to occur consistent with adopted development standards and good planning practices. Grading and building improvements would be undertaken consistent with appropriate City standards and drainage design criteria. Based on the limited economic demand for commercial development, the property owner is proposing to provide housing, and its proximity to adjacent neighborhood-serving retail uses, such as a grocery store and restaurants, would provide a type of horizontal mixed-use development pattern.

No policies or plans exist for avoiding or mitigating an environmental effect that have not been taken into consideration.

<b>12. MINERAL RESOURCES.</b> Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

a-b) No Impact

The City General Plan indicates the entire City is within an MRZ-3 (Mineral Resource Zone 3) classification, in which the significance of mineral deposit cannot be evaluated. No mining activities currently occur in the area, and no significant mineral resources are known to exist within the City of Yucaipa. Due to the size of the Project site and proximity to residential uses, the site is unlikely to be considered a viable site for mineral extraction.

<b>13. NOISE.</b> Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Generation of excessive groundborne vibration or groundborne noise levels?			X	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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#### a-b) Less Than Significant Impact

The Project site is adjacent to residential land uses to the north, which are considered noise sensitive land uses in the City General Plan. The General Plan and Municipal Code identify noise levels for various types of land uses, certain activities, and how noise levels are to be measured.

During the construction phases for the Project, noise and vibration will be generated from typical activities associated with new home construction, which includes the use of grading equipment, hammers, nail guns, and other typical construction techniques. No unique construction techniques or pilings would be required as part of construction that might cause excessive ground-borne vibration. Section 87.0905(e) of the Municipal Code allows for “Temporary construction, repair, or demolition activities between 7am and 7pm, except Sundays and Federal holidays.” While construction activities will periodically raise noise levels above their current levels, the level of noise increase is not expected to be substantial and will only occur during the limited time associated with these activities. Adherence with the Municipal Code would result in less than significant construction impacts. Further, existing parking spaces and a drive aisle separate the proposed development from the existing residences north of the Project site.

The operation of future residential development within the GPA area would be similar to other types of single and multiple-family housing within the City limits. Constructed units may feature HVAC and other electromechanical equipment that would produce noise (when operating) but at levels that would be expected to be compliant with local regulations where received by existing residential land uses. Therefore, impacts would be less than significant.

#### c) No Impact

The Project site is not within two miles of an airport of any type. The nearest airport is Redlands Municipal Airport (REI), which is located 5.8 miles northwest from the Project site. In addition, the Project is not within the Redlands Airport Land Use Compatibility Plan. No impacts would occur with development of the Project.

<b>14. POPULATION AND HOUSING.</b> Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b) Displace substantial numbers of existing housing or housing, necessitating the construction of replacement housing elsewhere?			X	

#### a) Less Than Significant Impact

The proposed Project site is located within an area generally developed with single family residences and vacant parcels. The Project includes the development 32 age-restricted senior housing apartment units and represents a nominal difference in the City’s expected build-out population of over 79,000 people. In addition, existing infrastructure is adequate to accommodate the proposed Project and GPA. As such, impacts are expected to be less than significant.

#### b) No Impact

There are no residences currently located on the subject Project. This Project would therefore not result in the displacement of existing houses.

<b>15. PUBLIC SERVICES.</b> Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:
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Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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a) Fire protection?			X	
b) Police protection?			X	
c) Schools?			X	
d) Parks?			X	
e) Other public facilities?			X	

a) Less Than Significant Impact

The City of Yucaipa is currently served by the California Department of Forestry (CAL FIRE). The Project site is accessible from an existing improved street and new on-site streets will be designed consistent with existing City Engineering and Fire Department standards, and would not require unique or altered fire protection services. As a standard condition of approval, developers are required to pay development impact fees for fire facilities that are assessed from the details of proposed Project. The proposed Project would have a less than significant impact on fire protection services, and would not affect fire department service ratios or response times, nor would it require the construction of any new fire facilities.

b) Less Than Significant Impact

The San Bernardino County Sheriff's Department currently serves the Project site and surrounding area. As a standard condition of approval, developers are required to pay development impact fees for Public facilities based upon the size of the Project site. The proposed Project would not require unique police protection services, since the site has been and will continue to be accessible from surrounding streets and the payment of development impact fees would off-set potential demands for increased facilities.

c) Less Than Significant Impact

The Yucaipa-Calimesa School District would serve future development in the area. As a standard condition of approval, developers are required to pay development impact fees to the District for school facilities, prior to issuance of building permits. Further, the Conditional Use Permit and Density Bonus Agreement for the Project-specific development consists of an age-restricted senior housing project, which would not add students to school facilities. Under State law impacts to school facilities are addressed by the State of California through specific procedures, such as development impact fees and issuance of bonds.

d) Less Than Significant Impact

The proposed Project will involve new residential development and, therefore, potentially increase the number of potential park users or affect existing park facilities. The City of Yucaipa has adopted development impact fees to off-set the potential impact of new users caused by new development, and any future residences will be required to pay these development impact fees. In addition, the Project will provide recreation amenities such as an open area and clubhouse to serve the residents of the development.

e) Less Than Significant Impact

The proposed Project would not require new or altered public facilities or services. The City requires future development to pay development impact fees for a variety of public facilities, including drainage improvements, traffic, and civic center facilities. In addition, the Project will complete street improvements and onsite drainage improvements to meet state and local requirements, and impacts have been addressed as part of this MND. Other necessary improvements, such as water and sewer facilities, would be provided by other agencies that have the ability to require necessary facilities be installed by the developer and/or require payment of fees to provide for that service.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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<b>16. RECREATION.</b>				
a) Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

a-b) No Impact

See response to 14d. The Project includes open space and recreation facilities as part of the development, which is provided for use by the residents. The property management would assume maintenance responsibilities for the proposed recreation facilities, and be conditioned to maintain them in good condition.

<b>17. TRANSPORTATION/TRAFFIC.</b> Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?				X
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?				X
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? <input type="checkbox"/>				X
d) Result in inadequate emergency access?				X

a) No Impact

The proposed Project is located within the interior of an existing commercial site, and would not modify the existing transportation network. Bicycle parking would be provided onsite, and pedestrian pathways would also be provided to connect to the surrounding neighborhood serving retail uses.

b) No Impact

Section 15064.3 “describes specific considerations for evaluating a project’s transportation impacts” and considers “vehicle miles traveled is the most appropriate measure of transportation impacts,” consistent with the requirements of SB 743. Vehicle miles traveled (VMT) refers to the amount and distance of automobile travel attributable to a project, and focuses on the efficiency of the roadway system and land uses to reduce the distance people need to travel to support their daily needs. The proposed Project would change the land use designation from CG to RM-72C in order to permit a 32-unit, senior housing Project. The subject site is adjacent to existing commercial uses, and would effectively create a mixed-use development pattern, where the proposed housing would be walkable to existing neighborhood serving retail uses, including restaurants, fitness centers, and grocery stores. This type of development pattern is considered to have low VMT, and is screened from review pursuant to the City’s Traffic Impact Assessment guidelines. Further, certain types of land uses, including senior housing and affordable housing project, are also screened from review. In addition, Section 15064.3(b)(1) states that “projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact.” The subject site is approximately a quarter mile from the Yucaipa Transit Center, which connects to the various routes offered by Omnitrans. Based on the mixed-use characteristic of the proposed development pattern, the type of land use proposed, and proximity to various transit routes within the City, the Project would not result in an increase in VMT.

c) No Impact

The proposed Project would not result in the construction of new roadways, and would integrate into the existing drive aisles of the surrounding commercial development. As such, no unsafe roadway design elements are proposed, and no



Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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land uses are proposed where large equipment would be entering or exiting the roadway.

d) No Impact

The proposed project is located within a commercial center with drive aisles that connect to existing paved streets. These drive aisles have been designed to be consistent with the City's Engineering and Fire Department standards, and include adequate drive aisle widths, off street parking areas, and ingress and egress for fire vehicles.

<b>18. TRIBAL RESOURCES.</b> Would the project:				
a) Cause a substantial adverse change in the significance of a Tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American Tribe, and that is:				
i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or				X
ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.		X		

a) No Impact

The Project site is currently vacant, and previously disturbed from prior grading activities to develop a commercial building on the subject site. As a result, no adverse change to the significance of a historical resource is expected to occur.

b) Less Than Significant Impact with Mitigation

Conducting consultation early in the CEQA process allows tribal governments, public lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process.

In accordance with AB 52 and SB 18 requirements, the City sent invitation letters to representatives of the Native American contacts provided by the NAHC on May 6, 2020, formally inviting tribes to consult with the City on the GPA. The intent of the consultations is to provide an opportunity for interested Native American contacts to work together with the City during the project planning process to identify and protect tribal cultural resources. A response letter was received from the San Manuel Band of Mission Indians and the Soboba Band of Luiseno Indians requesting consultation, which concluded on June 5, 2020 and August 4, 2020 respectively.

Archaeological research in the area indicates the project area appears to have been inhabited by the Mountain Serrano, but is also within the boundaries of traditional Cahuilla territory, which lies within the geographic center of Southern California and the Cocopa-Maricopa Trail, a major prehistoric trade route that linked the Colorado Desert with the Pacific Coast. Further, the name "Yucaipa" is a form of the Serrano word, "Yucaipat." Given the territory's close proximity to the Cocopa-Maricopa Trail, interactions with surrounding tribes were extensive. As such, future development could uncover such remnants from this history. Due to the possibility of discovery during ground movement activities, measures have been developed with the tribes related to the processing requirements should there be any inadvertent discoveries to ensure that potential impacts remain less than significant. Based upon the consultation process, the mitigation measures are as follows:

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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#### Mitigation Measures:

- **CUL-1:** In the event that cultural resources are discovered during project activities, all work in the immediate vicinity of the find (within a 60-foot buffer) shall cease and a qualified archaeologist meeting Secretary of Interior standards shall be hired to assess the find. Work on the other portions of the project outside of the buffered area may continue during this assessment period. Additionally, the San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) and the Soboba Band of Luiseno Indians shall be contacted, as detailed within TCR-1, regarding any inadvertent discoveries of archaeological resources. The tribe(s) shall also be provided information after the archaeologist makes his/her initial assessment of the nature of the find, so as to provide Tribal input with regards to significance and treatment.
- **CUL-2:** If cultural resources, as defined by CEQA (as amended, 2015), are discovered and avoidance cannot be ensured, the archaeologist shall develop a Monitoring and Treatment Plan, the drafts of which shall be provided to SMBMI and the Soboba Band of Luiseno Indians for review and comment, as detailed within TCR-1. The archaeologist shall monitor the remainder of the project and implement the Plan accordingly, and proof of Tribal monitor obtainment (i.e. monitoring agreement, proof of hire, etc.) shall then be secured with/for both the SMBMI and the Soboba Band of Luiseno Indians and provided to the City prior to recommencement of ground disturbing activities.
- **CUL-3:** If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and no soil shall be exported off-site until a determination can be made regarding the provenance of the human remains. The following procedures as set forth in the California Environmental Quality Act (CEQA), Section 15064.5(e), the California Public Resources Code (PRC) (Section 5097.98), and the State Health and Safety Code (Section 7050.5) shall then be undertaken:

The archaeological monitor will halt work within the immediate area and any nearby area reasonably suspected to overlie adjacent remains, establish an ESA boundary to protect the find from impact, and immediately notify the City. Project work outside the established ESA may continue. In accordance with Section 7050.5 of the California Health and Safety Code, if human remains are found, the County Coroner shall be notified within 24 hours of the discovery. No further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains shall occur until the County Coroner has determined, within two working days of notification of the discovery, the appropriate treatment and disposition of the human remains. If the County Coroner determines that the remains are, or are believed to be, Native American, s/he shall notify the NAHC in Sacramento within 48 hours. In accordance with California Public Resources Code, Section 5097.98, the NAHC must immediately notify those persons it believes to be the most likely descendant from the deceased Native American. The most likely descendant shall complete their inspection within 48 hours of being granted access to the site. The designated Native American representative would then determine, in consultation with the property owner, the disposition of the human remains.

- **TRI-1:** The San Manuel Band of Mission Indians Cultural Resources Department (SMBMI) and the Soboba Band of Luiseno Indians shall be contacted, as detailed in CR-1, of any cultural resources discovered during project implementation, and be provided information regarding the nature of the find, so as to provide Tribal input with regards to significance and treatment. Should the find be deemed significant, as defined by CEQA (as amended, 2015), a cultural resources Monitoring and Treatment Plan shall be created by the archaeologist, in coordination with SMBMI and the Soboba Band of Luiseno Indians, and all subsequent finds shall be subject to this Plan. This Plan shall allow for monitors to be present that represents SMBMI and the Soboba Band of Luiseno Indians for the remainder of the project, should SMBMI and the Soboba Band of Luiseno Indians elect to place a monitor on-site.

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- **TRI-2:** Any and all archaeological/cultural documents created as a part of the project (isolate records, site records, survey reports, testing reports, etc.) shall be supplied to the applicant and Lead Agency for dissemination to SMBMI and the Soboba Band of Luiseno Indians. The Lead Agency and/or applicant shall, in good faith, consult with SMBMI and the Soboba Band of Luiseno Indians throughout the life of the project.

<b>19. UTILITIES AND SERVICE SYSTEMS.</b> Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	
c) Result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	

a-c) Less Than Significant Impact

The YVWD provides water and wastewater treatment facilities for the Project site. However, infrastructure improvements have been developed to increase their storage capabilities to meet the demand of future residents and businesses based on the City's General Plan. This includes several recharge facilities to increase water supply for potable water purposes that have been developed by the City of Yucaipa. As part of the Project application, the City of Yucaipa had obtained a Preliminary Service Evaluation letter from YVWD noting that they would be able to accommodate the required water and sewer needs of the proposed Project. The Project would not require the expansion of their facilities. As such, impacts will be less than significant.

The proposed Project will result in an incremental increase in the amount of storm water runoff from the property. The proposed development will require new storm water drainage facilities to capture the additional runoff that is generated, which will be provided for by an on-site drainage detention basin along the southern edge of the site. As a condition of Project approval and prior to this issuance of grading permits, the Project is required to submit a SWPPP and WQMP that describes BMPs and site design measures that will be implemented to minimize site runoff that is created. Therefore, the impact would be less than significant.

Other utilities, including electric power, natural gas, or telecommunications facilities, are provided along 5<sup>th</sup> Street or Yucaipa Boulevard, and no substantive changes are necessary to connect to those utilities.

d, e) Less Than Significant Impact

Solid waste services in the City of Yucaipa are provided through a contract with Burrtec, and disposed of within the San Timoteo Sanitary Landfill. As a part of the contract, the disposal service company is required to comply with all appropriate regulations. According to information from the CalRecycle website, operated by the State of California, this landfill has an average annual capacity of 500,000 to 749,999 tons per year, and has a remaining capacity of over 13 million cubic yards and a daily landfill capacity is 2,000 tons per day. Information on the CalRecycle website provides solid waste characterization databases by types of use, referenced from various environmental documents. The project consists of the development of 32 senior housing apartment units, representing a nominal change from the overall housing unit count for the City of Yucaipa, and would not represent a significant increase of solid waste generation to the

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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landfill. The landfill has the capacity to meet projected demand and impacts would be less than significant.

20. <b>WILDFIRE.</b> If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				X
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X	
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X	
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			X	

a) No Impact

The proposed Project site is adjacent to 5<sup>th</sup> Street, which is an existing paved roadway, and development of the site would not impact access to users traveling along the public right-of-way. However, the project would be conditioned to make improvements to the roadway, and widen it pursuant to the requirements of the General Plan. Figure S-5 of the Yucaipa General Plan does not designate 5<sup>th</sup> Street as a local evacuation route, and therefore the Project will not impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan.

b-d) Less Than Significant Impact

The Project site is within an urbanized area, adjacent to existing commercial and residential development, and is not adjacent to wildland areas. The Project site is also not located within a Fire Safety Review Area according to the City General Plan, but would be subject to the standard Fire Department conditions of approval to reduce fire related risks. In addition, the City has also adopted the most recent version of the California Building and Fire Codes, which includes sections on fire-resistant construction material requirements based on building use and occupancy. The construction requirements are a function of building size, purpose, type, materials, location, proximity to other structures, and the type of fire suppression systems installed. Many of these requirements are also included as part of the Project's Conditions of Approval as a uniformly applicable development policy, which includes provisions for adequate fire access, sprinkler water systems within indoor spaces, and placement of new fire hydrants at applicable intervals that meet the water flow requirements of the Fire Code. Through these standard requirements, impacts from fire-related hazards would be less than significant. There are no other factors onsite that would exacerbate wildfire risks, or slopes that would pose significant risks, such as post-fire slope instability, or downstream flooding or landslides.

21. <b>MANDATORY FINDINGS OF SIGNIFICANCE.</b>				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?			X	
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects)?			X	

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	
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a) Less Than Significant Impact

The proposed Project will not result in significant impacts that have the potential to degrade the quality of the environment. No sensitive plant or animal species or habitats are expected to be significantly impacted by the Project site. In addition, no significant earth moving activities are proposed which could impact cultural or tribal resources. The proposed Project consists of a GPA that would facilitate either single-family or multiple-family residential development in lieu of commercial development, and would create a horizontal mixed use built environment. As part of the project, a 32-unit age-restricted senior housing development is proposed. As noted within this MND, the future development that could occur would not have significant impacts.

b) Less Than Significant Impact

The proposed Project is limited to a GPA that would change the land use from commercial to multiple-family residential, and would allow for the CUP and DBA that has been submitted. Given the relatively small size of the land use change, as well as analysis contained herein related to the potential development that could occur, the cumulative effects of this project are not expected to result in significant impacts. The evaluation of the proposed Project utilized topical sections related to agriculture, biology, cultural, air quality, geology/soils, greenhouse gases, hydrology, land use, noise, land use, mineral resources, population and housing, recreation, traffic, utilities and services and did not identify potential significant or cumulative impacts that could not be mitigated to a level that is less than significant.

c) Less Than Significant Impact

Future development that could occur as a result of the GPA will involve site improvements that are to be constructed consistent with existing City regulations, standards, and processes, and those of other agencies. The topical issues discussed within this document did not identify the potential for adverse effects due, in part, to the incorporation of mitigation measures and standard Conditions of Approval that be applied to any future development would address potential impacts or adverse effects on human beings.

**SUPPORTING INFORMATION SOURCES:**

1. City of Yucaipa General Plan, 2016
2. City of Yucaipa General Plan EIR, 2016
3. City of Yucaipa Development Code (as amended)
4. Caltrans Web Site for Scenic Highways, [www.dot.ca.gov](http://www.dot.ca.gov).
5. California State Department of Conservation for farmland mapping, [www.consrv.ca.gov](http://www.consrv.ca.gov).
6. California Department of Toxic Substances Control, [www.dtsc.ca.gov](http://www.dtsc.ca.gov).
7. State Water Resources Control Board.
8. Cal Fire Mapping, [www.fire.ca.gov](http://www.fire.ca.gov).
9. Yucaipa, CA U.S.G.S. Map



Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
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## Conroy Senior Housing - South Coast Air Basin, Annual

## Conroy Senior Housing

### South Coast Air Basin, Annual

## 1.0 Project Characteristics

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### 1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Retirement Community	32.00	Dwelling Unit	1.80	30,018.00	92

### 1.2 Other Project Characteristics

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.2	<b>Precipitation Freq (Days)</b>	31
<b>Climate Zone</b>	10			<b>Operational Year</b>	2022
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MWhr)</b>	702.44	<b>CH4 Intensity (lb/MWhr)</b>	0.029	<b>N2O Intensity (lb/MWhr)</b>	0.006

### 1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - 1.8 acre with with 30,018 square feet of conditioned space. Project is 32 senior apartment units.

Woodstoves - No wood stoves pursuant to AQMD rules.

Construction Off-road Equipment Mitigation - AQMD Rules for dust minimization

Mobile Land Use Mitigation -

Area Mitigation - AQMD rules for low VOC Paint

Water Mitigation -

## Conroy Senior Housing - South Coast Air Basin, Annual

Table Name	Column Name	Default Value	New Value
tblLandUse	LandUseSquareFeet	32,000.00	30,018.00
tblLandUse	LotAcreage	6.40	1.80
tblWoodstoves	NumberCatalytic	1.60	0.00
tblWoodstoves	NumberNoncatalytic	1.60	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

## 2.0 Emissions Summary

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## Conroy Senior Housing - South Coast Air Basin, Annual

**2.1 Overall Construction****Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2020	0.0563	0.4712	0.3710	6.6000e-004	0.0211	0.0249	0.0460	9.4700e-003	0.0236	0.0331	0.0000	56.2075	56.2075	0.0116	0.0000	56.4982
2021	0.2641	1.2505	1.2412	2.2600e-003	0.0243	0.0616	0.0859	6.4900e-003	0.0594	0.0659	0.0000	189.3380	189.3380	0.0308	0.0000	190.1071
Maximum	0.2641	1.2505	1.2412	2.2600e-003	0.0243	0.0616	0.0859	9.4700e-003	0.0594	0.0659	0.0000	189.3380	189.3380	0.0308	0.0000	190.1071

**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					
2020	0.0563	0.4712	0.3710	6.6000e-004	0.0125	0.0249	0.0374	5.0700e-003	0.0236	0.0287	0.0000	56.2075	56.2075	0.0116	0.0000	56.4982
2021	0.2641	1.2505	1.2412	2.2600e-003	0.0243	0.0616	0.0859	6.4900e-003	0.0594	0.0659	0.0000	189.3379	189.3379	0.0308	0.0000	190.1069
Maximum	0.2641	1.2505	1.2412	2.2600e-003	0.0243	0.0616	0.0859	6.4900e-003	0.0594	0.0659	0.0000	189.3379	189.3379	0.0308	0.0000	190.1069

	ROG	NOx	CO	SO2	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	18.93	0.00	6.52	27.57	0.00	4.46	0.00	0.00	0.00	0.00	0.00	0.00

## Conroy Senior Housing - South Coast Air Basin, Annual

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	10-17-2020	1-16-2021	0.6220	0.6220
2	1-17-2021	4-16-2021	0.5116	0.5116
3	4-17-2021	7-16-2021	0.5169	0.5169
4	7-17-2021	9-30-2021	0.4014	0.4014
		Highest	0.6220	0.6220

## 2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.2219	0.0105	0.4357	2.2000e-004		0.0164	0.0164		0.0164	0.0164	1.2575	7.0708	8.3283	6.5000e-004	2.3000e-004	8.4131
Energy	2.6900e-003	0.0230	9.7700e-003	1.5000e-004		1.8600e-003	1.8600e-003		1.8600e-003	1.8600e-003	0.0000	78.0951	78.0951	2.6400e-003	9.3000e-004	78.4374
Mobile	0.0214	0.1175	0.2937	1.1200e-003	0.0948	8.9000e-004	0.0957	0.0254	8.3000e-004	0.0262	0.0000	103.0783	103.0783	4.8900e-003	0.0000	103.2006
Waste						0.0000	0.0000		0.0000	0.0000	2.9880	0.0000	2.9880	0.1766	0.0000	7.4027
Water						0.0000	0.0000		0.0000	0.0000	0.6615	13.3028	13.9642	0.0685	1.7200e-003	16.1883
<b>Total</b>	<b>0.2459</b>	<b>0.1510</b>	<b>0.7392</b>	<b>1.4900e-003</b>	<b>0.0948</b>	<b>0.0191</b>	<b>0.1140</b>	<b>0.0254</b>	<b>0.0191</b>	<b>0.0445</b>	<b>4.9069</b>	<b>201.5469</b>	<b>206.4539</b>	<b>0.2533</b>	<b>2.8800e-003</b>	<b>213.6420</b>



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**2.2 Overall Operational****Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.1278	3.8100e-003	0.3304	2.0000e-005		1.8300e-003	1.8300e-003		1.8300e-003	1.8300e-003	0.0000	0.5391	0.5391	5.2000e-004	0.0000	0.5521
Energy	2.6900e-003	0.0230	9.7700e-003	1.5000e-004		1.8600e-003	1.8600e-003		1.8600e-003	1.8600e-003	0.0000	78.0951	78.0951	2.6400e-003	9.3000e-004	78.4374
Mobile	0.0200	0.1071	0.2574	9.6000e-004	0.0806	7.7000e-004	0.0814	0.0216	7.2000e-004	0.0223	0.0000	88.4939	88.4939	4.2900e-003	0.0000	88.6012
Waste						0.0000	0.0000		0.0000	0.0000	2.9880	0.0000	2.9880	0.1766	0.0000	7.4027
Water						0.0000	0.0000		0.0000	0.0000	0.6615	9.4757	10.1372	0.0683	1.6900e-003	12.3475
<b>Total</b>	<b>0.1505</b>	<b>0.1339</b>	<b>0.5975</b>	<b>1.1300e-003</b>	<b>0.0806</b>	<b>4.4600e-003</b>	<b>0.0851</b>	<b>0.0216</b>	<b>4.4100e-003</b>	<b>0.0260</b>	<b>3.6495</b>	<b>176.6037</b>	<b>180.2532</b>	<b>0.2524</b>	<b>2.6200e-003</b>	<b>187.3408</b>

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
<b>Percent Reduction</b>	<b>38.81</b>	<b>11.33</b>	<b>19.17</b>	<b>24.16</b>	<b>14.97</b>	<b>76.70</b>	<b>25.34</b>	<b>14.96</b>	<b>76.89</b>	<b>41.52</b>	<b>25.63</b>	<b>12.38</b>	<b>12.69</b>	<b>0.35</b>	<b>9.03</b>	<b>12.31</b>

**3.0 Construction Detail****Construction Phase**

## Conroy Senior Housing - South Coast Air Basin, Annual

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	10/17/2020	11/13/2020	5	20	
2	Site Preparation	Site Preparation	11/14/2020	11/17/2020	5	2	
3	Grading	Grading	11/18/2020	11/23/2020	5	4	
4	Building Construction	Building Construction	11/24/2020	8/30/2021	5	200	
5	Paving	Paving	8/31/2021	9/13/2021	5	10	
6	Architectural Coating	Architectural Coating	9/14/2021	9/27/2021	5	10	

**Acres of Grading (Site Preparation Phase): 1**

**Acres of Grading (Grading Phase): 1.5**

**Acres of Paving: 0**

**Residential Indoor: 60,786; Residential Outdoor: 20,262; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)**

**OffRoad Equipment**

## Conroy Senior Housing - South Coast Air Basin, Annual

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	1	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Cranes	1	6.00	231	0.29
Building Construction	Forklifts	1	6.00	89	0.20
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	6.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Rubber Tired Dozers	1	6.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Grading	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Graders	1	6.00	187	0.41
Paving	Paving Equipment	1	8.00	132	0.36
Site Preparation	Rubber Tired Dozers	1	7.00	247	0.40
Building Construction	Welders	3	8.00	46	0.45

Trips and VMT

## Conroy Senior Housing - South Coast Air Basin, Annual

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	3	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	23.00	3.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	13.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

## 3.1 Mitigation Measures Construction

Water Exposed Area

## 3.2 Demolition - 2020

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	0.0213	0.2095	0.1466	2.4000e-004		0.0115	0.0115		0.0108	0.0108	0.0000	21.0677	21.0677	5.4200e-003	0.0000	21.2031
<b>Total</b>	<b>0.0213</b>	<b>0.2095</b>	<b>0.1466</b>	<b>2.4000e-004</b>		<b>0.0115</b>	<b>0.0115</b>		<b>0.0108</b>	<b>0.0108</b>	<b>0.0000</b>	<b>21.0677</b>	<b>21.0677</b>	<b>5.4200e-003</b>	<b>0.0000</b>	<b>21.2031</b>

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**3.2 Demolition - 2020****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	5.8000e-004	4.5000e-004	4.9300e-003	1.0000e-005	1.4300e-003	1.0000e-005	1.4400e-003	3.8000e-004	1.0000e-005	3.9000e-004	0.0000	1.2852	1.2852	4.0000e-005	0.0000	1.2861
<b>Total</b>	<b>5.8000e-004</b>	<b>4.5000e-004</b>	<b>4.9300e-003</b>	<b>1.0000e-005</b>	<b>1.4300e-003</b>	<b>1.0000e-005</b>	<b>1.4400e-003</b>	<b>3.8000e-004</b>	<b>1.0000e-005</b>	<b>3.9000e-004</b>	<b>0.0000</b>	<b>1.2852</b>	<b>1.2852</b>	<b>4.0000e-005</b>	<b>0.0000</b>	<b>1.2861</b>

**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	0.0213	0.2095	0.1466	2.4000e-004		0.0115	0.0115		0.0108	0.0108	0.0000	21.0676	21.0676	5.4200e-003	0.0000	21.2030
<b>Total</b>	<b>0.0213</b>	<b>0.2095</b>	<b>0.1466</b>	<b>2.4000e-004</b>		<b>0.0115</b>	<b>0.0115</b>		<b>0.0108</b>	<b>0.0108</b>	<b>0.0000</b>	<b>21.0676</b>	<b>21.0676</b>	<b>5.4200e-003</b>	<b>0.0000</b>	<b>21.2030</b>

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**3.2 Demolition - 2020****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	5.8000e-004	4.5000e-004	4.9300e-003	1.0000e-005	1.4300e-003	1.0000e-005	1.4400e-003	3.8000e-004	1.0000e-005	3.9000e-004	0.0000	1.2852	1.2852	4.0000e-005	0.0000	1.2861
<b>Total</b>	<b>5.8000e-004</b>	<b>4.5000e-004</b>	<b>4.9300e-003</b>	<b>1.0000e-005</b>	<b>1.4300e-003</b>	<b>1.0000e-005</b>	<b>1.4400e-003</b>	<b>3.8000e-004</b>	<b>1.0000e-005</b>	<b>3.9000e-004</b>	<b>0.0000</b>	<b>1.2852</b>	<b>1.2852</b>	<b>4.0000e-005</b>	<b>0.0000</b>	<b>1.2861</b>

**3.3 Site Preparation - 2020****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					5.8000e-003	0.0000	5.8000e-003	2.9500e-003	0.0000	2.9500e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.6300e-003	0.0184	7.7100e-003	2.0000e-005		8.2000e-004	8.2000e-004		7.6000e-004	7.6000e-004	0.0000	1.5127	1.5127	4.9000e-004	0.0000	1.5249
<b>Total</b>	<b>1.6300e-003</b>	<b>0.0184</b>	<b>7.7100e-003</b>	<b>2.0000e-005</b>	<b>5.8000e-003</b>	<b>8.2000e-004</b>	<b>6.6200e-003</b>	<b>2.9500e-003</b>	<b>7.6000e-004</b>	<b>3.7100e-003</b>	<b>0.0000</b>	<b>1.5127</b>	<b>1.5127</b>	<b>4.9000e-004</b>	<b>0.0000</b>	<b>1.5249</b>



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**3.3 Site Preparation - 2020****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.0000e-005	3.0000e-005	3.0000e-004	0.0000	9.0000e-005	0.0000	9.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0791	0.0791	0.0000	0.0000	0.0792
<b>Total</b>	<b>4.0000e-005</b>	<b>3.0000e-005</b>	<b>3.0000e-004</b>	<b>0.0000</b>	<b>9.0000e-005</b>	<b>0.0000</b>	<b>9.0000e-005</b>	<b>2.0000e-005</b>	<b>0.0000</b>	<b>2.0000e-005</b>	<b>0.0000</b>	<b>0.0791</b>	<b>0.0791</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0792</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.6100e-003	0.0000	2.6100e-003	1.3300e-003	0.0000	1.3300e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.6300e-003	0.0184	7.7100e-003	2.0000e-005		8.2000e-004	8.2000e-004		7.6000e-004	7.6000e-004	0.0000	1.5127	1.5127	4.9000e-004	0.0000	1.5249
<b>Total</b>	<b>1.6300e-003</b>	<b>0.0184</b>	<b>7.7100e-003</b>	<b>2.0000e-005</b>	<b>2.6100e-003</b>	<b>8.2000e-004</b>	<b>3.4300e-003</b>	<b>1.3300e-003</b>	<b>7.6000e-004</b>	<b>2.0900e-003</b>	<b>0.0000</b>	<b>1.5127</b>	<b>1.5127</b>	<b>4.9000e-004</b>	<b>0.0000</b>	<b>1.5249</b>

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**3.3 Site Preparation - 2020****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.0000e-005	3.0000e-005	3.0000e-004	0.0000	9.0000e-005	0.0000	9.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0791	0.0791	0.0000	0.0000	0.0792
<b>Total</b>	<b>4.0000e-005</b>	<b>3.0000e-005</b>	<b>3.0000e-004</b>	<b>0.0000</b>	<b>9.0000e-005</b>	<b>0.0000</b>	<b>9.0000e-005</b>	<b>2.0000e-005</b>	<b>0.0000</b>	<b>2.0000e-005</b>	<b>0.0000</b>	<b>0.0791</b>	<b>0.0791</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.0792</b>

**3.4 Grading - 2020****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					9.8300e-003	0.0000	9.8300e-003	5.0500e-003	0.0000	5.0500e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.7000e-003	0.0302	0.0129	3.0000e-005		1.3700e-003	1.3700e-003		1.2600e-003	1.2600e-003	0.0000	2.4779	2.4779	8.0000e-004	0.0000	2.4980
<b>Total</b>	<b>2.7000e-003</b>	<b>0.0302</b>	<b>0.0129</b>	<b>3.0000e-005</b>	<b>9.8300e-003</b>	<b>1.3700e-003</b>	<b>0.0112</b>	<b>5.0500e-003</b>	<b>1.2600e-003</b>	<b>6.3100e-003</b>	<b>0.0000</b>	<b>2.4779</b>	<b>2.4779</b>	<b>8.0000e-004</b>	<b>0.0000</b>	<b>2.4980</b>

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**3.4 Grading - 2020****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.0000e-005	5.0000e-005	6.1000e-004	0.0000	1.8000e-004	0.0000	1.8000e-004	5.0000e-005	0.0000	5.0000e-005	0.0000	0.1582	0.1582	0.0000	0.0000	0.1583
<b>Total</b>	<b>7.0000e-005</b>	<b>5.0000e-005</b>	<b>6.1000e-004</b>	<b>0.0000</b>	<b>1.8000e-004</b>	<b>0.0000</b>	<b>1.8000e-004</b>	<b>5.0000e-005</b>	<b>0.0000</b>	<b>5.0000e-005</b>	<b>0.0000</b>	<b>0.1582</b>	<b>0.1582</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.1583</b>

**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					4.4200e-003	0.0000	4.4200e-003	2.2700e-003	0.0000	2.2700e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	2.7000e-003	0.0302	0.0129	3.0000e-005		1.3700e-003	1.3700e-003		1.2600e-003	1.2600e-003	0.0000	2.4779	2.4779	8.0000e-004	0.0000	2.4980
<b>Total</b>	<b>2.7000e-003</b>	<b>0.0302</b>	<b>0.0129</b>	<b>3.0000e-005</b>	<b>4.4200e-003</b>	<b>1.3700e-003</b>	<b>5.7900e-003</b>	<b>2.2700e-003</b>	<b>1.2600e-003</b>	<b>3.5300e-003</b>	<b>0.0000</b>	<b>2.4779</b>	<b>2.4779</b>	<b>8.0000e-004</b>	<b>0.0000</b>	<b>2.4980</b>

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**3.4 Grading - 2020****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.0000e-005	5.0000e-005	6.1000e-004	0.0000	1.8000e-004	0.0000	1.8000e-004	5.0000e-005	0.0000	5.0000e-005	0.0000	0.1582	0.1582	0.0000	0.0000	0.1583
<b>Total</b>	<b>7.0000e-005</b>	<b>5.0000e-005</b>	<b>6.1000e-004</b>	<b>0.0000</b>	<b>1.8000e-004</b>	<b>0.0000</b>	<b>1.8000e-004</b>	<b>5.0000e-005</b>	<b>0.0000</b>	<b>5.0000e-005</b>	<b>0.0000</b>	<b>0.1582</b>	<b>0.1582</b>	<b>0.0000</b>	<b>0.0000</b>	<b>0.1583</b>

**3.5 Building Construction - 2020****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	0.0284	0.2070	0.1846	3.1000e-004		0.0111	0.0111		0.0108	0.0108	0.0000	25.4159	25.4159	4.7200e-003	0.0000	25.5339
<b>Total</b>	<b>0.0284</b>	<b>0.2070</b>	<b>0.1846</b>	<b>3.1000e-004</b>		<b>0.0111</b>	<b>0.0111</b>		<b>0.0108</b>	<b>0.0108</b>	<b>0.0000</b>	<b>25.4159</b>	<b>25.4159</b>	<b>4.7200e-003</b>	<b>0.0000</b>	<b>25.5339</b>

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**3.5 Building Construction - 2020****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.4000e-004	4.5000e-003	1.1400e-003	1.0000e-005	2.6000e-004	2.0000e-005	2.9000e-004	8.0000e-005	2.0000e-005	1.0000e-004	0.0000	1.0275	1.0275	7.0000e-005	0.0000	1.0292
Worker	1.4300e-003	1.1000e-003	0.0122	4.0000e-005	3.5300e-003	3.0000e-005	3.5600e-003	9.4000e-004	3.0000e-005	9.6000e-004	0.0000	3.1834	3.1834	9.0000e-005	0.0000	3.1857
<b>Total</b>	<b>1.5700e-003</b>	<b>5.6000e-003</b>	<b>0.0134</b>	<b>5.0000e-005</b>	<b>3.7900e-003</b>	<b>5.0000e-005</b>	<b>3.8500e-003</b>	<b>1.0200e-003</b>	<b>5.0000e-005</b>	<b>1.0600e-003</b>	<b>0.0000</b>	<b>4.2109</b>	<b>4.2109</b>	<b>1.6000e-004</b>	<b>0.0000</b>	<b>4.2149</b>

**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	0.0284	0.2070	0.1846	3.1000e-004		0.0111	0.0111		0.0108	0.0108	0.0000	25.4159	25.4159	4.7200e-003	0.0000	25.5338
<b>Total</b>	<b>0.0284</b>	<b>0.2070</b>	<b>0.1846</b>	<b>3.1000e-004</b>		<b>0.0111</b>	<b>0.0111</b>		<b>0.0108</b>	<b>0.0108</b>	<b>0.0000</b>	<b>25.4159</b>	<b>25.4159</b>	<b>4.7200e-003</b>	<b>0.0000</b>	<b>25.5338</b>

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**3.5 Building Construction - 2020****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.4000e-004	4.5000e-003	1.1400e-003	1.0000e-005	2.6000e-004	2.0000e-005	2.9000e-004	8.0000e-005	2.0000e-005	1.0000e-004	0.0000	1.0275	1.0275	7.0000e-005	0.0000	1.0292
Worker	1.4300e-003	1.1000e-003	0.0122	4.0000e-005	3.5300e-003	3.0000e-005	3.5600e-003	9.4000e-004	3.0000e-005	9.6000e-004	0.0000	3.1834	3.1834	9.0000e-005	0.0000	3.1857
<b>Total</b>	<b>1.5700e-003</b>	<b>5.6000e-003</b>	<b>0.0134</b>	<b>5.0000e-005</b>	<b>3.7900e-003</b>	<b>5.0000e-005</b>	<b>3.8500e-003</b>	<b>1.0200e-003</b>	<b>5.0000e-005</b>	<b>1.0600e-003</b>	<b>0.0000</b>	<b>4.2109</b>	<b>4.2109</b>	<b>1.6000e-004</b>	<b>0.0000</b>	<b>4.2149</b>

**3.5 Building Construction - 2021****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1559	1.1727	1.1094	1.9000e-003		0.0589	0.0589		0.0568	0.0568	0.0000	156.1310	156.1310	0.0279	0.0000	156.8278
<b>Total</b>	<b>0.1559</b>	<b>1.1727</b>	<b>1.1094</b>	<b>1.9000e-003</b>		<b>0.0589</b>	<b>0.0589</b>		<b>0.0568</b>	<b>0.0568</b>	<b>0.0000</b>	<b>156.1310</b>	<b>156.1310</b>	<b>0.0279</b>	<b>0.0000</b>	<b>156.8278</b>

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**3.5 Building Construction - 2021****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	7.4000e-004	0.0251	6.3400e-003	6.0000e-005	1.6300e-003	5.0000e-005	1.6800e-003	4.7000e-004	5.0000e-005	5.2000e-004	0.0000	6.2644	6.2644	4.0000e-004	0.0000	6.2745
Worker	8.2200e-003	6.1000e-003	0.0690	2.1000e-004	0.0217	1.6000e-004	0.0219	5.7600e-003	1.5000e-004	5.9100e-003	0.0000	18.9226	18.9226	5.1000e-004	0.0000	18.9353
<b>Total</b>	<b>8.9600e-003</b>	<b>0.0312</b>	<b>0.0754</b>	<b>2.7000e-004</b>	<b>0.0233</b>	<b>2.1000e-004</b>	<b>0.0235</b>	<b>6.2300e-003</b>	<b>2.0000e-004</b>	<b>6.4300e-003</b>	<b>0.0000</b>	<b>25.1870</b>	<b>25.1870</b>	<b>9.1000e-004</b>	<b>0.0000</b>	<b>25.2098</b>

**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	0.1559	1.1727	1.1094	1.9000e-003		0.0589	0.0589		0.0568	0.0568	0.0000	156.1308	156.1308	0.0279	0.0000	156.8276
<b>Total</b>	<b>0.1559</b>	<b>1.1727</b>	<b>1.1094</b>	<b>1.9000e-003</b>		<b>0.0589</b>	<b>0.0589</b>		<b>0.0568</b>	<b>0.0568</b>	<b>0.0000</b>	<b>156.1308</b>	<b>156.1308</b>	<b>0.0279</b>	<b>0.0000</b>	<b>156.8276</b>

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**3.5 Building Construction - 2021****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	7.4000e-004	0.0251	6.3400e-003	6.0000e-005	1.6300e-003	5.0000e-005	1.6800e-003	4.7000e-004	5.0000e-005	5.2000e-004	0.0000	6.2644	6.2644	4.0000e-004	0.0000	6.2745
Worker	8.2200e-003	6.1000e-003	0.0690	2.1000e-004	0.0217	1.6000e-004	0.0219	5.7600e-003	1.5000e-004	5.9100e-003	0.0000	18.9226	18.9226	5.1000e-004	0.0000	18.9353
<b>Total</b>	<b>8.9600e-003</b>	<b>0.0312</b>	<b>0.0754</b>	<b>2.7000e-004</b>	<b>0.0233</b>	<b>2.1000e-004</b>	<b>0.0235</b>	<b>6.2300e-003</b>	<b>2.0000e-004</b>	<b>6.4300e-003</b>	<b>0.0000</b>	<b>25.1870</b>	<b>25.1870</b>	<b>9.1000e-004</b>	<b>0.0000</b>	<b>25.2098</b>

**3.6 Paving - 2021****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	3.8700e-003	0.0387	0.0443	7.0000e-005		2.0800e-003	2.0800e-003		1.9100e-003	1.9100e-003	0.0000	5.8825	5.8825	1.8600e-003	0.0000	5.9291
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>3.8700e-003</b>	<b>0.0387</b>	<b>0.0443</b>	<b>7.0000e-005</b>		<b>2.0800e-003</b>	<b>2.0800e-003</b>		<b>1.9100e-003</b>	<b>1.9100e-003</b>	<b>0.0000</b>	<b>5.8825</b>	<b>5.8825</b>	<b>1.8600e-003</b>	<b>0.0000</b>	<b>5.9291</b>



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**3.6 Paving - 2021****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.7000e-004	2.0000e-004	2.2700e-003	1.0000e-005	7.1000e-004	1.0000e-005	7.2000e-004	1.9000e-004	0.0000	1.9000e-004	0.0000	0.6218	0.6218	2.0000e-005	0.0000	0.6222
<b>Total</b>	<b>2.7000e-004</b>	<b>2.0000e-004</b>	<b>2.2700e-003</b>	<b>1.0000e-005</b>	<b>7.1000e-004</b>	<b>1.0000e-005</b>	<b>7.2000e-004</b>	<b>1.9000e-004</b>	<b>0.0000</b>	<b>1.9000e-004</b>	<b>0.0000</b>	<b>0.6218</b>	<b>0.6218</b>	<b>2.0000e-005</b>	<b>0.0000</b>	<b>0.6222</b>

**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	3.8700e-003	0.0387	0.0443	7.0000e-005		2.0800e-003	2.0800e-003		1.9100e-003	1.9100e-003	0.0000	5.8825	5.8825	1.8600e-003	0.0000	5.9291
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>3.8700e-003</b>	<b>0.0387</b>	<b>0.0443</b>	<b>7.0000e-005</b>		<b>2.0800e-003</b>	<b>2.0800e-003</b>		<b>1.9100e-003</b>	<b>1.9100e-003</b>	<b>0.0000</b>	<b>5.8825</b>	<b>5.8825</b>	<b>1.8600e-003</b>	<b>0.0000</b>	<b>5.9291</b>

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**3.6 Paving - 2021****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.7000e-004	2.0000e-004	2.2700e-003	1.0000e-005	7.1000e-004	1.0000e-005	7.2000e-004	1.9000e-004	0.0000	1.9000e-004	0.0000	0.6218	0.6218	2.0000e-005	0.0000	0.6222
<b>Total</b>	<b>2.7000e-004</b>	<b>2.0000e-004</b>	<b>2.2700e-003</b>	<b>1.0000e-005</b>	<b>7.1000e-004</b>	<b>1.0000e-005</b>	<b>7.2000e-004</b>	<b>1.9000e-004</b>	<b>0.0000</b>	<b>1.9000e-004</b>	<b>0.0000</b>	<b>0.6218</b>	<b>0.6218</b>	<b>2.0000e-005</b>	<b>0.0000</b>	<b>0.6222</b>

**3.7 Architectural Coating - 2021****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0939					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.0900e-003	7.6300e-003	9.0900e-003	1.0000e-005		4.7000e-004	4.7000e-004		4.7000e-004	4.7000e-004	0.0000	1.2766	1.2766	9.0000e-005	0.0000	1.2788
<b>Total</b>	<b>0.0950</b>	<b>7.6300e-003</b>	<b>9.0900e-003</b>	<b>1.0000e-005</b>		<b>4.7000e-004</b>	<b>4.7000e-004</b>		<b>4.7000e-004</b>	<b>4.7000e-004</b>	<b>0.0000</b>	<b>1.2766</b>	<b>1.2766</b>	<b>9.0000e-005</b>	<b>0.0000</b>	<b>1.2788</b>

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**3.7 Architectural Coating - 2021****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-004	8.0000e-005	8.7000e-004	0.0000	2.7000e-004	0.0000	2.8000e-004	7.0000e-005	0.0000	7.0000e-005	0.0000	0.2392	0.2392	1.0000e-005	0.0000	0.2393
<b>Total</b>	<b>1.0000e-004</b>	<b>8.0000e-005</b>	<b>8.7000e-004</b>	<b>0.0000</b>	<b>2.7000e-004</b>	<b>0.0000</b>	<b>2.8000e-004</b>	<b>7.0000e-005</b>	<b>0.0000</b>	<b>7.0000e-005</b>	<b>0.0000</b>	<b>0.2392</b>	<b>0.2392</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>0.2393</b>

**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	0.0939					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.0900e-003	7.6300e-003	9.0900e-003	1.0000e-005		4.7000e-004	4.7000e-004		4.7000e-004	4.7000e-004	0.0000	1.2766	1.2766	9.0000e-005	0.0000	1.2788
<b>Total</b>	<b>0.0950</b>	<b>7.6300e-003</b>	<b>9.0900e-003</b>	<b>1.0000e-005</b>		<b>4.7000e-004</b>	<b>4.7000e-004</b>		<b>4.7000e-004</b>	<b>4.7000e-004</b>	<b>0.0000</b>	<b>1.2766</b>	<b>1.2766</b>	<b>9.0000e-005</b>	<b>0.0000</b>	<b>1.2788</b>

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**3.7 Architectural Coating - 2021****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-004	8.0000e-005	8.7000e-004	0.0000	2.7000e-004	0.0000	2.8000e-004	7.0000e-005	0.0000	7.0000e-005	0.0000	0.2392	0.2392	1.0000e-005	0.0000	0.2393
<b>Total</b>	<b>1.0000e-004</b>	<b>8.0000e-005</b>	<b>8.7000e-004</b>	<b>0.0000</b>	<b>2.7000e-004</b>	<b>0.0000</b>	<b>2.8000e-004</b>	<b>7.0000e-005</b>	<b>0.0000</b>	<b>7.0000e-005</b>	<b>0.0000</b>	<b>0.2392</b>	<b>0.2392</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>0.2393</b>

**4.0 Operational Detail - Mobile****4.1 Mitigation Measures Mobile**

Increase Density

Increase Transit Accessibility

## Conroy Senior Housing - South Coast Air Basin, Annual

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0200	0.1071	0.2574	9.6000e-004	0.0806	7.7000e-004	0.0814	0.0216	7.2000e-004	0.0223	0.0000	88.4939	88.4939	4.2900e-003	0.0000	88.6012
Unmitigated	0.0214	0.1175	0.2937	1.1200e-003	0.0948	8.9000e-004	0.0957	0.0254	8.3000e-004	0.0262	0.0000	103.0783	103.0783	4.8900e-003	0.0000	103.2006

## 4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Retirement Community	76.80	64.96	62.40	249,628	212,260
Total	76.80	64.96	62.40	249,628	212,260

## 4.3 Trip Type Information

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

## 4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Retirement Community	0.552111	0.043066	0.201891	0.118512	0.015605	0.005863	0.021387	0.031253	0.002087	0.001818	0.004803	0.000708	0.000896

## 5.0 Energy Detail

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Historical Energy Use: N

## Conroy Senior Housing - South Coast Air Basin, Annual

## 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	51.4994	51.4994	2.1300e-003	4.4000e-004	51.6837
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	51.4994	51.4994	2.1300e-003	4.4000e-004	51.6837
NaturalGas Mitigated	2.6900e-003	0.0230	9.7700e-003	1.5000e-004		1.8600e-003	1.8600e-003		1.8600e-003	1.8600e-003	0.0000	26.5957	26.5957	5.1000e-004	4.9000e-004	26.7537
NaturalGas Unmitigated	2.6900e-003	0.0230	9.7700e-003	1.5000e-004		1.8600e-003	1.8600e-003		1.8600e-003	1.8600e-003	0.0000	26.5957	26.5957	5.1000e-004	4.9000e-004	26.7537

## 5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Retirement Community	498384	2.6900e-003	0.0230	9.7700e-003	1.5000e-004		1.8600e-003	1.8600e-003		1.8600e-003	1.8600e-003	0.0000	26.5957	26.5957	5.1000e-004	4.9000e-004	26.7537
<b>Total</b>		<b>2.6900e-003</b>	<b>0.0230</b>	<b>9.7700e-003</b>	<b>1.5000e-004</b>		<b>1.8600e-003</b>	<b>1.8600e-003</b>		<b>1.8600e-003</b>	<b>1.8600e-003</b>	<b>0.0000</b>	<b>26.5957</b>	<b>26.5957</b>	<b>5.1000e-004</b>	<b>4.9000e-004</b>	<b>26.7537</b>

## Conroy Senior Housing - South Coast Air Basin, Annual

**5.2 Energy by Land Use - NaturalGas****Mitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Retirement Community	498384	2.6900e-003	0.0230	9.7700e-003	1.5000e-004		1.8600e-003	1.8600e-003		1.8600e-003	1.8600e-003	0.0000	26.5957	26.5957	5.1000e-004	4.9000e-004	26.7537
<b>Total</b>		<b>2.6900e-003</b>	<b>0.0230</b>	<b>9.7700e-003</b>	<b>1.5000e-004</b>		<b>1.8600e-003</b>	<b>1.8600e-003</b>		<b>1.8600e-003</b>	<b>1.8600e-003</b>	<b>0.0000</b>	<b>26.5957</b>	<b>26.5957</b>	<b>5.1000e-004</b>	<b>4.9000e-004</b>	<b>26.7537</b>

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

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Retirement Community	161632	51.4994	2.1300e-003	4.4000e-004	51.6837
<b>Total</b>		<b>51.4994</b>	<b>2.1300e-003</b>	<b>4.4000e-004</b>	<b>51.6837</b>

## Conroy Senior Housing - South Coast Air Basin, Annual

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

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Retirement Community	161632	51.4994	2.1300e-003	4.4000e-004	51.6837
<b>Total</b>		<b>51.4994</b>	<b>2.1300e-003</b>	<b>4.4000e-004</b>	<b>51.6837</b>

**6.0 Area Detail**

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**6.1 Mitigation Measures Area**

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

No Hearths Installed



## Conroy Senior Housing - South Coast Air Basin, Annual

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.1278	3.8100e-003	0.3304	2.0000e-005		1.8300e-003	1.8300e-003		1.8300e-003	1.8300e-003	0.0000	0.5391	0.5391	5.2000e-004	0.0000	0.5521
Unmitigated	0.2219	0.0105	0.4357	2.2000e-004		0.0164	0.0164		0.0164	0.0164	1.2575	7.0708	8.3283	6.5000e-004	2.3000e-004	8.4131

## 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	9.3900e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1085					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0940	6.7000e-003	0.1054	2.0000e-004		0.0146	0.0146		0.0146	0.0146	1.2575	6.5317	7.7892	1.3000e-004	2.3000e-004	7.8611
Landscaping	9.9800e-003	3.8100e-003	0.3304	2.0000e-005		1.8300e-003	1.8300e-003		1.8300e-003	1.8300e-003	0.0000	0.5391	0.5391	5.2000e-004	0.0000	0.5521
<b>Total</b>	<b>0.2219</b>	<b>0.0105</b>	<b>0.4357</b>	<b>2.2000e-004</b>		<b>0.0164</b>	<b>0.0164</b>		<b>0.0164</b>	<b>0.0164</b>	<b>1.2575</b>	<b>7.0708</b>	<b>8.3283</b>	<b>6.5000e-004</b>	<b>2.3000e-004</b>	<b>8.4131</b>

## Conroy Senior Housing - South Coast Air Basin, Annual

**6.2 Area by SubCategory****Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	9.3900e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1085					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	9.9800e-003	3.8100e-003	0.3304	2.0000e-005		1.8300e-003	1.8300e-003		1.8300e-003	1.8300e-003	0.0000	0.5391	0.5391	5.2000e-004	0.0000	0.5521
<b>Total</b>	<b>0.1278</b>	<b>3.8100e-003</b>	<b>0.3304</b>	<b>2.0000e-005</b>		<b>1.8300e-003</b>	<b>1.8300e-003</b>		<b>1.8300e-003</b>	<b>1.8300e-003</b>	<b>0.0000</b>	<b>0.5391</b>	<b>0.5391</b>	<b>5.2000e-004</b>	<b>0.0000</b>	<b>0.5521</b>

**7.0 Water Detail****7.1 Mitigation Measures Water**

Use Reclaimed Water

Turf Reduction

Use Water Efficient Irrigation System

## Conroy Senior Housing - South Coast Air Basin, Annual

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	10.1372	0.0683	1.6900e-003	12.3475
Unmitigated	13.9642	0.0685	1.7200e-003	16.1883

## 7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Retirement Community	2.08493 / 1.31441	13.9642	0.0685	1.7200e-003	16.1883
<b>Total</b>		<b>13.9642</b>	<b>0.0685</b>	<b>1.7200e-003</b>	<b>16.1883</b>

## Conroy Senior Housing - South Coast Air Basin, Annual

**7.2 Water by Land Use****Mitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Retirement Community	2.08493 / 0.233293	10.1372	0.0683	1.6900e-003	12.3475
<b>Total</b>		<b>10.1372</b>	<b>0.0683</b>	<b>1.6900e-003</b>	<b>12.3475</b>

**8.0 Waste Detail****8.1 Mitigation Measures Waste****Category/Year**

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	2.9880	0.1766	0.0000	7.4027
Unmitigated	2.9880	0.1766	0.0000	7.4027

## Conroy Senior Housing - South Coast Air Basin, Annual

**8.2 Waste by Land Use****Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Retirement Community	14.72	2.9880	0.1766	0.0000	7.4027
<b>Total</b>		<b>2.9880</b>	<b>0.1766</b>	<b>0.0000</b>	<b>7.4027</b>

**Mitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Retirement Community	14.72	2.9880	0.1766	0.0000	7.4027
<b>Total</b>		<b>2.9880</b>	<b>0.1766</b>	<b>0.0000</b>	<b>7.4027</b>

**9.0 Operational Offroad**

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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## Conroy Senior Housing - South Coast Air Basin, Annual

**10.0 Stationary Equipment**

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**Fire Pumps and Emergency Generators**

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

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

Equipment Type	Number
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**11.0 Vegetation**

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## Conroy Senior Housing - South Coast Air Basin, Summer

## Conroy Senior Housing

### South Coast Air Basin, Summer

## 1.0 Project Characteristics

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### 1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Retirement Community	32.00	Dwelling Unit	1.80	30,018.00	92

### 1.2 Other Project Characteristics

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.2	<b>Precipitation Freq (Days)</b>	31
<b>Climate Zone</b>	10			<b>Operational Year</b>	2022
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MWhr)</b>	702.44	<b>CH4 Intensity (lb/MWhr)</b>	0.029	<b>N2O Intensity (lb/MWhr)</b>	0.006

### 1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - 1.8 acre with with 30,018 square feet of conditioned space. Project is 32 senior apartment units.

Woodstoves - No wood stoves pursuant to AQMD rules.

Construction Off-road Equipment Mitigation - AQMD Rules for dust minimization

Mobile Land Use Mitigation -

Area Mitigation - AQMD rules for low VOC Paint

Water Mitigation -

## Conroy Senior Housing - South Coast Air Basin, Summer

Table Name	Column Name	Default Value	New Value
tblLandUse	LandUseSquareFeet	32,000.00	30,018.00
tblLandUse	LotAcreage	6.40	1.80
tblWoodstoves	NumberCatalytic	1.60	0.00
tblWoodstoves	NumberNoncatalytic	1.60	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

## 2.0 Emissions Summary

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## Conroy Senior Housing - South Coast Air Basin, Summer

**2.1 Overall Construction (Maximum Daily Emission)****Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2020	2.1845	20.9857	15.1871	0.0256	5.8890	1.1536	6.7106	2.9774	1.0772	3.7333	0.0000	2,471.011 4	2,471.011 4	0.6012	0.0000	2,486.042 2
2021	19.0227	13.9861	13.8327	0.0254	0.2763	0.6868	0.9631	0.0737	0.6631	0.7368	0.0000	2,337.029 7	2,337.029 7	0.4150	0.0000	2,346.258 5
Maximum	19.0227	20.9857	15.1871	0.0256	5.8890	1.1536	6.7106	2.9774	1.0772	3.7333	0.0000	2,471.011 4	2,471.011 4	0.6012	0.0000	2,486.042 2

**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					
2020	2.1845	20.9857	15.1871	0.0256	2.6992	1.1536	3.5209	1.3529	1.0772	2.1088	0.0000	2,471.011 4	2,471.0114	0.6012	0.0000	2,486.042 2
2021	19.0227	13.9861	13.8327	0.0254	0.2763	0.6868	0.9631	0.0737	0.6631	0.7368	0.0000	2,337.029 7	2,337.029 7	0.4150	0.0000	2,346.258 5
Maximum	19.0227	20.9857	15.1871	0.0256	2.6992	1.1536	3.5209	1.3529	1.0772	2.1088	0.0000	2,471.011 4	2,471.011 4	0.6012	0.0000	2,486.042 2

	ROG	NOx	CO	SO2	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	51.74	0.00	41.57	53.24	0.00	36.34	0.00	0.00	0.00	0.00	0.00	0.00

## Conroy Senior Housing - South Coast Air Basin, Summer

**2.2 Overall Operational****Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	8.2471	0.5665	11.0733	0.0161		1.1795	1.1795		1.1795	1.1795	110.8890	580.7537	691.6426	0.0156	0.0203	698.0959
Energy	0.0147	0.1258	0.0536	8.0000e-004		0.0102	0.0102		0.0102	0.0102		160.6395	160.6395	3.0800e-003	2.9500e-003	161.5941
Mobile	0.1319	0.6522	1.7802	6.7100e-003	0.5578	5.1400e-003	0.5629	0.1492	4.8000e-003	0.1540		682.3454	682.3454	0.0314		683.1300
<b>Total</b>	<b>8.3938</b>	<b>1.3445</b>	<b>12.9070</b>	<b>0.0236</b>	<b>0.5578</b>	<b>1.1949</b>	<b>1.7526</b>	<b>0.1492</b>	<b>1.1945</b>	<b>1.3437</b>	<b>110.8890</b>	<b>1,423.7386</b>	<b>1,534.6275</b>	<b>0.0501</b>	<b>0.0233</b>	<b>1,542.8200</b>

**Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.7256	0.0305	2.6429	1.4000e-004		0.0146	0.0146		0.0146	0.0146	0.0000	4.7537	4.7537	4.5900e-003	0.0000	4.8683
Energy	0.0147	0.1258	0.0536	8.0000e-004		0.0102	0.0102		0.0102	0.0102		160.6395	160.6395	3.0800e-003	2.9500e-003	161.5941
Mobile	0.1234	0.5964	1.5521	5.7600e-003	0.4743	4.4400e-003	0.4787	0.1269	4.1400e-003	0.1310		585.8152	585.8152	0.0275		586.5021
<b>Total</b>	<b>0.8638</b>	<b>0.7527</b>	<b>4.2485</b>	<b>6.7000e-003</b>	<b>0.4743</b>	<b>0.0292</b>	<b>0.5035</b>	<b>0.1269</b>	<b>0.0289</b>	<b>0.1558</b>	<b>0.0000</b>	<b>751.2084</b>	<b>751.2084</b>	<b>0.0352</b>	<b>2.9500e-003</b>	<b>752.9645</b>

## Conroy Senior Housing - South Coast Air Basin, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	89.71	44.01	67.08	71.59	14.97	97.56	71.27	14.96	97.58	88.41	100.00	47.24	51.05	29.84	87.33	51.20

### 3.0 Construction Detail

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#### Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	10/17/2020	11/13/2020	5	20	
2	Site Preparation	Site Preparation	11/14/2020	11/17/2020	5	2	
3	Grading	Grading	11/18/2020	11/23/2020	5	4	
4	Building Construction	Building Construction	11/24/2020	8/30/2021	5	200	
5	Paving	Paving	8/31/2021	9/13/2021	5	10	
6	Architectural Coating	Architectural Coating	9/14/2021	9/27/2021	5	10	

**Acres of Grading (Site Preparation Phase): 1**

**Acres of Grading (Grading Phase): 1.5**

**Acres of Paving: 0**

**Residential Indoor: 60,786; Residential Outdoor: 20,262; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)**

#### OffRoad Equipment

## Conroy Senior Housing - South Coast Air Basin, Summer

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	1	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Cranes	1	6.00	231	0.29
Building Construction	Forklifts	1	6.00	89	0.20
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	6.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Rubber Tired Dozers	1	6.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Grading	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Graders	1	6.00	187	0.41
Paving	Paving Equipment	1	8.00	132	0.36
Site Preparation	Rubber Tired Dozers	1	7.00	247	0.40
Building Construction	Welders	3	8.00	46	0.45

Trips and VMT

## Conroy Senior Housing - South Coast Air Basin, Summer

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	3	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	23.00	3.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	13.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

**3.1 Mitigation Measures Construction**

Water Exposed Area

**3.2 Demolition - 2020****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.1262	20.9463	14.6573	0.0241		1.1525	1.1525		1.0761	1.0761		2,322.3127	2,322.3127	0.5970		2,337.2363
<b>Total</b>	<b>2.1262</b>	<b>20.9463</b>	<b>14.6573</b>	<b>0.0241</b>		<b>1.1525</b>	<b>1.1525</b>		<b>1.0761</b>	<b>1.0761</b>		<b>2,322.3127</b>	<b>2,322.3127</b>	<b>0.5970</b>		<b>2,337.2363</b>

## Conroy Senior Housing - South Coast Air Basin, Summer

**3.2 Demolition - 2020****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0583	0.0394	0.5299	1.4900e-003	0.1453	1.1100e-003	0.1464	0.0385	1.0200e-003	0.0396		148.6987	148.6987	4.2900e-003		148.8059
<b>Total</b>	<b>0.0583</b>	<b>0.0394</b>	<b>0.5299</b>	<b>1.4900e-003</b>	<b>0.1453</b>	<b>1.1100e-003</b>	<b>0.1464</b>	<b>0.0385</b>	<b>1.0200e-003</b>	<b>0.0396</b>		<b>148.6987</b>	<b>148.6987</b>	<b>4.2900e-003</b>		<b>148.8059</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.1262	20.9463	14.6573	0.0241		1.1525	1.1525		1.0761	1.0761	0.0000	2,322.3127	2,322.3127	0.5970		2,337.2363
<b>Total</b>	<b>2.1262</b>	<b>20.9463</b>	<b>14.6573</b>	<b>0.0241</b>		<b>1.1525</b>	<b>1.1525</b>		<b>1.0761</b>	<b>1.0761</b>	<b>0.0000</b>	<b>2,322.3127</b>	<b>2,322.3127</b>	<b>0.5970</b>		<b>2,337.2363</b>

## Conroy Senior Housing - South Coast Air Basin, Summer

**3.2 Demolition - 2020****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0583	0.0394	0.5299	1.4900e-003	0.1453	1.1100e-003	0.1464	0.0385	1.0200e-003	0.0396		148.6987	148.6987	4.2900e-003		148.8059
<b>Total</b>	<b>0.0583</b>	<b>0.0394</b>	<b>0.5299</b>	<b>1.4900e-003</b>	<b>0.1453</b>	<b>1.1100e-003</b>	<b>0.1464</b>	<b>0.0385</b>	<b>1.0200e-003</b>	<b>0.0396</b>		<b>148.6987</b>	<b>148.6987</b>	<b>4.2900e-003</b>		<b>148.8059</b>

**3.3 Site Preparation - 2020****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					5.7996	0.0000	5.7996	2.9537	0.0000	2.9537			0.0000			0.0000
Off-Road	1.6299	18.3464	7.7093	0.0172		0.8210	0.8210		0.7553	0.7553		1,667.4119	1,667.4119	0.5393		1,680.8937
<b>Total</b>	<b>1.6299</b>	<b>18.3464</b>	<b>7.7093</b>	<b>0.0172</b>	<b>5.7996</b>	<b>0.8210</b>	<b>6.6205</b>	<b>2.9537</b>	<b>0.7553</b>	<b>3.7090</b>		<b>1,667.4119</b>	<b>1,667.4119</b>	<b>0.5393</b>		<b>1,680.8937</b>

## Conroy Senior Housing - South Coast Air Basin, Summer

**3.3 Site Preparation - 2020****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	0.0359	0.0243	0.3261	9.2000e-004	0.0894	6.8000e-004	0.0901	0.0237	6.3000e-004	0.0243		91.5069	91.5069	2.6400e-003		91.5728
<b>Total</b>	<b>0.0359</b>	<b>0.0243</b>	<b>0.3261</b>	<b>9.2000e-004</b>	<b>0.0894</b>	<b>6.8000e-004</b>	<b>0.0901</b>	<b>0.0237</b>	<b>6.3000e-004</b>	<b>0.0243</b>		<b>91.5069</b>	<b>91.5069</b>	<b>2.6400e-003</b>		<b>91.5728</b>

**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					2.6098	0.0000	2.6098	1.3292	0.0000	1.3292			0.0000			0.0000
Off-Road	1.6299	18.3464	7.7093	0.0172		0.8210	0.8210		0.7553	0.7553	0.0000	1,667.4119	1,667.4119	0.5393		1,680.8937
<b>Total</b>	<b>1.6299</b>	<b>18.3464</b>	<b>7.7093</b>	<b>0.0172</b>	<b>2.6098</b>	<b>0.8210</b>	<b>3.4308</b>	<b>1.3292</b>	<b>0.7553</b>	<b>2.0844</b>	<b>0.0000</b>	<b>1,667.4119</b>	<b>1,667.4119</b>	<b>0.5393</b>		<b>1,680.8937</b>



## Conroy Senior Housing - South Coast Air Basin, Summer

**3.3 Site Preparation - 2020****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	0.0359	0.0243	0.3261	9.2000e-004	0.0894	6.8000e-004	0.0901	0.0237	6.3000e-004	0.0243		91.5069	91.5069	2.6400e-003		91.5728
<b>Total</b>	<b>0.0359</b>	<b>0.0243</b>	<b>0.3261</b>	<b>9.2000e-004</b>	<b>0.0894</b>	<b>6.8000e-004</b>	<b>0.0901</b>	<b>0.0237</b>	<b>6.3000e-004</b>	<b>0.0243</b>		<b>91.5069</b>	<b>91.5069</b>	<b>2.6400e-003</b>		<b>91.5728</b>

**3.4 Grading - 2020****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					4.9143	0.0000	4.9143	2.5256	0.0000	2.5256			0.0000			0.0000
Off-Road	1.3498	15.0854	6.4543	0.0141		0.6844	0.6844		0.6296	0.6296		1,365.718 3	1,365.718 3	0.4417		1,376.760 9
<b>Total</b>	<b>1.3498</b>	<b>15.0854</b>	<b>6.4543</b>	<b>0.0141</b>	<b>4.9143</b>	<b>0.6844</b>	<b>5.5986</b>	<b>2.5256</b>	<b>0.6296</b>	<b>3.1552</b>		<b>1,365.718 3</b>	<b>1,365.718 3</b>	<b>0.4417</b>		<b>1,376.760 9</b>

## Conroy Senior Housing - South Coast Air Basin, Summer

**3.4 Grading - 2020****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	0.0359	0.0243	0.3261	9.2000e-004	0.0894	6.8000e-004	0.0901	0.0237	6.3000e-004	0.0243		91.5069	91.5069	2.6400e-003		91.5728
<b>Total</b>	<b>0.0359</b>	<b>0.0243</b>	<b>0.3261</b>	<b>9.2000e-004</b>	<b>0.0894</b>	<b>6.8000e-004</b>	<b>0.0901</b>	<b>0.0237</b>	<b>6.3000e-004</b>	<b>0.0243</b>		<b>91.5069</b>	<b>91.5069</b>	<b>2.6400e-003</b>		<b>91.5728</b>

**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					2.2114	0.0000	2.2114	1.1365	0.0000	1.1365			0.0000			0.0000
Off-Road	1.3498	15.0854	6.4543	0.0141		0.6844	0.6844		0.6296	0.6296	0.0000	1,365.718 3	1,365.718 3	0.4417		1,376.760 9
<b>Total</b>	<b>1.3498</b>	<b>15.0854</b>	<b>6.4543</b>	<b>0.0141</b>	<b>2.2114</b>	<b>0.6844</b>	<b>2.8958</b>	<b>1.1365</b>	<b>0.6296</b>	<b>1.7662</b>	<b>0.0000</b>	<b>1,365.718 3</b>	<b>1,365.718 3</b>	<b>0.4417</b>		<b>1,376.760 9</b>

## Conroy Senior Housing - South Coast Air Basin, Summer

**3.4 Grading - 2020****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	0.0359	0.0243	0.3261	9.2000e-004	0.0894	6.8000e-004	0.0901	0.0237	6.3000e-004	0.0243		91.5069	91.5069	2.6400e-003		91.5728
<b>Total</b>	<b>0.0359</b>	<b>0.0243</b>	<b>0.3261</b>	<b>9.2000e-004</b>	<b>0.0894</b>	<b>6.8000e-004</b>	<b>0.0901</b>	<b>0.0237</b>	<b>6.3000e-004</b>	<b>0.0243</b>		<b>91.5069</b>	<b>91.5069</b>	<b>2.6400e-003</b>		<b>91.5728</b>

**3.5 Building Construction - 2020****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.0305	14.7882	13.1881	0.0220		0.7960	0.7960		0.7688	0.7688		2,001.1595	2,001.1595	0.3715		2,010.4467
<b>Total</b>	<b>2.0305</b>	<b>14.7882</b>	<b>13.1881</b>	<b>0.0220</b>		<b>0.7960</b>	<b>0.7960</b>		<b>0.7688</b>	<b>0.7688</b>		<b>2,001.1595</b>	<b>2,001.1595</b>	<b>0.3715</b>		<b>2,010.4467</b>

## Conroy Senior Housing - South Coast Air Basin, Summer

**3.5 Building Construction - 2020****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	9.9600e-003	0.3160	0.0769	7.7000e-004	0.0192	1.5600e-003	0.0208	5.5300e-003	1.5000e-003	7.0200e-003		81.8374	81.8374	5.2400e-003		81.9684
Worker	0.1032	0.0697	0.9374	2.6400e-003	0.2571	1.9600e-003	0.2591	0.0682	1.8100e-003	0.0700		263.0824	263.0824	7.5800e-003		263.2719
<b>Total</b>	<b>0.1131</b>	<b>0.3857</b>	<b>1.0143</b>	<b>3.4100e-003</b>	<b>0.2763</b>	<b>3.5200e-003</b>	<b>0.2798</b>	<b>0.0737</b>	<b>3.3100e-003</b>	<b>0.0770</b>		<b>344.9198</b>	<b>344.9198</b>	<b>0.0128</b>		<b>345.2403</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.0305	14.7882	13.1881	0.0220		0.7960	0.7960		0.7688	0.7688	0.0000	2,001.1595	2,001.1595	0.3715		2,010.4467
<b>Total</b>	<b>2.0305</b>	<b>14.7882</b>	<b>13.1881</b>	<b>0.0220</b>		<b>0.7960</b>	<b>0.7960</b>		<b>0.7688</b>	<b>0.7688</b>	<b>0.0000</b>	<b>2,001.1595</b>	<b>2,001.1595</b>	<b>0.3715</b>		<b>2,010.4467</b>

## Conroy Senior Housing - South Coast Air Basin, Summer

**3.5 Building Construction - 2020****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	9.9600e-003	0.3160	0.0769	7.7000e-004	0.0192	1.5600e-003	0.0208	5.5300e-003	1.5000e-003	7.0200e-003		81.8374	81.8374	5.2400e-003		81.9684
Worker	0.1032	0.0697	0.9374	2.6400e-003	0.2571	1.9600e-003	0.2591	0.0682	1.8100e-003	0.0700		263.0824	263.0824	7.5800e-003		263.2719
<b>Total</b>	<b>0.1131</b>	<b>0.3857</b>	<b>1.0143</b>	<b>3.4100e-003</b>	<b>0.2763</b>	<b>3.5200e-003</b>	<b>0.2798</b>	<b>0.0737</b>	<b>3.3100e-003</b>	<b>0.0770</b>		<b>344.9198</b>	<b>344.9198</b>	<b>0.0128</b>		<b>345.2403</b>

**3.5 Building Construction - 2021****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.8125	13.6361	12.8994	0.0221		0.6843	0.6843		0.6608	0.6608		2,001.2200	2,001.2200	0.3573		2,010.1517
<b>Total</b>	<b>1.8125</b>	<b>13.6361</b>	<b>12.8994</b>	<b>0.0221</b>		<b>0.6843</b>	<b>0.6843</b>		<b>0.6608</b>	<b>0.6608</b>		<b>2,001.2200</b>	<b>2,001.2200</b>	<b>0.3573</b>		<b>2,010.1517</b>

## Conroy Senior Housing - South Coast Air Basin, Summer

**3.5 Building Construction - 2021****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	8.4400e-003	0.2873	0.0698	7.6000e-004	0.0192	5.9000e-004	0.0198	5.5300e-003	5.6000e-004	6.0900e-003		81.2231	81.2231	5.0200e-003		81.3487
Worker	0.0963	0.0628	0.8636	2.5600e-003	0.2571	1.9000e-003	0.2590	0.0682	1.7500e-003	0.0699		254.5866	254.5866	6.8600e-003		254.7582
<b>Total</b>	<b>0.1047</b>	<b>0.3501</b>	<b>0.9333</b>	<b>3.3200e-003</b>	<b>0.2763</b>	<b>2.4900e-003</b>	<b>0.2788</b>	<b>0.0737</b>	<b>2.3100e-003</b>	<b>0.0760</b>		<b>335.8097</b>	<b>335.8097</b>	<b>0.0119</b>		<b>336.1068</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.8125	13.6361	12.8994	0.0221		0.6843	0.6843		0.6608	0.6608	0.0000	2,001.2200	2,001.2200	0.3573		2,010.1517
<b>Total</b>	<b>1.8125</b>	<b>13.6361</b>	<b>12.8994</b>	<b>0.0221</b>		<b>0.6843</b>	<b>0.6843</b>		<b>0.6608</b>	<b>0.6608</b>	<b>0.0000</b>	<b>2,001.2200</b>	<b>2,001.2200</b>	<b>0.3573</b>		<b>2,010.1517</b>

## Conroy Senior Housing - South Coast Air Basin, Summer

**3.5 Building Construction - 2021****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	8.4400e-003	0.2873	0.0698	7.6000e-004	0.0192	5.9000e-004	0.0198	5.5300e-003	5.6000e-004	6.0900e-003		81.2231	81.2231	5.0200e-003		81.3487
Worker	0.0963	0.0628	0.8636	2.5600e-003	0.2571	1.9000e-003	0.2590	0.0682	1.7500e-003	0.0699		254.5866	254.5866	6.8600e-003		254.7582
<b>Total</b>	<b>0.1047</b>	<b>0.3501</b>	<b>0.9333</b>	<b>3.3200e-003</b>	<b>0.2763</b>	<b>2.4900e-003</b>	<b>0.2788</b>	<b>0.0737</b>	<b>2.3100e-003</b>	<b>0.0760</b>		<b>335.8097</b>	<b>335.8097</b>	<b>0.0119</b>		<b>336.1068</b>

**3.6 Paving - 2021****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.7739	7.7422	8.8569	0.0135		0.4153	0.4153		0.3830	0.3830		1,296.8664	1,296.8664	0.4111		1,307.1442
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>0.7739</b>	<b>7.7422</b>	<b>8.8569</b>	<b>0.0135</b>		<b>0.4153</b>	<b>0.4153</b>		<b>0.3830</b>	<b>0.3830</b>		<b>1,296.8664</b>	<b>1,296.8664</b>	<b>0.4111</b>		<b>1,307.1442</b>

## Conroy Senior Housing - South Coast Air Basin, Summer

**3.6 Paving - 2021****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0544	0.0355	0.4881	1.4400e-003	0.1453	1.0800e-003	0.1464	0.0385	9.9000e-004	0.0395		143.8968	143.8968	3.8800e-003		143.9937
<b>Total</b>	<b>0.0544</b>	<b>0.0355</b>	<b>0.4881</b>	<b>1.4400e-003</b>	<b>0.1453</b>	<b>1.0800e-003</b>	<b>0.1464</b>	<b>0.0385</b>	<b>9.9000e-004</b>	<b>0.0395</b>		<b>143.8968</b>	<b>143.8968</b>	<b>3.8800e-003</b>		<b>143.9937</b>

**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	0.7739	7.7422	8.8569	0.0135		0.4153	0.4153		0.3830	0.3830	0.0000	1,296.8664	1,296.8664	0.4111		1,307.1442
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>0.7739</b>	<b>7.7422</b>	<b>8.8569</b>	<b>0.0135</b>		<b>0.4153</b>	<b>0.4153</b>		<b>0.3830</b>	<b>0.3830</b>	<b>0.0000</b>	<b>1,296.8664</b>	<b>1,296.8664</b>	<b>0.4111</b>		<b>1,307.1442</b>



## Conroy Senior Housing - South Coast Air Basin, Summer

**3.6 Paving - 2021****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0544	0.0355	0.4881	1.4400e-003	0.1453	1.0800e-003	0.1464	0.0385	9.9000e-004	0.0395		143.8968	143.8968	3.8800e-003		143.9937
<b>Total</b>	<b>0.0544</b>	<b>0.0355</b>	<b>0.4881</b>	<b>1.4400e-003</b>	<b>0.1453</b>	<b>1.0800e-003</b>	<b>0.1464</b>	<b>0.0385</b>	<b>9.9000e-004</b>	<b>0.0395</b>		<b>143.8968</b>	<b>143.8968</b>	<b>3.8800e-003</b>		<b>143.9937</b>

**3.7 Architectural Coating - 2021****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	18.7829					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2189	1.5268	1.8176	2.9700e-003		0.0941	0.0941		0.0941	0.0941		281.4481	281.4481	0.0193		281.9309
<b>Total</b>	<b>19.0018</b>	<b>1.5268</b>	<b>1.8176</b>	<b>2.9700e-003</b>		<b>0.0941</b>	<b>0.0941</b>		<b>0.0941</b>	<b>0.0941</b>		<b>281.4481</b>	<b>281.4481</b>	<b>0.0193</b>		<b>281.9309</b>

## Conroy Senior Housing - South Coast Air Basin, Summer

**3.7 Architectural Coating - 2021****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0209	0.0137	0.1877	5.6000e-004	0.0559	4.1000e-004	0.0563	0.0148	3.8000e-004	0.0152		55.3449	55.3449	1.4900e-003		55.3822
<b>Total</b>	<b>0.0209</b>	<b>0.0137</b>	<b>0.1877</b>	<b>5.6000e-004</b>	<b>0.0559</b>	<b>4.1000e-004</b>	<b>0.0563</b>	<b>0.0148</b>	<b>3.8000e-004</b>	<b>0.0152</b>		<b>55.3449</b>	<b>55.3449</b>	<b>1.4900e-003</b>		<b>55.3822</b>

**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	18.7829					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2189	1.5268	1.8176	2.9700e-003		0.0941	0.0941		0.0941	0.0941	0.0000	281.4481	281.4481	0.0193		281.9309
<b>Total</b>	<b>19.0018</b>	<b>1.5268</b>	<b>1.8176</b>	<b>2.9700e-003</b>		<b>0.0941</b>	<b>0.0941</b>		<b>0.0941</b>	<b>0.0941</b>	<b>0.0000</b>	<b>281.4481</b>	<b>281.4481</b>	<b>0.0193</b>		<b>281.9309</b>

## Conroy Senior Housing - South Coast Air Basin, Summer

**3.7 Architectural Coating - 2021****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0209	0.0137	0.1877	5.6000e-004	0.0559	4.1000e-004	0.0563	0.0148	3.8000e-004	0.0152		55.3449	55.3449	1.4900e-003		55.3822
<b>Total</b>	<b>0.0209</b>	<b>0.0137</b>	<b>0.1877</b>	<b>5.6000e-004</b>	<b>0.0559</b>	<b>4.1000e-004</b>	<b>0.0563</b>	<b>0.0148</b>	<b>3.8000e-004</b>	<b>0.0152</b>		<b>55.3449</b>	<b>55.3449</b>	<b>1.4900e-003</b>		<b>55.3822</b>

**4.0 Operational Detail - Mobile****4.1 Mitigation Measures Mobile**

Increase Density

Increase Transit Accessibility

## Conroy Senior Housing - South Coast Air Basin, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.1234	0.5964	1.5521	5.7600e-003	0.4743	4.4400e-003	0.4787	0.1269	4.1400e-003	0.1310		585.8152	585.8152	0.0275		586.5021
Unmitigated	0.1319	0.6522	1.7802	6.7100e-003	0.5578	5.1400e-003	0.5629	0.1492	4.8000e-003	0.1540		682.3454	682.3454	0.0314		683.1300

## 4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Retirement Community	76.80	64.96	62.40	249,628	212,260
Total	76.80	64.96	62.40	249,628	212,260

## 4.3 Trip Type Information

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

## 4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Retirement Community	0.552111	0.043066	0.201891	0.118512	0.015605	0.005863	0.021387	0.031253	0.002087	0.001818	0.004803	0.000708	0.000896

## 5.0 Energy Detail

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Historical Energy Use: N

## Conroy Senior Housing - South Coast Air Basin, Summer

## 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	0.0147	0.1258	0.0536	8.0000e-004		0.0102	0.0102		0.0102	0.0102		160.6395	160.6395	3.0800e-003	2.9500e-003	161.5941
NaturalGas Unmitigated	0.0147	0.1258	0.0536	8.0000e-004		0.0102	0.0102		0.0102	0.0102		160.6395	160.6395	3.0800e-003	2.9500e-003	161.5941

## 5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Retirement Community	1365.44	0.0147	0.1258	0.0536	8.0000e-004		0.0102	0.0102		0.0102	0.0102		160.6395	160.6395	3.0800e-003	2.9500e-003	161.5941
<b>Total</b>		<b>0.0147</b>	<b>0.1258</b>	<b>0.0536</b>	<b>8.0000e-004</b>		<b>0.0102</b>	<b>0.0102</b>		<b>0.0102</b>	<b>0.0102</b>		<b>160.6395</b>	<b>160.6395</b>	<b>3.0800e-003</b>	<b>2.9500e-003</b>	<b>161.5941</b>

## Conroy Senior Housing - South Coast Air Basin, Summer

**5.2 Energy by Land Use - NaturalGas****Mitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Retirement Community	1.36544	0.0147	0.1258	0.0536	8.0000e-004		0.0102	0.0102		0.0102	0.0102		160.6395	160.6395	3.0800e-003	2.9500e-003	161.5941
<b>Total</b>		<b>0.0147</b>	<b>0.1258</b>	<b>0.0536</b>	<b>8.0000e-004</b>		<b>0.0102</b>	<b>0.0102</b>		<b>0.0102</b>	<b>0.0102</b>		<b>160.6395</b>	<b>160.6395</b>	<b>3.0800e-003</b>	<b>2.9500e-003</b>	<b>161.5941</b>

**6.0 Area Detail****6.1 Mitigation Measures Area**

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

No Hearths Installed

## Conroy Senior Housing - South Coast Air Basin, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.7256	0.0305	2.6429	1.4000e-004		0.0146	0.0146		0.0146	0.0146	0.0000	4.7537	4.7537	4.5900e-003	0.0000	4.8683
Unmitigated	8.2471	0.5665	11.0733	0.0161		1.1795	1.1795		1.1795	1.1795	110.8890	580.7537	691.6426	0.0156	0.0203	698.0959

## 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	0.0515					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.5944					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	7.5215	0.5360	8.4304	0.0159		1.1649	1.1649		1.1649	1.1649	110.8890	576.0000	686.8890	0.0110	0.0203	693.2276
Landscaping	0.0798	0.0305	2.6429	1.4000e-004		0.0146	0.0146		0.0146	0.0146		4.7537	4.7537	4.5900e-003		4.8683
<b>Total</b>	<b>8.2472</b>	<b>0.5665</b>	<b>11.0733</b>	<b>0.0161</b>		<b>1.1795</b>	<b>1.1795</b>		<b>1.1795</b>	<b>1.1795</b>	<b>110.8890</b>	<b>580.7537</b>	<b>691.6426</b>	<b>0.0156</b>	<b>0.0203</b>	<b>698.0959</b>

## Conroy Senior Housing - South Coast Air Basin, Summer

**6.2 Area by SubCategory****Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0515					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.5944					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	0.0798	0.0305	2.6429	1.4000e-004		0.0146	0.0146		0.0146	0.0146		4.7537	4.7537	4.5900e-003		4.8683
<b>Total</b>	<b>0.7257</b>	<b>0.0305</b>	<b>2.6429</b>	<b>1.4000e-004</b>		<b>0.0146</b>	<b>0.0146</b>		<b>0.0146</b>	<b>0.0146</b>	<b>0.0000</b>	<b>4.7537</b>	<b>4.7537</b>	<b>4.5900e-003</b>	<b>0.0000</b>	<b>4.8683</b>

**7.0 Water Detail****7.1 Mitigation Measures Water**

Use Reclaimed Water

Turf Reduction

Use Water Efficient Irrigation System

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



## Conroy Senior Housing - South Coast Air Basin, Summer

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

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**Fire Pumps and Emergency Generators**

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

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

Equipment Type	Number
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**11.0 Vegetation**

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## Conroy Senior Housing - South Coast Air Basin, Winter

## Conroy Senior Housing

### South Coast Air Basin, Winter

## 1.0 Project Characteristics

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### 1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Retirement Community	32.00	Dwelling Unit	1.80	30,018.00	92

### 1.2 Other Project Characteristics

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.2	<b>Precipitation Freq (Days)</b>	31
<b>Climate Zone</b>	10			<b>Operational Year</b>	2022
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MWhr)</b>	702.44	<b>CH4 Intensity (lb/MWhr)</b>	0.029	<b>N2O Intensity (lb/MWhr)</b>	0.006

### 1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - 1.8 acre with with 30,018 square feet of conditioned space. Project is 32 senior apartment units.

Woodstoves - No wood stoves pursuant to AQMD rules.

Construction Off-road Equipment Mitigation - AQMD Rules for dust minimization

Mobile Land Use Mitigation -

Area Mitigation - AQMD rules for low VOC Paint

Water Mitigation -

## Conroy Senior Housing - South Coast Air Basin, Winter

Table Name	Column Name	Default Value	New Value
tblLandUse	LandUseSquareFeet	32,000.00	30,018.00
tblLandUse	LotAcreage	6.40	1.80
tblWoodstoves	NumberCatalytic	1.60	0.00
tblWoodstoves	NumberNoncatalytic	1.60	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

## 2.0 Emissions Summary

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## Conroy Senior Housing - South Coast Air Basin, Winter

**2.1 Overall Construction (Maximum Daily Emission)****Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2020	2.1903	20.9896	15.1377	0.0255	5.8890	1.1536	6.7106	2.9774	1.0772	3.7333	0.0000	2,461.783 3	2,461.783 3	0.6010	0.0000	2,476.807 4
2021	19.0248	13.9916	13.7586	0.0252	0.2763	0.6869	0.9631	0.0737	0.6631	0.7368	0.0000	2,319.006 9	2,319.006 9	0.4147	0.0000	2,328.233 3
Maximum	19.0248	20.9896	15.1377	0.0255	5.8890	1.1536	6.7106	2.9774	1.0772	3.7333	0.0000	2,461.783 3	2,461.783 3	0.6010	0.0000	2,476.807 4

**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					
2020	2.1903	20.9896	15.1377	0.0255	2.6992	1.1536	3.5209	1.3529	1.0772	2.1088	0.0000	2,461.783 3	2,461.783 3	0.6010	0.0000	2,476.807 4
2021	19.0248	13.9916	13.7586	0.0252	0.2763	0.6869	0.9631	0.0737	0.6631	0.7368	0.0000	2,319.006 9	2,319.006 9	0.4147	0.0000	2,328.233 3
Maximum	19.0248	20.9896	15.1377	0.0255	2.6992	1.1536	3.5209	1.3529	1.0772	2.1088	0.0000	2,461.783 3	2,461.783 3	0.6010	0.0000	2,476.807 4

	ROG	NOx	CO	SO2	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	51.74	0.00	41.57	53.24	0.00	36.34	0.00	0.00	0.00	0.00	0.00	0.00

## Conroy Senior Housing - South Coast Air Basin, Winter

**2.2 Overall Operational****Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	8.2471	0.5665	11.0733	0.0161		1.1795	1.1795		1.1795	1.1795	110.8890	580.7537	691.6426	0.0156	0.0203	698.0959
Energy	0.0147	0.1258	0.0536	8.0000e-004		0.0102	0.0102		0.0102	0.0102		160.6395	160.6395	3.0800e-003	2.9500e-003	161.5941
Mobile	0.1266	0.6664	1.6710	6.3600e-003	0.5578	5.1700e-003	0.5630	0.1492	4.8200e-003	0.1541		647.7207	647.7207	0.0313		648.5037
<b>Total</b>	<b>8.3885</b>	<b>1.3587</b>	<b>12.7978</b>	<b>0.0232</b>	<b>0.5578</b>	<b>1.1949</b>	<b>1.7527</b>	<b>0.1492</b>	<b>1.1945</b>	<b>1.3438</b>	<b>110.8890</b>	<b>1,389.1139</b>	<b>1,500.0028</b>	<b>0.0500</b>	<b>0.0233</b>	<b>1,508.1937</b>

**Mitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	0.7256	0.0305	2.6429	1.4000e-004		0.0146	0.0146		0.0146	0.0146	0.0000	4.7537	4.7537	4.5900e-003	0.0000	4.8683
Energy	0.0147	0.1258	0.0536	8.0000e-004		0.0102	0.0102		0.0102	0.0102		160.6395	160.6395	3.0800e-003	2.9500e-003	161.5941
Mobile	0.1184	0.6076	1.4668	5.4600e-003	0.4743	4.4700e-003	0.4788	0.1269	4.1700e-003	0.1311		555.8478	555.8478	0.0275		556.5358
<b>Total</b>	<b>0.8588</b>	<b>0.7639</b>	<b>4.1633</b>	<b>6.4000e-003</b>	<b>0.4743</b>	<b>0.0292</b>	<b>0.5035</b>	<b>0.1269</b>	<b>0.0289</b>	<b>0.1558</b>	<b>0.0000</b>	<b>721.2409</b>	<b>721.2409</b>	<b>0.0352</b>	<b>2.9500e-003</b>	<b>722.9982</b>

## Conroy Senior Housing - South Coast Air Basin, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	89.76	43.78	67.47	72.45	14.97	97.55	71.27	14.96	97.58	88.40	100.00	48.08	51.92	29.66	87.33	52.06

**3.0 Construction Detail****Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	10/17/2020	11/13/2020	5	20	
2	Site Preparation	Site Preparation	11/14/2020	11/17/2020	5	2	
3	Grading	Grading	11/18/2020	11/23/2020	5	4	
4	Building Construction	Building Construction	11/24/2020	8/30/2021	5	200	
5	Paving	Paving	8/31/2021	9/13/2021	5	10	
6	Architectural Coating	Architectural Coating	9/14/2021	9/27/2021	5	10	

**Acres of Grading (Site Preparation Phase): 1****Acres of Grading (Grading Phase): 1.5****Acres of Paving: 0****Residential Indoor: 60,786; Residential Outdoor: 20,262; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)****OffRoad Equipment**

## Conroy Senior Housing - South Coast Air Basin, Winter

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	1	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Cranes	1	6.00	231	0.29
Building Construction	Forklifts	1	6.00	89	0.20
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	6.00	130	0.42
Paving	Rollers	1	7.00	80	0.38
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Rubber Tired Dozers	1	6.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	1	6.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Grading	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Graders	1	6.00	187	0.41
Paving	Paving Equipment	1	8.00	132	0.36
Site Preparation	Rubber Tired Dozers	1	7.00	247	0.40
Building Construction	Welders	3	8.00	46	0.45

Trips and VMT

## Conroy Senior Housing - South Coast Air Basin, Winter

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	3	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	7	23.00	3.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	13.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

## 3.1 Mitigation Measures Construction

Water Exposed Area

## 3.2 Demolition - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.1262	20.9463	14.6573	0.0241		1.1525	1.1525		1.0761	1.0761		2,322.3127	2,322.3127	0.5970		2,337.2363
<b>Total</b>	<b>2.1262</b>	<b>20.9463</b>	<b>14.6573</b>	<b>0.0241</b>		<b>1.1525</b>	<b>1.1525</b>		<b>1.0761</b>	<b>1.0761</b>		<b>2,322.3127</b>	<b>2,322.3127</b>	<b>0.5970</b>		<b>2,337.2363</b>



## Conroy Senior Housing - South Coast Air Basin, Winter

**3.2 Demolition - 2020****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	0.0642	0.0433	0.4805	1.4000e-003	0.1453	1.1100e-003	0.1464	0.0385	1.0200e-003	0.0396		139.4707	139.4707	4.0100e-003		139.5710
<b>Total</b>	<b>0.0642</b>	<b>0.0433</b>	<b>0.4805</b>	<b>1.4000e-003</b>	<b>0.1453</b>	<b>1.1100e-003</b>	<b>0.1464</b>	<b>0.0385</b>	<b>1.0200e-003</b>	<b>0.0396</b>		<b>139.4707</b>	<b>139.4707</b>	<b>4.0100e-003</b>		<b>139.5710</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.1262	20.9463	14.6573	0.0241		1.1525	1.1525		1.0761	1.0761	0.0000	2,322.3127	2,322.3127	0.5970		2,337.2363
<b>Total</b>	<b>2.1262</b>	<b>20.9463</b>	<b>14.6573</b>	<b>0.0241</b>		<b>1.1525</b>	<b>1.1525</b>		<b>1.0761</b>	<b>1.0761</b>	<b>0.0000</b>	<b>2,322.3127</b>	<b>2,322.3127</b>	<b>0.5970</b>		<b>2,337.2363</b>

## Conroy Senior Housing - South Coast Air Basin, Winter

**3.2 Demolition - 2020****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	0.0642	0.0433	0.4805	1.4000e-003	0.1453	1.1100e-003	0.1464	0.0385	1.0200e-003	0.0396		139.4707	139.4707	4.0100e-003		139.5710
<b>Total</b>	<b>0.0642</b>	<b>0.0433</b>	<b>0.4805</b>	<b>1.4000e-003</b>	<b>0.1453</b>	<b>1.1100e-003</b>	<b>0.1464</b>	<b>0.0385</b>	<b>1.0200e-003</b>	<b>0.0396</b>		<b>139.4707</b>	<b>139.4707</b>	<b>4.0100e-003</b>		<b>139.5710</b>

**3.3 Site Preparation - 2020****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					5.7996	0.0000	5.7996	2.9537	0.0000	2.9537			0.0000			0.0000
Off-Road	1.6299	18.3464	7.7093	0.0172		0.8210	0.8210		0.7553	0.7553		1,667.4119	1,667.4119	0.5393		1,680.8937
<b>Total</b>	<b>1.6299</b>	<b>18.3464</b>	<b>7.7093</b>	<b>0.0172</b>	<b>5.7996</b>	<b>0.8210</b>	<b>6.6205</b>	<b>2.9537</b>	<b>0.7553</b>	<b>3.7090</b>		<b>1,667.4119</b>	<b>1,667.4119</b>	<b>0.5393</b>		<b>1,680.8937</b>

## Conroy Senior Housing - South Coast Air Basin, Winter

**3.3 Site Preparation - 2020****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	0.0395	0.0267	0.2957	8.6000e-004	0.0894	6.8000e-004	0.0901	0.0237	6.3000e-004	0.0243		85.8281	85.8281	2.4700e-003		85.8899
<b>Total</b>	<b>0.0395</b>	<b>0.0267</b>	<b>0.2957</b>	<b>8.6000e-004</b>	<b>0.0894</b>	<b>6.8000e-004</b>	<b>0.0901</b>	<b>0.0237</b>	<b>6.3000e-004</b>	<b>0.0243</b>		<b>85.8281</b>	<b>85.8281</b>	<b>2.4700e-003</b>		<b>85.8899</b>

**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					2.6098	0.0000	2.6098	1.3292	0.0000	1.3292			0.0000			0.0000
Off-Road	1.6299	18.3464	7.7093	0.0172		0.8210	0.8210		0.7553	0.7553	0.0000	1,667.4119	1,667.4119	0.5393		1,680.8937
<b>Total</b>	<b>1.6299</b>	<b>18.3464</b>	<b>7.7093</b>	<b>0.0172</b>	<b>2.6098</b>	<b>0.8210</b>	<b>3.4308</b>	<b>1.3292</b>	<b>0.7553</b>	<b>2.0844</b>	<b>0.0000</b>	<b>1,667.4119</b>	<b>1,667.4119</b>	<b>0.5393</b>		<b>1,680.8937</b>

## Conroy Senior Housing - South Coast Air Basin, Winter

**3.3 Site Preparation - 2020****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	0.0395	0.0267	0.2957	8.6000e-004	0.0894	6.8000e-004	0.0901	0.0237	6.3000e-004	0.0243		85.8281	85.8281	2.4700e-003		85.8899
<b>Total</b>	<b>0.0395</b>	<b>0.0267</b>	<b>0.2957</b>	<b>8.6000e-004</b>	<b>0.0894</b>	<b>6.8000e-004</b>	<b>0.0901</b>	<b>0.0237</b>	<b>6.3000e-004</b>	<b>0.0243</b>		<b>85.8281</b>	<b>85.8281</b>	<b>2.4700e-003</b>		<b>85.8899</b>

**3.4 Grading - 2020****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					4.9143	0.0000	4.9143	2.5256	0.0000	2.5256			0.0000			0.0000
Off-Road	1.3498	15.0854	6.4543	0.0141		0.6844	0.6844		0.6296	0.6296		1,365.718 3	1,365.718 3	0.4417		1,376.760 9
<b>Total</b>	<b>1.3498</b>	<b>15.0854</b>	<b>6.4543</b>	<b>0.0141</b>	<b>4.9143</b>	<b>0.6844</b>	<b>5.5986</b>	<b>2.5256</b>	<b>0.6296</b>	<b>3.1552</b>		<b>1,365.718 3</b>	<b>1,365.718 3</b>	<b>0.4417</b>		<b>1,376.760 9</b>

## Conroy Senior Housing - South Coast Air Basin, Winter

**3.4 Grading - 2020****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	0.0395	0.0267	0.2957	8.6000e-004	0.0894	6.8000e-004	0.0901	0.0237	6.3000e-004	0.0243		85.8281	85.8281	2.4700e-003		85.8899
<b>Total</b>	<b>0.0395</b>	<b>0.0267</b>	<b>0.2957</b>	<b>8.6000e-004</b>	<b>0.0894</b>	<b>6.8000e-004</b>	<b>0.0901</b>	<b>0.0237</b>	<b>6.3000e-004</b>	<b>0.0243</b>		<b>85.8281</b>	<b>85.8281</b>	<b>2.4700e-003</b>		<b>85.8899</b>

**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					2.2114	0.0000	2.2114	1.1365	0.0000	1.1365			0.0000			0.0000
Off-Road	1.3498	15.0854	6.4543	0.0141		0.6844	0.6844		0.6296	0.6296	0.0000	1,365.718 3	1,365.718 3	0.4417		1,376.760 9
<b>Total</b>	<b>1.3498</b>	<b>15.0854</b>	<b>6.4543</b>	<b>0.0141</b>	<b>2.2114</b>	<b>0.6844</b>	<b>2.8958</b>	<b>1.1365</b>	<b>0.6296</b>	<b>1.7662</b>	<b>0.0000</b>	<b>1,365.718 3</b>	<b>1,365.718 3</b>	<b>0.4417</b>		<b>1,376.760 9</b>

## Conroy Senior Housing - South Coast Air Basin, Winter

**3.4 Grading - 2020****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	0.0395	0.0267	0.2957	8.6000e-004	0.0894	6.8000e-004	0.0901	0.0237	6.3000e-004	0.0243		85.8281	85.8281	2.4700e-003		85.8899
<b>Total</b>	<b>0.0395</b>	<b>0.0267</b>	<b>0.2957</b>	<b>8.6000e-004</b>	<b>0.0894</b>	<b>6.8000e-004</b>	<b>0.0901</b>	<b>0.0237</b>	<b>6.3000e-004</b>	<b>0.0243</b>		<b>85.8281</b>	<b>85.8281</b>	<b>2.4700e-003</b>		<b>85.8899</b>

**3.5 Building Construction - 2020****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.0305	14.7882	13.1881	0.0220		0.7960	0.7960		0.7688	0.7688		2,001.1595	2,001.1595	0.3715		2,010.4467
<b>Total</b>	<b>2.0305</b>	<b>14.7882</b>	<b>13.1881</b>	<b>0.0220</b>		<b>0.7960</b>	<b>0.7960</b>		<b>0.7688</b>	<b>0.7688</b>		<b>2,001.1595</b>	<b>2,001.1595</b>	<b>0.3715</b>		<b>2,010.4467</b>

## Conroy Senior Housing - South Coast Air Basin, Winter

**3.5 Building Construction - 2020****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	0.0104	0.3159	0.0852	7.4000e-004	0.0192	1.5900e-003	0.0208	5.5300e-003	1.5200e-003	7.0500e-003		79.6132	79.6132	5.6000e-003		79.7532
Worker	0.1135	0.0766	0.8500	2.4800e-003	0.2571	1.9600e-003	0.2591	0.0682	1.8100e-003	0.0700		246.7558	246.7558	7.1000e-003		246.9334
<b>Total</b>	<b>0.1239</b>	<b>0.3925</b>	<b>0.9352</b>	<b>3.2200e-003</b>	<b>0.2763</b>	<b>3.5500e-003</b>	<b>0.2798</b>	<b>0.0737</b>	<b>3.3300e-003</b>	<b>0.0770</b>		<b>326.3690</b>	<b>326.3690</b>	<b>0.0127</b>		<b>326.6865</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.0305	14.7882	13.1881	0.0220		0.7960	0.7960		0.7688	0.7688	0.0000	2,001.1595	2,001.1595	0.3715		2,010.4467
<b>Total</b>	<b>2.0305</b>	<b>14.7882</b>	<b>13.1881</b>	<b>0.0220</b>		<b>0.7960</b>	<b>0.7960</b>		<b>0.7688</b>	<b>0.7688</b>	<b>0.0000</b>	<b>2,001.1595</b>	<b>2,001.1595</b>	<b>0.3715</b>		<b>2,010.4467</b>

## Conroy Senior Housing - South Coast Air Basin, Winter

**3.5 Building Construction - 2020****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	0.0104	0.3159	0.0852	7.4000e-004	0.0192	1.5900e-003	0.0208	5.5300e-003	1.5200e-003	7.0500e-003		79.6132	79.6132	5.6000e-003		79.7532
Worker	0.1135	0.0766	0.8500	2.4800e-003	0.2571	1.9600e-003	0.2591	0.0682	1.8100e-003	0.0700		246.7558	246.7558	7.1000e-003		246.9334
<b>Total</b>	<b>0.1239</b>	<b>0.3925</b>	<b>0.9352</b>	<b>3.2200e-003</b>	<b>0.2763</b>	<b>3.5500e-003</b>	<b>0.2798</b>	<b>0.0737</b>	<b>3.3300e-003</b>	<b>0.0770</b>		<b>326.3690</b>	<b>326.3690</b>	<b>0.0127</b>		<b>326.6865</b>

**3.5 Building Construction - 2021****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.8125	13.6361	12.8994	0.0221		0.6843	0.6843		0.6608	0.6608		2,001.2200	2,001.2200	0.3573		2,010.1517
<b>Total</b>	<b>1.8125</b>	<b>13.6361</b>	<b>12.8994</b>	<b>0.0221</b>		<b>0.6843</b>	<b>0.6843</b>		<b>0.6608</b>	<b>0.6608</b>		<b>2,001.2200</b>	<b>2,001.2200</b>	<b>0.3573</b>		<b>2,010.1517</b>



## Conroy Senior Housing - South Coast Air Basin, Winter

**3.5 Building Construction - 2021****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	8.8700e-003	0.2866	0.0776	7.4000e-004	0.0192	6.1000e-004	0.0198	5.5300e-003	5.8000e-004	6.1000e-003		79.0121	79.0121	5.3700e-003		79.1463
Worker	0.1061	0.0690	0.7817	2.4000e-003	0.2571	1.9000e-003	0.2590	0.0682	1.7500e-003	0.0699		238.7748	238.7748	6.4200e-003		238.9353
<b>Total</b>	<b>0.1149</b>	<b>0.3556</b>	<b>0.8592</b>	<b>3.1400e-003</b>	<b>0.2763</b>	<b>2.5100e-003</b>	<b>0.2788</b>	<b>0.0737</b>	<b>2.3300e-003</b>	<b>0.0760</b>		<b>317.7869</b>	<b>317.7869</b>	<b>0.0118</b>		<b>318.0816</b>

**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.8125	13.6361	12.8994	0.0221		0.6843	0.6843		0.6608	0.6608	0.0000	2,001.2200	2,001.2200	0.3573		2,010.1517
<b>Total</b>	<b>1.8125</b>	<b>13.6361</b>	<b>12.8994</b>	<b>0.0221</b>		<b>0.6843</b>	<b>0.6843</b>		<b>0.6608</b>	<b>0.6608</b>	<b>0.0000</b>	<b>2,001.2200</b>	<b>2,001.2200</b>	<b>0.3573</b>		<b>2,010.1517</b>

## Conroy Senior Housing - South Coast Air Basin, Winter

**3.5 Building Construction - 2021****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	8.8700e-003	0.2866	0.0776	7.4000e-004	0.0192	6.1000e-004	0.0198	5.5300e-003	5.8000e-004	6.1000e-003		79.0121	79.0121	5.3700e-003		79.1463
Worker	0.1061	0.0690	0.7817	2.4000e-003	0.2571	1.9000e-003	0.2590	0.0682	1.7500e-003	0.0699		238.7748	238.7748	6.4200e-003		238.9353
<b>Total</b>	<b>0.1149</b>	<b>0.3556</b>	<b>0.8592</b>	<b>3.1400e-003</b>	<b>0.2763</b>	<b>2.5100e-003</b>	<b>0.2788</b>	<b>0.0737</b>	<b>2.3300e-003</b>	<b>0.0760</b>		<b>317.7869</b>	<b>317.7869</b>	<b>0.0118</b>		<b>318.0816</b>

**3.6 Paving - 2021****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.7739	7.7422	8.8569	0.0135		0.4153	0.4153		0.3830	0.3830		1,296.8664	1,296.8664	0.4111		1,307.1442
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>0.7739</b>	<b>7.7422</b>	<b>8.8569</b>	<b>0.0135</b>		<b>0.4153</b>	<b>0.4153</b>		<b>0.3830</b>	<b>0.3830</b>		<b>1,296.8664</b>	<b>1,296.8664</b>	<b>0.4111</b>		<b>1,307.1442</b>

## Conroy Senior Housing - South Coast Air Basin, Winter

**3.6 Paving - 2021****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0600	0.0390	0.4418	1.3500e-003	0.1453	1.0800e-003	0.1464	0.0385	9.9000e-004	0.0395		134.9597	134.9597	3.6300e-003		135.0504
<b>Total</b>	<b>0.0600</b>	<b>0.0390</b>	<b>0.4418</b>	<b>1.3500e-003</b>	<b>0.1453</b>	<b>1.0800e-003</b>	<b>0.1464</b>	<b>0.0385</b>	<b>9.9000e-004</b>	<b>0.0395</b>		<b>134.9597</b>	<b>134.9597</b>	<b>3.6300e-003</b>		<b>135.0504</b>

**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	0.7739	7.7422	8.8569	0.0135		0.4153	0.4153		0.3830	0.3830	0.0000	1,296.8664	1,296.8664	0.4111		1,307.1442
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>0.7739</b>	<b>7.7422</b>	<b>8.8569</b>	<b>0.0135</b>		<b>0.4153</b>	<b>0.4153</b>		<b>0.3830</b>	<b>0.3830</b>	<b>0.0000</b>	<b>1,296.8664</b>	<b>1,296.8664</b>	<b>0.4111</b>		<b>1,307.1442</b>

## Conroy Senior Housing - South Coast Air Basin, Winter

**3.6 Paving - 2021****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0600	0.0390	0.4418	1.3500e-003	0.1453	1.0800e-003	0.1464	0.0385	9.9000e-004	0.0395		134.9597	134.9597	3.6300e-003		135.0504
<b>Total</b>	<b>0.0600</b>	<b>0.0390</b>	<b>0.4418</b>	<b>1.3500e-003</b>	<b>0.1453</b>	<b>1.0800e-003</b>	<b>0.1464</b>	<b>0.0385</b>	<b>9.9000e-004</b>	<b>0.0395</b>		<b>134.9597</b>	<b>134.9597</b>	<b>3.6300e-003</b>		<b>135.0504</b>

**3.7 Architectural Coating - 2021****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	18.7829					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2189	1.5268	1.8176	2.9700e-003		0.0941	0.0941		0.0941	0.0941		281.4481	281.4481	0.0193		281.9309
<b>Total</b>	<b>19.0018</b>	<b>1.5268</b>	<b>1.8176</b>	<b>2.9700e-003</b>		<b>0.0941</b>	<b>0.0941</b>		<b>0.0941</b>	<b>0.0941</b>		<b>281.4481</b>	<b>281.4481</b>	<b>0.0193</b>		<b>281.9309</b>

## Conroy Senior Housing - South Coast Air Basin, Winter

**3.7 Architectural Coating - 2021****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0231	0.0150	0.1699	5.2000e-004	0.0559	4.1000e-004	0.0563	0.0148	3.8000e-004	0.0152		51.9076	51.9076	1.4000e-003		51.9425
<b>Total</b>	<b>0.0231</b>	<b>0.0150</b>	<b>0.1699</b>	<b>5.2000e-004</b>	<b>0.0559</b>	<b>4.1000e-004</b>	<b>0.0563</b>	<b>0.0148</b>	<b>3.8000e-004</b>	<b>0.0152</b>		<b>51.9076</b>	<b>51.9076</b>	<b>1.4000e-003</b>		<b>51.9425</b>

**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	18.7829					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2189	1.5268	1.8176	2.9700e-003		0.0941	0.0941		0.0941	0.0941	0.0000	281.4481	281.4481	0.0193		281.9309
<b>Total</b>	<b>19.0018</b>	<b>1.5268</b>	<b>1.8176</b>	<b>2.9700e-003</b>		<b>0.0941</b>	<b>0.0941</b>		<b>0.0941</b>	<b>0.0941</b>	<b>0.0000</b>	<b>281.4481</b>	<b>281.4481</b>	<b>0.0193</b>		<b>281.9309</b>

## Conroy Senior Housing - South Coast Air Basin, Winter

**3.7 Architectural Coating - 2021****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0231	0.0150	0.1699	5.2000e-004	0.0559	4.1000e-004	0.0563	0.0148	3.8000e-004	0.0152		51.9076	51.9076	1.4000e-003		51.9425
<b>Total</b>	<b>0.0231</b>	<b>0.0150</b>	<b>0.1699</b>	<b>5.2000e-004</b>	<b>0.0559</b>	<b>4.1000e-004</b>	<b>0.0563</b>	<b>0.0148</b>	<b>3.8000e-004</b>	<b>0.0152</b>		<b>51.9076</b>	<b>51.9076</b>	<b>1.4000e-003</b>		<b>51.9425</b>

**4.0 Operational Detail - Mobile****4.1 Mitigation Measures Mobile**

Increase Density

Increase Transit Accessibility

## Conroy Senior Housing - South Coast Air Basin, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.1184	0.6076	1.4668	5.4600e-003	0.4743	4.4700e-003	0.4788	0.1269	4.1700e-003	0.1311		555.8478	555.8478	0.0275		556.5358
Unmitigated	0.1266	0.6664	1.6710	6.3600e-003	0.5578	5.1700e-003	0.5630	0.1492	4.8200e-003	0.1541		647.7207	647.7207	0.0313		648.5037

## 4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Retirement Community	76.80	64.96	62.40	249,628	212,260
Total	76.80	64.96	62.40	249,628	212,260

## 4.3 Trip Type Information

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

## 4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Retirement Community	0.552111	0.043066	0.201891	0.118512	0.015605	0.005863	0.021387	0.031253	0.002087	0.001818	0.004803	0.000708	0.000896

## 5.0 Energy Detail

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Historical Energy Use: N

## Conroy Senior Housing - South Coast Air Basin, Winter

## 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	0.0147	0.1258	0.0536	8.0000e-004		0.0102	0.0102		0.0102	0.0102		160.6395	160.6395	3.0800e-003	2.9500e-003	161.5941
NaturalGas Unmitigated	0.0147	0.1258	0.0536	8.0000e-004		0.0102	0.0102		0.0102	0.0102		160.6395	160.6395	3.0800e-003	2.9500e-003	161.5941

## 5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Retirement Community	1365.44	0.0147	0.1258	0.0536	8.0000e-004		0.0102	0.0102		0.0102	0.0102		160.6395	160.6395	3.0800e-003	2.9500e-003	161.5941
<b>Total</b>		<b>0.0147</b>	<b>0.1258</b>	<b>0.0536</b>	<b>8.0000e-004</b>		<b>0.0102</b>	<b>0.0102</b>		<b>0.0102</b>	<b>0.0102</b>		<b>160.6395</b>	<b>160.6395</b>	<b>3.0800e-003</b>	<b>2.9500e-003</b>	<b>161.5941</b>



## Conroy Senior Housing - South Coast Air Basin, Winter

**5.2 Energy by Land Use - NaturalGas****Mitigated**

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Retirement Community	1.36544	0.0147	0.1258	0.0536	8.0000e-004		0.0102	0.0102		0.0102	0.0102		160.6395	160.6395	3.0800e-003	2.9500e-003	161.5941
<b>Total</b>		<b>0.0147</b>	<b>0.1258</b>	<b>0.0536</b>	<b>8.0000e-004</b>		<b>0.0102</b>	<b>0.0102</b>		<b>0.0102</b>	<b>0.0102</b>		<b>160.6395</b>	<b>160.6395</b>	<b>3.0800e-003</b>	<b>2.9500e-003</b>	<b>161.5941</b>

**6.0 Area Detail****6.1 Mitigation Measures Area**

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

No Hearths Installed

## Conroy Senior Housing - South Coast Air Basin, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.7256	0.0305	2.6429	1.4000e-004		0.0146	0.0146		0.0146	0.0146	0.0000	4.7537	4.7537	4.5900e-003	0.0000	4.8683
Unmitigated	8.2471	0.5665	11.0733	0.0161		1.1795	1.1795		1.1795	1.1795	110.8890	580.7537	691.6426	0.0156	0.0203	698.0959

## 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	0.0515					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.5944					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	7.5215	0.5360	8.4304	0.0159		1.1649	1.1649		1.1649	1.1649	110.8890	576.0000	686.8890	0.0110	0.0203	693.2276
Landscaping	0.0798	0.0305	2.6429	1.4000e-004		0.0146	0.0146		0.0146	0.0146		4.7537	4.7537	4.5900e-003		4.8683
<b>Total</b>	<b>8.2472</b>	<b>0.5665</b>	<b>11.0733</b>	<b>0.0161</b>		<b>1.1795</b>	<b>1.1795</b>		<b>1.1795</b>	<b>1.1795</b>	<b>110.8890</b>	<b>580.7537</b>	<b>691.6426</b>	<b>0.0156</b>	<b>0.0203</b>	<b>698.0959</b>

## Conroy Senior Housing - South Coast Air Basin, Winter

**6.2 Area by SubCategory****Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0515					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	0.5944					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	0.0798	0.0305	2.6429	1.4000e-004		0.0146	0.0146		0.0146	0.0146		4.7537	4.7537	4.5900e-003		4.8683
<b>Total</b>	<b>0.7257</b>	<b>0.0305</b>	<b>2.6429</b>	<b>1.4000e-004</b>		<b>0.0146</b>	<b>0.0146</b>		<b>0.0146</b>	<b>0.0146</b>	<b>0.0000</b>	<b>4.7537</b>	<b>4.7537</b>	<b>4.5900e-003</b>	<b>0.0000</b>	<b>4.8683</b>

**7.0 Water Detail****7.1 Mitigation Measures Water**

Use Reclaimed Water

Turf Reduction

Use Water Efficient Irrigation System

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

## Conroy Senior Housing - South Coast Air Basin, Winter

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

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**Fire Pumps and Emergency Generators**

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

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

Equipment Type	Number
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**11.0 Vegetation**

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