



# Lakeview Plaza Commercial Development

## Utilities and Service Systems Study

*prepared for*

**Lakeview Centre, LLC**

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18103 Sky Park Circle, Suite B-2

Irvine, CA 92614

*prepared by*

**Rincon Consultants, Inc.**

301 9th Street, Suite 109

Redlands, California 92374

**September 2019**



**RINCON CONSULTANTS, INC.**

Environmental Scientists | Planners | Engineers

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# Table of Contents

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1	Introduction and Project Description .....	1
1.1	Introduction .....	1
1.2	Project Summary.....	1
2	Background .....	6
2.1	Water .....	6
2.2	Wastewater Treatment.....	9
2.3	Stormwater Drainage and Facilities.....	9
2.4	Solid Waste Facilities.....	10
2.5	Electricity and Natural Gas.....	10
2.6	Telecommunications.....	11
3	Impact Analysis .....	12
3.1	Methodology and Significance Thresholds .....	12
3.1.1	Methodology .....	12
3.1.2	Significance Thresholds .....	12
3.1.3	Utilities and Service System Impacts .....	13
4	Conclusion.....	19
5	References .....	20

## Tables

Table 1	Summary of Impacts .....	1
Table 2	EVMWD Water Supplies – Current and Projected.....	7
Table 3	EVMWD’s Current and Projected Water Demands (acre-feet per year).....	8
Table 4	Single-Dry Year Potable Supply and Demand .....	8
Table 5	Multiple-Dry Year Potable Supply and Demand .....	9
Table 6	Electricity Consumption in the SCE Service Area in 2018 .....	11
Table 7	Natural Gas Consumption in SCG Service Area in 2018.....	11
Table 8	Wastewater Treatment Plant Capacity.....	14
Table 9	Project Share of EVMWD Normal Year Supply and Demand.....	15
Table 10	Project Share of Single- and Multiple-Dry Year Potable Supply and Demand.....	16

## Figures

Figure 1	Regional Location.....	3
Figure 2	Project Location .....	4

Figure 3     Project Site Plan .....5

**Appendices**

Appendix A     California Emissions Estimator Model (CalEEMod) Outputs

# 1 Introduction and Project Description

## 1.1 Introduction

This report analyzes the potential utilities and service systems impacts of the proposed Lakeview Plaza Commercial Development project (“the project”) located in Lake Elsinore, California. The report has been prepared by Rincon Consultants, Inc. under contract to Lakeview Centre, LLC for use in support of the environmental documentation being prepared pursuant to the California Environmental Quality Act (CEQA). Table 1 provides a summary of project impacts.

**Table 1 Summary of Impacts**

<b>Impact Statement</b>	<b>Proposed Project’s Level of Significance</b>	<b>Applicable Recommendations</b>
Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	Less than significant impact	None
Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	Less than significant impact	None
Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?	Less than significant impact	None
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?	Less than significant impact	None
Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	Less than significant impact	None

## 1.2 Project Summary

### Project Location

The project site is located in the Lake Edge District in an area of Lake Elsinore consisting primarily of private, large-lot residential development. The project site is a 4.32-acre site (Assessor’s Parcel Number [APN] 375-092-002, 375-092-003, 375-092-004, 375-092-005, 375-092-006) along the north side of Lakeshore Drive, west of Manning Street. A designated Recreation and Lakeshore Zone is located adjacent to the project site to the south and southeast along the Lake Elsinore shoreline, which is 0.15 miles from the project site. The Country Club Heights District is just north and northeast of the project site, with dispersed single-family homes. Commercial development is also located west of the site, along Lakeshore Drive.

Figure 1 shows the location of the site in the region, Figure 2 shows the project site in its neighborhood context, and Figure 3 shows the project site plan.

## Project Description

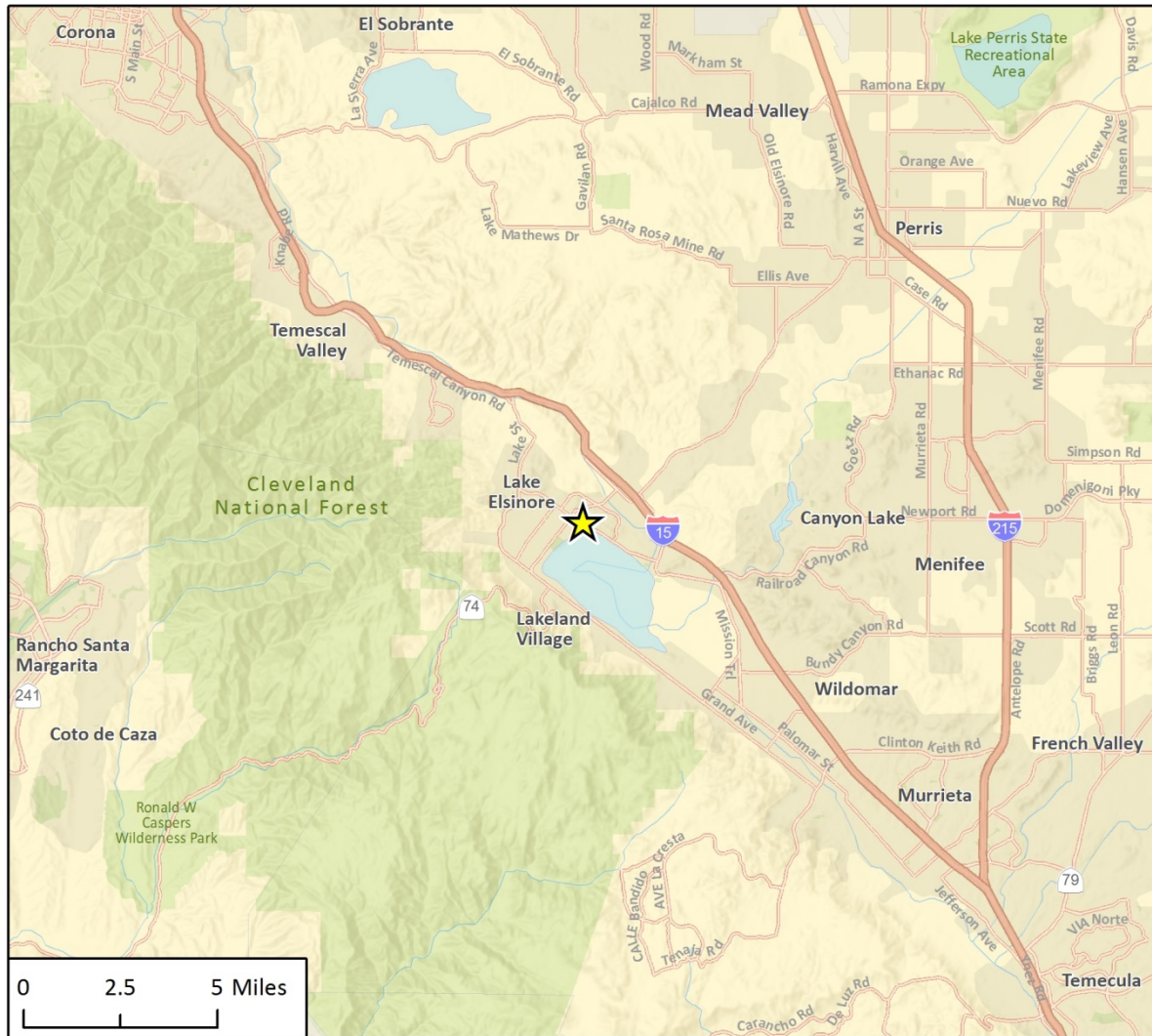
The project would involve the construction of six commercial retail spaces in four buildings. The property size would be 4.0 acres after required street widening. The four separate buildings would total approximately 43,120 square feet of building area, covering approximately 24 percent of the project site, as shown in the site plan in Figure 3. Building 1 would consist of 10,000 square feet of retail space, Building 2 would consist of 15,600 square feet of retail space, Building 3 would include 14,040 square feet of space consisting of two restaurants and one retail shop, and Building 4 would provide 3,480 square feet of restaurants.

The building facades would include recessed planes, varying colors and materials, awnings, trellises, and varying rooflines. The maximum height of the structures would be 30 feet and rooflines would block line of sight to rooftop equipment. The project would provide 207 parking spaces, including 12 ADA parking spaces, and 29 compact parking spaces. The site would be accessed from two driveways: a main driveway located off Lakeshore Drive and a secondary driveway on Manning Street.

Construction would begin in summer of 2020 and would involve site preparation, grading, building construction, paving, and architectural coating. The topography of the project site is relatively steep, sloping down to the south and southwest towards the lake. Therefore, project construction would include the export of approximately 84,910 cubic yards (cy) of material off-site during site preparation and grading activities. A stepped retaining wall would be installed in the northern project boundary after the leveling of the project site.

Landscaping of the site after building construction would include a number of street trees and shrubs along Lakeshore Drive and Manning Street to buffer the proposed development. Trees and shrubs would also be planted throughout the parking area and along the building facades to provide shade. Ground cover would be planted along the northern slope and retaining wall. Overall, the project would provide approximately 29,000 square feet of landscaped area.

Figure 1 Regional Location



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★ Project Location

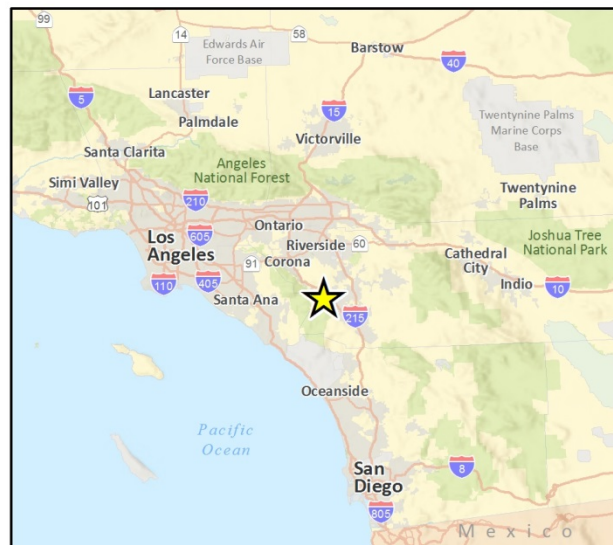


Fig 1 Regional Location



Figure 2 Project Location

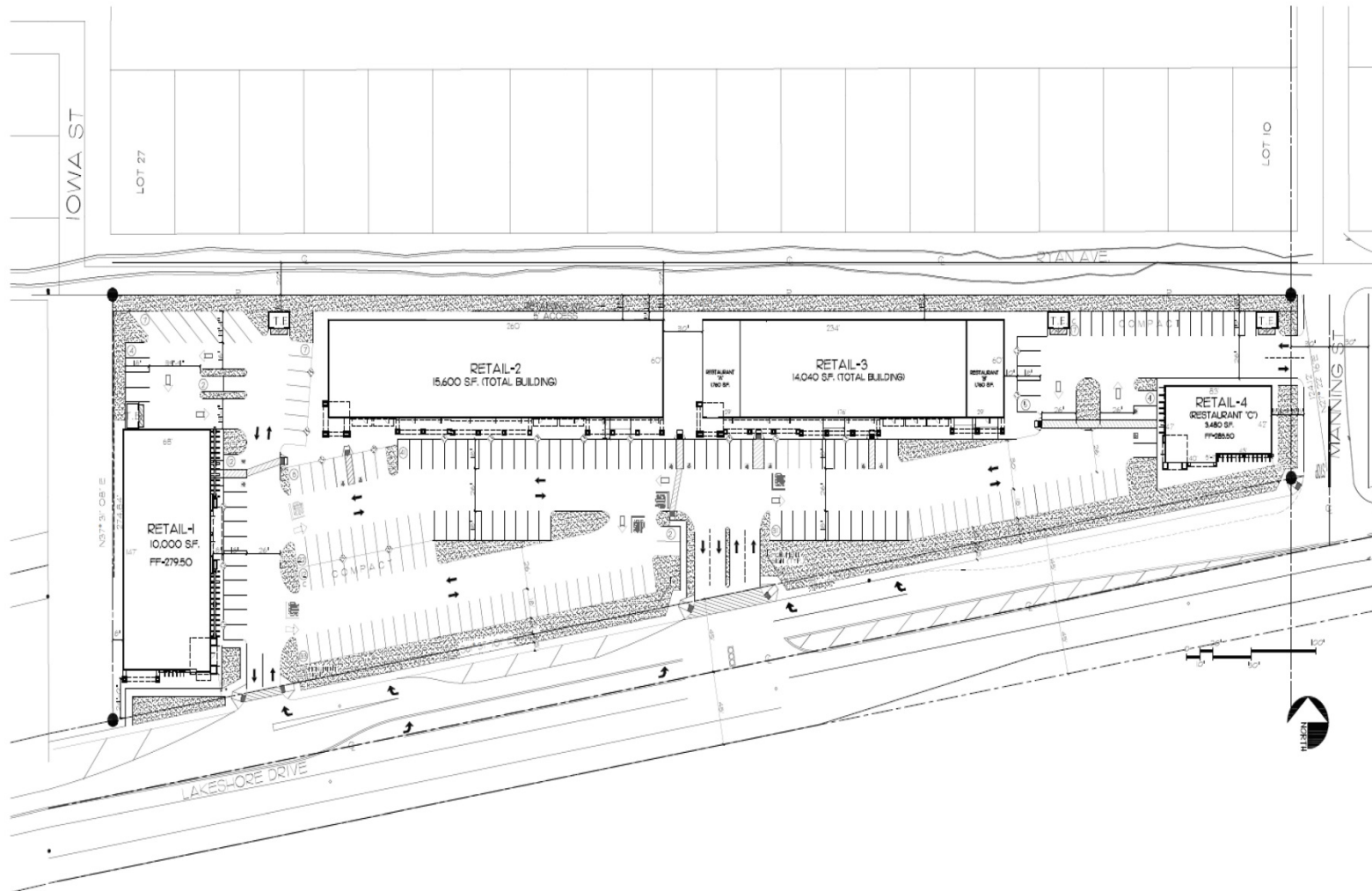


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Fig 2 Project Location



Figure 3 Project Site Plan



Source: AB Group 2019

## 2 Background

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The following sections describe the existing setting with respect to water suppliers, wastewater treatment providers, stormwater drainage facilities, solid waste facilities, electricity and natural gas providers, and telecommunications facilities serving the project site.

### 2.1 Water

#### Water Supply

The City of Lake Elsinore, including the project site, is served by the Elsinore Valley Municipal Water District (EVMWD). The EVMWD service area, which includes all of Lake Elsinore, Canyon Lake, and portions of Wildomar, Murrieta, and unincorporated Riverside and Orange Counties, serves approximately 45,300 domestic water service accounts, 1,060 irrigation accounts, and more than 155,000 people (EVMWD 2016a; 2018). The Elsinore Division, in which the project site is located, consists of approximately 42,700 accounts and encompasses approximately 96 square miles (EVMWD 2016a). Small portions of the EVMWD service area, generally southeast of Lake Elsinore in the city of Wildomar, are served by The Farm Mutual Water Company, a wholesale customer of EVMWD (EVMWD 2016a).

EVMWD's water comes predominantly from three sources:

- 1) imported Colorado River Aqueduct (CRA) and State Water Project (SWP) water purchased from Metropolitan Water District of Southern California (MWD) through Western Municipal Water District (WMWD) (generally 57-65 percent of total supply);
- 2) groundwater pumped from the Elsinore, Coldwater, Lee Lake, and Bedford groundwater basins (generally 25-33 percent of total supply); and
- 3) surface water stored in Canyon Lake Reservoir (generally 10 percent of total supply) (EVMWD 2016a; 2018).

Additionally, EVMWD supplies recycled water from effluent treated at its three water reclamation facilities and the Santa Rosa Water Reclamation Facility operated by the Rancho California Water District (EVMWD 2016a).

EVMWD has historically met the majority of its demand from imported water. Imported water is purchased from WMWD and obtained from the following sources: approximately 16,256 acre-feet per year (AFY) of blended CRA and SWP water from MWD's Skinner Filtration Plant pumped through the Auld Valley Pipeline, and approximately 10,030 AFY of SWP water treated at MWD's Mills Filtration Plant pumped through the Temescal Valley Pipeline.

Table 2 summarizes EVMWD's current and projected water supplies, as described in EVMWD's 2015 Urban Water Management Plan (UWMP).

Table 2 EVMWD Water Supplies – Current and Projected

Water Supplies	2015 <sup>1</sup>	2020	2025	2030	2035	2040
Purchased or Imported Water	15,318	26,286	26,286	26,286	26,286	26,286
Groundwater <sup>2</sup>	4,051	10,560	16,783	16,783	18,783	18,783
Surface Water (Canyon Lake Reservoir)	1,964	4,000	4,000	4,000	4,000	4,000
Conservation		1,145	1,720	2,295	2,870	3,100
Recycled Water <sup>3</sup>	1,236	2,061	3,607	3,607	9,307	9,307
<b>Total</b>	<b>22,569</b>	<b>44,052</b>	<b>52,396</b>	<b>52,971</b>	<b>61,246</b>	<b>61,476</b>

Units in acre feet per year

<sup>1</sup>Actual supplies in 2015.

<sup>2</sup>Groundwater is primarily extracted from the non-adjudicated Elsinore Basin and Coldwater Basin. Water pumped from the Lee Lake and Bedford Basins is not used for potable use. Through its acquisition of the Temescal Water Company in 1989, EVMWD became the majority shareholder in Meeks and Daley water rights to groundwater in the San Bernardino Basin Area, Bunker Hill Basin, Colton Basin, and Riverside Basin. However, EVMWD does not currently have infrastructure in place to deliver water from Riverside/San Bernardino groundwater basins to its service area in the Elsinore Division. As a result, nearly all of EVMWD's rights in these basins have been committed to WMWD through an exchange agreement.

<sup>3</sup>Recycled water is not used for potable supply, with the exception of 5,700 AFY in 2035 and 2040 used for indirect potable reuse. Does not include water used for Temescal Wash or Lake Elsinore replenishment.

Source: EVMWD 2016a (adapted from Tables 6-12 and 6-13)

## Water Demand

The EVMWD's 2015 UWMP details actual water demand in 2015 and projected demand from 2020 through 2040 by sector, including single-family and multi-family residential, commercial, and institutional/governmental sectors (EVMWD 2016a). Anticipated water demand was estimated based on average per capita water use between 2009 and 2013 and projected population increases for the service area based on 2010 census data and Riverside County Center for Demographic Research growth projections. Demand projections account for differences in residential population and employment projections, as well as different use rates among residents and employees. Table 3 shows EVMWD's projected demands by sector, as described in the 2015 UWMP.

## Dry Year Projections

EVMWD estimates single- and multiple-dry year supply and demand based on historic dry weather water supply and source reliability. EVMWD assumes MWD would extract approximately 4,000 AFY from its existing groundwater storage program during single-dry and multiple-dry year scenarios, resulting in a 4,000 AFY reduction in imported water supply and a 4,000 AFY increase in groundwater supply (EVMWD 2016a). Surface water supply was estimated based on historic single-dry year supply (1996) and multiple-dry year supply (1992-1994) in Canyon Lake and adjusted based on subsequently-implemented modifications to the reservoir's operations. Table 4 summarizes single-dry year supply and demand, while

Table 5 summarizes multiple-dry year supply and demand. Recycled water supply and demand is expected to remain the same across single-dry and multiple-dry year scenarios and, as such, only potable supply and demand is included in the tables below. As shown below, potable supplies exceed potable demand for single- and multiple-dry year scenarios through 2040.

**Table 3 EVMWD's Current and Projected Water Demands (acre-feet per year)**

Use Type	2015 <sup>1</sup>	2020	2025	2030	2035	2040
<b>Potable Water Demand</b>						
Single Family	13,620	22,730	25,797	28,865	31,793	34,860
Single Family (Mobile Home Park)	71	118	134	150	165	181
Multi-Family	762	1,271	1,443	1,614	1,778	1,950
Multi-Family (Condominium)	27	45	51	57	63	69
Commercial	3,021	5,042	5,722	6,403	7,052	7,733
Institutional/Governmental	1,095	1,827	2,074	2,320	2,556	2,802
Landscape	1	2	3	3	3	4
Sales/Transfers/Exchanges to Other Agencies <sup>2</sup>	539	900	1,021	1,142	1,258	1,380
Hydrants	354	590	670	750	826	906
EVMWD Use	47	78	89	100	110	120
Losses	1,796	1,796	1,796	1,796	1,796	1,796
<i>Total Potable Demand</i>	21,333	34,400	38,800	43,200	47,400	51,800
<b>Non-Potable Demand</b>						
Recycled Water Demand	1,236	1,805	1,805	1,805	1,805	1,805
<b>Total Water Demand</b>	22,569	36,205	40,605	45,005	49,205	53,605

Units in acre feet per year

<sup>1</sup>Actual demand in 2015.

<sup>2</sup>Sales to Farm Mutual Water Company.

Source: EVMWD 2016a

**Table 4 Single-Dry Year Potable Supply and Demand**

Year-Type	2020	2025	2030	2035	2040
Supply Totals	39,109	45,907	46,482	54,472	54,702
Demand Totals	34,400	38,800	43,200	47,400	51,800
Difference	4,709	7,107	3,282	7,072	2,902

Units in acre feet per year

Source: EVMWD 2016a (Table 7-9)

Table 5 Multiple-Dry Year Potable Supply and Demand

Year-Type	2020	2025	2030	2035	2040
<b>First Dry Year</b>					
Supply	40,721	47,519	48,094	56,084	56,314
Demand	34,400	38,800	43,200	47,400	51,800
Difference	6,321	8,719	4,894	8,684	4,514
<b>Second Dry Year</b>					
Supply	40,579	47,377	47,952	55,942	56,172
Demand	34,400	38,800	43,200	47,400	51,800
Difference	6,179	8,577	4,752	8,542	4,372
<b>Third Dry Year</b>					
Supply	39,579	46,377	46,952	54,942	55,172
Demand	34,400	38,800	43,200	47,400	51,800
Difference	5,179	7,577	3,752	7,542	3,372

Units in acre feet per year

Source: EVMWD 2016a (Table 7-10)

## 2.2 Wastewater Treatment

EVMWD provides sewer service in Lake Elsinore via a collection system consisting of over 406 miles of pipes, 38 active lift stations, and three Water Reclamation Facilities (WRF). An existing eight-inch sewer main along Lakeshore Drive conveys flows from the project site vicinity to the Regional WRF, located approximately 0.9 mile east of the project site. The Regional WRF is EVMWD's largest wastewater treatment facility, treating flows from most of Lake Elsinore. The Regional WRF was originally constructed 1986, though several subsequent expansions have increased capacity. The facility is equipped with bar screens and grit removal systems, oxidation ditches, clarifiers, tertiary filters, ultraviolet disinfection, and biosolids dewatering systems (EVMWD 2016b).

Other wastewater facilities operated by EVMWD include the Railroad Canyon WRF, which treats wastewater flows collected in the Canyon Lake area, and Horsethief Canyon WRF, which treats flows from the Horsethief Canyon community northwest of Lake Elsinore. Additionally, wastewater flows collected in the southern portion of EVMWD's service area are directed to the Rancho California Water District's Santa Rosa WRF. The Santa Rosa WRF treats approximately 5 million gallons per day (MGD) and is not owned or operated by EVMWD (EVMWD 2016b).

## 2.3 Stormwater Drainage and Facilities

Currently, stormwater on the project site flows from higher elevations along the northwest boundary (ranging from approximately 1,300-1,345 feet above mean sea level) to lower elevations along Lakeshore Drive (ranging from approximately 1,276-1,290 feet above mean sea level). Lake



Elsinore, approximately 0.15 mile southwest of the project site, is the ultimate receiving water body for project site runoff.

Stormwater conveyance facilities in Lake Elsinore are maintained by the City of Lake Elsinore Public Works Department and Riverside County Flood Control and Water Conservation District. However, neither Lakeshore Drive nor Manning Street is equipped with stormwater conveyance facilities in the vicinity of the project site.

On January 29, 2010, the Santa Ana Regional Water Quality Control Board (RWQCB) adopted Order R8-2010-0033, as amended in 2013 by Order R8-2013-0024 (National Pollutant Discharge Elimination System [NPDES] Permit and Waste Discharge Requirements for the Riverside County Flood Control and Water Conservation District, the County of Riverside, and the Incorporated Cities of Riverside County within the Santa Ana Region) otherwise known as the municipal separate storm sewer system (MS4) permit. The City of Lake Elsinore is a co-permittee under the Riverside County MS4 permit. One component of the MS4 permit requires the development of site-specific water quality management plans (WQMPs) for new development and significant redevelopment projects. WQMPs include site design, source control, and treatment elements to reduce stormwater pollution and urban runoff.

## 2.4 Solid Waste Facilities

Waste hauling services in Lake Elsinore are provided by CR&R Disposal, which also serves the nearby communities of Canyon Lake and Temecula (City of Lake Elsinore 2011). No landfills are located in Lake Elsinore; instead, municipal solid waste collected in the city is disposed of at various landfills in Riverside County. Landfills that most regularly receive solid waste collected in Lake Elsinore are the El Sobrante Landfill near Corona (approximately 10 miles northwest of the project site), the Badlands Sanitary Landfill near Moreno Valley (approximately 23 miles northeast of the project site), and the Lamb Canyon Sanitary Landfill near Beaumont (approximately 27 miles northeast of the project site). El Sobrante Landfill is privately-owned and operated by USA Waste Services of California, Inc. and accepts construction/demolition, contaminated soil, mixed municipal, and tire waste. Badlands Sanitary Landfill and Lamb Canyon Sanitary Landfill are both owned and operated by the Riverside County Department of Waste Resources. Both landfills accept agricultural, asbestos, ash, construction/demolition, contaminated soil, green materials, industrial, liquid waste, metals, mixed municipal, sludge (biosolids), tires, and wood wastes (California Department of Resources and Recycling and Recovery [CalRecycle] 2019).

## 2.5 Electricity and Natural Gas

In 2018, California used 285,488 gigawatt-hours (GWh) of electricity, of which approximately 31 percent were from renewable resources (California Energy Commission [CEC] 2019). California also consumed approximately 12,600 million U.S. therms (MMthm) of natural gas in 2018 (CEC 2018a).

Southern California Edison (SCE) provides electricity to Lake Elsinore, including the project site. SCE maintains substations and distribution lines in the Lake Elsinore area, including the Dryden substation approximately 1.5 miles northwest of the project site, and the Elsinore substation approximately 2.0 miles east of the project site.

Southern California Gas (SCG) provides natural gas service to approximately six million residential and business customers across 20,000 square miles of southern California, including Lake Elsinore (SCG 2019). The project site is located in SCG's Southern Zone.

Table 6, Electricity Consumption in the SCE Service Area in 2018, and Table 7, Natural Gas Consumption in SCG Service Area in 2018, show the electricity and natural gas consumption by sector and total for SCE and SCG. In 2018, SCE provided approximately 29.2 percent of the total electricity used in California. Also, in 2018, SCG provided approximately 40.9 percent of the total natural gas used in California.

**Table 6 Electricity Consumption in the SCE Service Area in 2018**

Agriculture and Water Pump	Commercial Building	Commercial Other	Industry	Mining and Construction	Residential	Streetlight	Total Usage
3,150.9	31,165.5	4,310.9	13,218.5	2,359.1	28,617.1	578.0	83,400.0

Notes: All usage expressed in GWh

Source: CEC 2018b

**Table 7 Natural Gas Consumption in SCG Service Area in 2018**

Agriculture and Water Pump	Commercial Building	Commercial Other	Industry	Mining and Construction	Residential	Total Usage
77.6	913.0	74.5	1,714.4	229.2	2,147.4	5,156.1

Notes: All usage expressed in MMThm

Source: CEC 2018a

## 2.6 Telecommunications

Verizon California provides local telephone service; other wireless and cellular service providers also serve the Lake Elsinore area (City of Lake Elsinore 2011).

## 3 Impact Analysis

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### 3.1 Methodology and Significance Thresholds

#### 3.1.1 Methodology

Water, electricity, and natural gas demand, as well as wastewater and solid waste generation, were based on outputs from the California Emissions Estimator Model (CalEEMod) Version 2016.3.2 provided in the *Air Quality and Greenhouse Gas Emissions Study for the Lakeview Plaza Project* prepared by Rincon Consultants (2019). CalEEMod estimates water use based on values derived from the Pacific Institute's report, *Waste Not Want Not: The Potential for Urban Water Conservation in California*, and the American Water Works Association Research Foundation's *Commercial and Institutional End Uses of Water* report (California Air Pollution Control Officers Association [CAPCOA] 2017). Wastewater generation was calculated based on an industry standard assuming total water demand equates to approximately 120 percent of wastewater generation. CalEEMod estimates non-residential building energy use, including electricity and natural gas demand, based on per square foot energy intensity factors developed from the California Commercial End Use Survey database. Municipal solid waste generation is estimated in CalEEMod using annual waste disposal rates from CalRecycle (CAPCOA 2017).

Analysis of potential stormwater impacts associated with the project was based, in part, on the *Preliminary Project Specific Water Quality Management Plan (WQMP)* prepared for the project by Blue Peak Engineering (2019).

#### 3.1.2 Significance Thresholds

Pursuant to Appendix G of the State CEQA Guidelines, impacts related to utilities and service systems would be significant if the project would:

- a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities, the construction of which could cause significant environmental effects;
- b. Not have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple-dry years;
- c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it does not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments
- 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; or
- e. Not comply with federal, state, and local management and reduction statutes and regulations related to solid waste

### 3.1.3 Utilities and Service System Impacts

- a. *Would the project 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?*

#### Water

According to the existing facilities map provided in EVMWD's 2016 Water Master Plan, the project site vicinity is served by existing EVMWD potable water facilities, including water distribution lines to the northwest toward State Route 74 and southeast toward downtown Lake Elsinore. However, no potable water facilities are currently located along Lakeshore Drive or Manning Street immediately adjacent to the project site (EVMWD 2016c). Therefore, the project includes construction of a 12-inch potable water main along Lakeshore Drive following the southwestern frontage of the project site, then extending north along Manning Street before meeting with an existing eight-inch line along Ryan Avenue. Additionally, the project would include installation of approximately eight water service laterals and a six-inch fire service line extending from the proposed 12-inch water main to the project site.

The proposed water main and laterals would be installed during project construction and within the disturbance area of the project; therefore, the construction would not substantially increase the project's disturbance area or substantially increase emissions, or otherwise cause significant environmental effects. The proposed water main would be constructed within the already-disturbed Lakeshore Drive and Manning Street rights-of-way. Major EVMWD water treatment or distribution facility improvements would not be necessary to serve the project site. Therefore, impacts with respect to new or expanded water facilities would be less than significant.

#### Wastewater Treatment

The project site is served by existing EVMWD sewer lines, including an eight-inch sewer main along Lakeshore Drive which conveys flows to the Regional WRF, located approximately 0.9 mile to the east. The project would involve installation of multiple four-inch sewer laterals connecting the existing main to the project site to serve the proposed commercial uses. As with water facilities, sewer line extensions necessary to connect the proposed new buildings to existing facilities along Lakeshore Drive would be installed in conjunction with the project and would require minimal ground disturbance in the already-disturbed Lakeshore Drive right-of-way. As such, these wastewater treatment facilities would not result in potentially significant environment impacts.

The project would result in an increase in wastewater generation relative to existing site conditions. Wastewater generated at the project site would be treated at EVMWD's Regional WRF, approximately 0.9 mile east of the project site. According to CalEEMod outputs (Appendix A), the project is anticipated to require an estimated 5,615,631 gallons of water per year. Assuming that total water demand is equivalent to approximately 120 percent of wastewater generation, the project would generate an estimated 4,679,693 gallons of wastewater per year, or approximately 0.013 MGD. Table 8 summarizes the available capacity at the Regional WRF and the percentage used by anticipated project wastewater generation.

**Table 8 Wastewater Treatment Plant Capacity**

Regional Water Reclamation Facility	
Average Inflow	6.1 MGD <sup>1</sup>
Capacity	8 MGD <sup>2</sup>
Available Capacity	2.9 MGD
Project Wastewater Generation <sup>3</sup>	0.013 MGD
Percent of Available Capacity Used by Project	0.4%

MGD = million gallons per day

<sup>1</sup>Based on maximum average monthly flow (January 2009-2012) documented in 2016 Sewer Master Plan. Maximum average monthly flow in 2013 was 5.9 MGD, and maximum average monthly flow in 2014 was 5.7 MGD (EVMWD 2016b).

<sup>2</sup>Based on average flow capacity reported in 2016 Sewer Master Plan. Peak flow capacity is 17.6 MGD (EVMWD 2016b).

<sup>3</sup>Assumes total water demand is approximately equivalent to 120 percent of wastewater generation. Total water demand obtained from CalEEMod outputs (Appendix A).

Sources: EVMWD 2016b

As shown in Table 8, wastewater treatment facilities operated by the EVMWD have sufficient capacity to process additional wastewater generated by the project. The project would be responsible for constructing on-site wastewater treatment conveyance systems and paying standard sewer connection fees. Consequently, impacts with respect to wastewater treatment facilities would be less than significant.

## Stormwater Drainage

As discussed in the *Preliminary WQMP*, the project site contains no impervious surface area under existing conditions. The project would add 156,746 square feet of impervious surface over the project site due to construction of the proposed retail and restaurant uses and parking area. Consequently, the project would reduce infiltration potential and increase surface runoff on the project site. Post-development conditions would maintain site drainage to the south toward Lakeshore Drive, similar to existing conditions (Blue Peak Engineering 2019).

Pursuant to the requirements of the Riverside County MS4 permit, the project is required to capture stormwater runoff from the 85th percentile, 24-hour storm event (equal to 0.75 inch rainfall depth for the project site). As demonstrated in the *Preliminary WQMP*, the project would include construction of a modular wetland feature near the western corner of the project site to capture and treat the design capture volume of 8,929 cubic feet. This biotreatment/bioretenion feature would slow the velocity of water, facilitating treatment, infiltration, or controlled release of stormwater flows and thereby minimizing the potential for exceedances of stormwater drainage system capacity. Given that stormwater conveyance and storage facilities would be constructed to capture on-site runoff, impacts related to new or expanded stormwater facilities would be less than significant.

## Electric Power & Natural Gas

As discussed in Section 2, *Background*, electrical service to the project site is provided by SCE and natural gas service is provided by SCG. The project site is currently served by existing electricity and natural gas infrastructure. According to the CalEEMod output, the project would demand an estimated 742,081 kWh per year (or 0.74 GWh per year) of electricity and an estimated 1,994,266



kBTU (or 0.02 MMThms) of natural gas to serve the proposed retail, restaurant, and parking land uses. This increased energy demand would amount to less than 0.001 percent of SCE's annual demand in 2018 and approximately 0.0003 percent of SCG's annual demand in 2018. This nominal increase in energy demand is not anticipated to require additional electricity substations or natural gas storage/transmission facilities beyond those currently serving the Lake Elsinore area. Impacts with respect to new or expanded electric power or natural gas facilities would be less than significant.

## Telecommunications

The project would not involve any components requiring telecommunications infrastructure and would not involve the relocation of existing telecommunications facilities. Therefore, no impact related to telecommunications facilities would occur.

## Conclusion

Construction or relocation of utility systems would not be undertaken by the project that would cause significant environmental effects, and impacts would be less than significant.

- b. Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?*

According to CalEEMod outputs, the project is anticipated to require approximately 5,615,631 gallons of water per year, or approximately 17.2 AFY. EVMWD's 2015 UWMP describes the City's existing water system and projects future water supplies and demands over a 25-year planning horizon. A full discussion of EVMWD's existing and projected water supply and demand is provided in Section 2, *Background*.

Table 9 summarizes the EVMWD's normal year supply and demand, as well as the project's share of anticipated excess supply. Total project water demand would account for approximately 0.14 to 0.22 percent of EVMWD's excess supply during normal years.

**Table 9 Project Share of EVMWD Normal Year Supply and Demand**

	2020	2025	2030	2035	2040
Supply <sup>1</sup>	44,052	52,396	52,971	61,246	61,476
Demand <sup>2</sup>	36,205	40,605	45,005	49,205	53,605
Excess Supply <sup>3</sup>	7,847	11,791	7,966	12,041	7,871
Project Percent of Excess Supply (%) <sup>4</sup>	0.2	0.1	0.2	0.1	0.2

Units in acre-feet per year

<sup>1</sup> Includes potable and recycled water supplies. Full supply breakdown is provided in Table 2 in Section 2, *Background*.

<sup>2</sup> Includes potable and recycled water demand. Full demand breakdown is provided in Table 3 in Section 2, *Background*.

<sup>3</sup> Equal to total supply minus total demand.

<sup>4</sup> Assumes total project demand of 17.2 AFY, as estimated in CalEEMod.

Source: EVMWD 2016a

As discussed in Section 2, *Background*, the 2015 UWMP also estimates EVMWD supplies and demand for single- and multiple-dry year scenarios. Table 10 summarizes the project's share of anticipated excess supply during the single-dry year and each of the multiple-dry years.

**Table 10 Project Share of Single- and Multiple-Dry Year Potable Supply and Demand**

	2020	2025	2030	2035	2040
<b>Single Dry Year</b>					
Excess Supply <sup>1</sup>	4,709	7,107	3,282	7,072	2,902
Project Percentage of Excess Supply (%) <sup>2</sup>	0.4	0.2	0.5	0.2	0.6
<b>Multiple - First Dry Year</b>					
Excess Supply <sup>3</sup>	6,321	8,719	4,894	8,684	4,514
Project Percentage of Excess Supply (%) <sup>2</sup>	0.3	0.2	0.4	0.2	0.4
<b>Multiple - Second Dry Year</b>					
Excess Supply <sup>3</sup>	6,179	8,577	4,752	8,542	4,372
Project Percentage of Excess Supply (%) <sup>2</sup>	0.3	0.2	0.4	0.2	0.4
<b>Multiple - Third Dry Year</b>					
Excess Supply <sup>3</sup>	5,179	7,577	3,752	7,542	3,372
Project Percentage of Excess Supply (%) <sup>2</sup>	0.3	0.2	0.5	0.2	0.5

Units in acre-feet per year

<sup>1</sup>Based on difference values reported in Table 4 in Section 2, *Background*.

<sup>2</sup>Assumes total project demand of 17.2 AFY, as reported by CalEEMod.

<sup>3</sup>Based on difference values reported in

**Table 5** in Section 2, *Background*.

Source: EVMWD 2016a

The project would increase water demand on the site by constructing a commercial land uses and landscaping on-site. However, as demonstrated in Table 9 and Table 10, the increased demand would account for 0.1 to 0.6 percent of EVMWD's excess normal, single-, and multiple-dry year supplies through 2040. As a result, adequate supplies are available to serve the project, and remaining excess supply would be available to serve reasonably foreseeable future development. Therefore, impacts would be less than significant.

- c. *Would the project result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?*

As discussed under Checklist Item a., the project-generated wastewater would be adequately served by available capacity at the Regional WRF. Therefore, impacts would be less than significant.

- d. *Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?*

- e. *Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?*

As described in Section 2, *Background*, CR&R Disposal provides solid waste and recycling collection services for the project site. Solid waste generated in Lake Elsinore is disposed of at various landfills throughout Riverside County based largely on proximity. The nearest landfill to the project site is El Sobrante Landfill, which accepts construction/demolition debris, contaminated soil, mixed municipal, and tire waste (CalRecycle 2019).

El Sobrante Landfill is located approximately 10 miles northwest of the project site at 10910 Dawson Canyon Road. According to the CalRecycle Solid Waste Information System (SWIS), El Sobrante Landfill has a maximum permitted capacity of 209,910,000 cy and a remaining capacity of approximately 143,977,170 cy as of April 2018 (CalRecycle 2019). The landfill has a maximum permitted throughput of 16,054 tons per day and an anticipated closure date of 2051.

## Construction

The project site is currently undeveloped and, as such, construction would not generate substantial demolition debris requiring disposal. However, the project would involve substantial grading of the hillside area, requiring export and disposal of approximately 84,910 cy of soil. According to the soils report prepared for the project site by Soil Pacific Inc. (2019), soils on the site have a dry density of 92.1 to 99.6 pounds per cubic foot (pcf) and moisture contents on the order of 2.2 to 8.9 percent. As such, the wet weight of soils on the project site may be as high as 107 pcf, or approximately 1.4 tons per cy<sup>1</sup>. Based on the CalEEMod run prepared for the project, grading would be expected to occur over approximately 60 days, resulting in the average export of approximately 1,415 cy (or 1,981 tons) of soil per day. As such, daily export of soil during the grading period would not exceed the 16,054 tons per day permitted throughput of the El Sobrante Landfill. Furthermore, exported soil could be transported to other area landfills that accept soil and construction debris such as the Badlands Sanitary Landfill or Lamb Canyon Sanitary Landfill, which have maximum permitted throughputs of 4,800 and 5,000 tons per day, respectively (CalRecycle 2019). Therefore, disposal of soils from grading of the project site would not exceed the capacity of local solid waste disposal facilities.

The handling of all debris and waste generated during construction of the project would be subject to 2016 CALGreen requirements and the California Integrated Waste Management Act of 1989 (Assembly Bill [AB] 939) requirements for salvaging, recycling, and reuse of materials from construction activity on the project site. Furthermore, pursuant to Chapter 14.12 of the Lake Elsinore Municipal Code, the project would be required to submit a waste management plan demonstrating that at least 50 percent of the construction and demolition material produced by the project will be diverted. Therefore, impacts related to solid waste generated during construction would be less than significant.

## Operation

According to CalEEMod outputs, the project would generate approximately 121.2 tons of solid waste annually. Based on this information, the project's anticipated annual solid waste generation would account for approximately 0.002 percent of El Sobrante Landfill's annual permitted

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<sup>1</sup> Wet weight calculated assuming Dry Density = [Wet Weight/(Moisture Content Percentage + 100)] x 100 (South Carolina Department of Transportation n.d.). Soil of 98.3 pcf and 8.9 percent moisture content generated the highest wet weight.

throughput. Given this small proportion of permitted throughput and the existing surplus capacity at El Sobrante Landfill, the solid waste generated by operation of the project would be adequately accommodated by existing landfills.

For operational waste, AB 939 requires all cities and counties to divert a minimum of 50 percent of all solid waste from landfills. Additionally, the project would comply with the City's Refuse Collection Ordinance, codified in Chapter 8.16 of the Lake Elsinore Municipal Code, which regulates waste collection, transfer, and disposal in the city. The project would be required to comply with federal, state, and local statutes and regulations related to solid waste. Therefore, because the project would be served by landfills with sufficient capacity and would comply with applicable regulations related to solid waste, impacts would be less than significant.

## 4 Conclusion

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As described above, the project would not require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications facilities that could cause significant environmental effects. EVMWD possesses sufficient water supplies to serve the project and reasonably foreseeable future development during normal, single-dry, and multiple-dry years. Project-generated wastewater would be adequately served by available capacity at the Regional WRF. Finally, the project would not generate solid waste in excess of state or local standards, the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals, and the project comply with federal, state, and local solid waste management and reduction statutes.

Given the analysis provided in Section 3, *Impact Analysis*, the project would result in less than significant impacts to utilities and service systems. No mitigation is recommended.



## 5 References

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# Appendix A

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## California Emissions Estimator Model (CalEEMod) Outputs

## Lakeview Plaza - South Coast AQMD Air District, Annual

**Lakeview Plaza**  
**South Coast AQMD Air District, Annual**

## 1.0 Project Characteristics

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### 1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Parking Lot	207.00	Space	3.00	82,800.00	0
High Turnover (Sit Down Restaurant)	7.00	1000sqft	0.16	7,000.00	0
Strip Mall	36.12	1000sqft	0.83	36,120.00	0

### 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>	2021
<b>Utility Company</b>	Southern California Edison				
<b>CO2 Intensity (lb/MW hr)</b>	702.44	<b>CH4 Intensity (lb/MW hr)</b>	0.029	<b>N2O Intensity (lb/MW hr)</b>	0.006

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

## Lakeview Plaza - South Coast AQMD Air District, Annual

Project Characteristics - Energy Intensity Factors remain at defaults.

Land Use - Pursuant to project site plans.

Construction Phase - Site is vacant (demolition not anticipated). Site preparation and building phases expanded to account for substantial grading.

Grading - Material exported based on preliminary grading plan.

Architectural Coating - Assumed compliance with SCAQMD Rule 1113.

Vehicle Trips - Weekday trip generation rates adjusted based on rates used in Traffic Study (plus pass-by reduction). Saturday and Sunday default rates proportionally adjusted based on weekday adjustment.

Area Coating - Assumed compliance with SCAQMD Rule 1113

Energy Use - Title 24 energy use reduced by 30 percent for compliance with 2019 Title 24 standards for commercial uses.

Water And Wastewater - Indoor water consumption reduced by 20 percent based on compliance with 2016 Title 24 standards.

Construction Off-road Equipment Mitigation - Assumed compliance with SCAQMD Rule 403

Mobile Land Use Mitigation - Site would provide sidewalk improvements along Lakeshore Drive and Manning Street. Project site is 0.3 mile from Riverside/Lakeshore Bus Stop.

Area Mitigation - Assumed compliance with SCAQMD Rule 1113.

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	50.00
tblArchitecturalCoating	EF_Nonresidential_Interior	100.00	50.00
tblArchitecturalCoating	EF_Parking	100.00	50.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	100	50
tblAreaCoating	Area_EF_Nonresidential_Interior	100	50
tblAreaCoating	Area_EF_Parking	100	50
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblConstructionPhase	NumDays	8.00	50.00
tblConstructionPhase	NumDays	5.00	14.00
tblConstructionPhase	PhaseEndDate	7/26/2021	8/27/2021
tblConstructionPhase	PhaseEndDate	6/4/2021	8/16/2021
tblConstructionPhase	PhaseEndDate	7/17/2020	9/28/2020



## Lakeview Plaza - South Coast AQMD Air District, Annual

tblConstructionPhase	PhaseEndDate	6/30/2021	9/9/2021
tblConstructionPhase	PhaseEndDate	7/7/2020	7/20/2020
tblConstructionPhase	PhaseStartDate	7/1/2021	8/4/2021
tblConstructionPhase	PhaseStartDate	7/18/2020	9/29/2020
tblConstructionPhase	PhaseStartDate	7/8/2020	7/21/2020
tblConstructionPhase	PhaseStartDate	6/5/2021	8/17/2021
tblEnergyUse	T24E	12.38	8.67
tblEnergyUse	T24E	4.58	3.21
tblGrading	MaterialExported	0.00	84,910.00
tblLandUse	LotAcreage	1.86	3.00
tblVehicleTrips	ST_TR	158.37	111.78
tblVehicleTrips	ST_TR	42.04	32.23
tblVehicleTrips	SU_TR	131.84	93.05
tblVehicleTrips	SU_TR	20.43	15.66
tblVehicleTrips	WD_TR	127.15	89.74
tblVehicleTrips	WD_TR	44.32	33.98
tblWater	IndoorWaterUseRate	2,124,735.99	1,699,788.79
tblWater	IndoorWaterUseRate	2,675,499.48	2,140,399.58

## 2.0 Emissions Summary

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## Lakeview Plaza - South Coast AQMD Air District, 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	0.2142	3.1817	1.5227	6.4200e-003	0.4146	0.0904	0.5050	0.1871	0.0842	0.2713	0.0000	606.7468	606.7468	0.0772	0.0000	608.6772
2021	0.2979	1.7010	1.6578	3.2500e-003	0.0572	0.0844	0.1416	0.0154	0.0793	0.0947	0.0000	286.6974	286.6974	0.0538	0.0000	288.0416
Maximum	0.2979	3.1817	1.6578	6.4200e-003	0.4146	0.0904	0.5050	0.1871	0.0842	0.2713	0.0000	606.7468	606.7468	0.0772	0.0000	608.6772

**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	0.2142	3.1817	1.5227	6.4200e-003	0.2523	0.0904	0.3427	0.1022	0.0842	0.1863	0.0000	606.7466	606.7466	0.0772	0.0000	608.6770
2021	0.2979	1.7009	1.6578	3.2500e-003	0.0572	0.0844	0.1416	0.0154	0.0793	0.0947	0.0000	286.6972	286.6972	0.0538	0.0000	288.0413
Maximum	0.2979	3.1817	1.6578	6.4200e-003	0.2523	0.0904	0.3427	0.1022	0.0842	0.1863	0.0000	606.7466	606.7466	0.0772	0.0000	608.6770

	ROG	NOx	CO	SO2	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	34.40	0.00	25.10	41.94	0.00	23.21	0.00	0.00	0.00	0.00	0.00	0.00

## Lakeview Plaza - South Coast AQMD Air District, Annual

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	7-1-2020	9-30-2020	2.5579	2.5579
2	10-1-2020	12-31-2020	0.7881	0.7881
3	1-1-2021	3-31-2021	0.6996	0.6996
4	4-1-2021	6-30-2021	0.7064	0.7064
5	7-1-2021	9-30-2021	0.5883	0.5883
		Highest	2.5579	2.5579

## 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	0.1720	3.0000e-005	3.2000e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	6.2100e-003	6.2100e-003	2.0000e-005	0.0000	6.6200e-003
Energy	0.0108	0.0978	0.0821	5.9000e-004		7.4300e-003	7.4300e-003		7.4300e-003	7.4300e-003	0.0000	342.8646	342.8646	0.0118	3.9700e-003	344.3429
Mobile	0.4379	2.2324	4.5431	0.0149	1.1508	0.0124	1.1633	0.3084	0.0116	0.3200	0.0000	1,378.384 4	1,378.384 4	0.0766	0.0000	1,380.299 2
Waste						0.0000	0.0000		0.0000	0.0000	24.6086	0.0000	24.6086	1.4543	0.0000	60.9668
Water						0.0000	0.0000		0.0000	0.0000	1.2183	22.2169	23.4352	0.1261	3.1400e-003	27.5235
<b>Total</b>	<b>0.6207</b>	<b>2.3302</b>	<b>4.6284</b>	<b>0.0155</b>	<b>1.1508</b>	<b>0.0199</b>	<b>1.1707</b>	<b>0.3084</b>	<b>0.0191</b>	<b>0.3275</b>	<b>25.8269</b>	<b>1,743.472 1</b>	<b>1,769.299 0</b>	<b>1.6688</b>	<b>7.1100e-003</b>	<b>1,813.139 0</b>

## Lakeview Plaza - South Coast AQMD Air District, Annual

**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	0.1720	3.0000e-005	3.2000e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	6.2100e-003	6.2100e-003	2.0000e-005	0.0000	6.6200e-003
Energy	0.0108	0.0978	0.0821	5.9000e-004		7.4300e-003	7.4300e-003		7.4300e-003	7.4300e-003	0.0000	342.8646	342.8646	0.0118	3.9700e-003	344.3429
Mobile	0.4305	2.1765	4.3543	0.0141	1.0824	0.0118	1.0942	0.2901	0.0110	0.3011	0.0000	1,305.5025	1,305.5025	0.0735	0.0000	1,307.3411
Waste						0.0000	0.0000		0.0000	0.0000	24.6086	0.0000	24.6086	1.4543	0.0000	60.9668
Water						0.0000	0.0000		0.0000	0.0000	1.2183	22.2169	23.4352	0.1261	3.1400e-003	27.5235
<b>Total</b>	<b>0.6132</b>	<b>2.2743</b>	<b>4.4396</b>	<b>0.0147</b>	<b>1.0824</b>	<b>0.0193</b>	<b>1.1016</b>	<b>0.2901</b>	<b>0.0185</b>	<b>0.3085</b>	<b>25.8269</b>	<b>1,670.5903</b>	<b>1,696.4172</b>	<b>1.6657</b>	<b>7.1100e-003</b>	<b>1,740.1809</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>1.20</b>	<b>2.40</b>	<b>4.08</b>	<b>5.10</b>	<b>5.95</b>	<b>3.12</b>	<b>5.90</b>	<b>5.95</b>	<b>3.04</b>	<b>5.78</b>	<b>0.00</b>	<b>4.18</b>	<b>4.12</b>	<b>0.18</b>	<b>0.00</b>	<b>4.02</b>

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

## Lakeview Plaza - South Coast AQMD Air District, Annual

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	7/1/2020	7/20/2020	5	14	
2	Grading	Grading	7/21/2020	9/28/2020	5	50	
3	Building Construction	Building Construction	9/29/2020	8/16/2021	5	230	
4	Architectural Coating	Architectural Coating	8/4/2021	8/27/2021	5	18	
5	Paving	Paving	8/17/2021	9/9/2021	5	18	

**Acres of Grading (Site Preparation Phase): 0**

**Acres of Grading (Grading Phase): 25**

**Acres of Paving: 3**

**Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 64,680; Non-Residential Outdoor: 21,560; Striped Parking Area: 4,968 (Architectural Coating – sqft)**

**OffRoad Equipment**

## Lakeview Plaza - South Coast AQMD Air District, Annual

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	2	6.00	9	0.56
Paving	Pavers	1	8.00	130	0.42
Paving	Paving Equipment	2	6.00	132	0.36
Paving	Rollers	2	6.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37

**Trips and VMT**

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	10,614.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	49.00	21.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	8	20.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

## Lakeview Plaza - South Coast AQMD Air District, Annual

**3.1 Mitigation Measures Construction**

Water Exposed Area

**3.2 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					0.1265	0.0000	0.1265	0.0695	0.0000	0.0695	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0285	0.2969	0.1506	2.7000e-004		0.0154	0.0154		0.0142	0.0142	0.0000	23.4015	23.4015	7.5700e-003	0.0000	23.5907
<b>Total</b>	<b>0.0285</b>	<b>0.2969</b>	<b>0.1506</b>	<b>2.7000e-004</b>	<b>0.1265</b>	<b>0.0154</b>	<b>0.1418</b>	<b>0.0695</b>	<b>0.0142</b>	<b>0.0837</b>	<b>0.0000</b>	<b>23.4015</b>	<b>23.4015</b>	<b>7.5700e-003</b>	<b>0.0000</b>	<b>23.5907</b>

## Lakeview Plaza - South Coast AQMD Air District, Annual

**3.2 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	5.6000e-004	4.3000e-004	4.7700e-003	1.0000e-005	1.3800e-003	1.0000e-005	1.3900e-003	3.7000e-004	1.0000e-005	3.8000e-004	0.0000	1.2445	1.2445	4.0000e-005	0.0000	1.2454
<b>Total</b>	<b>5.6000e-004</b>	<b>4.3000e-004</b>	<b>4.7700e-003</b>	<b>1.0000e-005</b>	<b>1.3800e-003</b>	<b>1.0000e-005</b>	<b>1.3900e-003</b>	<b>3.7000e-004</b>	<b>1.0000e-005</b>	<b>3.8000e-004</b>	<b>0.0000</b>	<b>1.2445</b>	<b>1.2445</b>	<b>4.0000e-005</b>	<b>0.0000</b>	<b>1.2454</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					0.0569	0.0000	0.0569	0.0313	0.0000	0.0313	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0285	0.2969	0.1506	2.7000e-004		0.0154	0.0154		0.0142	0.0142	0.0000	23.4015	23.4015	7.5700e-003	0.0000	23.5907
<b>Total</b>	<b>0.0285</b>	<b>0.2969</b>	<b>0.1506</b>	<b>2.7000e-004</b>	<b>0.0569</b>	<b>0.0154</b>	<b>0.0723</b>	<b>0.0313</b>	<b>0.0142</b>	<b>0.0454</b>	<b>0.0000</b>	<b>23.4015</b>	<b>23.4015</b>	<b>7.5700e-003</b>	<b>0.0000</b>	<b>23.5907</b>



## Lakeview Plaza - South Coast AQMD Air District, Annual

**3.2 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	5.6000e-004	4.3000e-004	4.7700e-003	1.0000e-005	1.3800e-003	1.0000e-005	1.3900e-003	3.7000e-004	1.0000e-005	3.8000e-004	0.0000	1.2445	1.2445	4.0000e-005	0.0000	1.2454
<b>Total</b>	<b>5.6000e-004</b>	<b>4.3000e-004</b>	<b>4.7700e-003</b>	<b>1.0000e-005</b>	<b>1.3800e-003</b>	<b>1.0000e-005</b>	<b>1.3900e-003</b>	<b>3.7000e-004</b>	<b>1.0000e-005</b>	<b>3.8000e-004</b>	<b>0.0000</b>	<b>1.2445</b>	<b>1.2445</b>	<b>4.0000e-005</b>	<b>0.0000</b>	<b>1.2454</b>

**3.3 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					0.1686	0.0000	0.1686	0.0849	0.0000	0.0849	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0607	0.6597	0.4013	7.4000e-004		0.0318	0.0318		0.0293	0.0293	0.0000	65.1469	65.1469	0.0211	0.0000	65.6736
<b>Total</b>	<b>0.0607</b>	<b>0.6597</b>	<b>0.4013</b>	<b>7.4000e-004</b>	<b>0.1686</b>	<b>0.0318</b>	<b>0.2005</b>	<b>0.0849</b>	<b>0.0293</b>	<b>0.1142</b>	<b>0.0000</b>	<b>65.1469</b>	<b>65.1469</b>	<b>0.0211</b>	<b>0.0000</b>	<b>65.6736</b>

## Lakeview Plaza - South Coast AQMD Air District, Annual

**3.3 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	0.0408	1.4892	0.2970	4.0800e-003	0.0913	4.6900e-003	0.0959	0.0251	4.4800e-003	0.0295	0.0000	400.4874	400.4874	0.0276	0.0000	401.1773
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	1.6700e-003	1.2800e-003	0.0142	4.0000e-005	4.1100e-003	3.0000e-005	4.1500e-003	1.0900e-003	3.0000e-005	1.1200e-003	0.0000	3.7038	3.7038	1.1000e-004	0.0000	3.7064
<b>Total</b>	<b>0.0425</b>	<b>1.4905</b>	<b>0.3112</b>	<b>4.1200e-003</b>	<b>0.0954</b>	<b>4.7200e-003</b>	<b>0.1001</b>	<b>0.0261</b>	<b>4.5100e-003</b>	<b>0.0307</b>	<b>0.0000</b>	<b>404.1912</b>	<b>404.1912</b>	<b>0.0277</b>	<b>0.0000</b>	<b>404.8837</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					0.0759	0.0000	0.0759	0.0382	0.0000	0.0382	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0607	0.6597	0.4013	7.4000e-004		0.0318	0.0318		0.0293	0.0293	0.0000	65.1468	65.1468	0.0211	0.0000	65.6735
<b>Total</b>	<b>0.0607</b>	<b>0.6597</b>	<b>0.4013</b>	<b>7.4000e-004</b>	<b>0.0759</b>	<b>0.0318</b>	<b>0.1077</b>	<b>0.0382</b>	<b>0.0293</b>	<b>0.0675</b>	<b>0.0000</b>	<b>65.1468</b>	<b>65.1468</b>	<b>0.0211</b>	<b>0.0000</b>	<b>65.6735</b>

## Lakeview Plaza - South Coast AQMD Air District, Annual

**3.3 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	0.0408	1.4892	0.2970	4.0800e-003	0.0913	4.6900e-003	0.0959	0.0251	4.4800e-003	0.0295	0.0000	400.4874	400.4874	0.0276	0.0000	401.1773
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	1.6700e-003	1.2800e-003	0.0142	4.0000e-005	4.1100e-003	3.0000e-005	4.1500e-003	1.0900e-003	3.0000e-005	1.1200e-003	0.0000	3.7038	3.7038	1.1000e-004	0.0000	3.7064
<b>Total</b>	<b>0.0425</b>	<b>1.4905</b>	<b>0.3112</b>	<b>4.1200e-003</b>	<b>0.0954</b>	<b>4.7200e-003</b>	<b>0.1001</b>	<b>0.0261</b>	<b>4.5100e-003</b>	<b>0.0307</b>	<b>0.0000</b>	<b>404.1912</b>	<b>404.1912</b>	<b>0.0277</b>	<b>0.0000</b>	<b>404.8837</b>

**3.4 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	0.0721	0.6523	0.5729	9.2000e-004		0.0380	0.0380		0.0357	0.0357	0.0000	78.7474	78.7474	0.0192	0.0000	79.2277
<b>Total</b>	<b>0.0721</b>	<b>0.6523</b>	<b>0.5729</b>	<b>9.2000e-004</b>		<b>0.0380</b>	<b>0.0380</b>		<b>0.0357</b>	<b>0.0357</b>	<b>0.0000</b>	<b>78.7474</b>	<b>78.7474</b>	<b>0.0192</b>	<b>0.0000</b>	<b>79.2277</b>

## Lakeview Plaza - South Coast AQMD Air District, Annual

**3.4 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	2.3900e-003	0.0762	0.0189	1.8000e-004	4.5000e-003	3.7000e-004	4.8700e-003	1.3000e-003	3.6000e-004	1.6600e-003	0.0000	17.5610	17.5610	1.1500e-003	0.0000	17.5898
Worker	7.4400e-003	5.7000e-003	0.0631	1.8000e-004	0.0183	1.4000e-004	0.0184	4.8500e-003	1.3000e-004	4.9800e-003	0.0000	16.4545	16.4545	4.7000e-004	0.0000	16.4663
<b>Total</b>	<b>9.8300e-003</b>	<b>0.0819</b>	<b>0.0820</b>	<b>3.6000e-004</b>	<b>0.0228</b>	<b>5.1000e-004</b>	<b>0.0233</b>	<b>6.1500e-003</b>	<b>4.9000e-004</b>	<b>6.6400e-003</b>	<b>0.0000</b>	<b>34.0155</b>	<b>34.0155</b>	<b>1.6200e-003</b>	<b>0.0000</b>	<b>34.0561</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	0.0721	0.6523	0.5729	9.2000e-004		0.0380	0.0380		0.0357	0.0357	0.0000	78.7473	78.7473	0.0192	0.0000	79.2276
<b>Total</b>	<b>0.0721</b>	<b>0.6523</b>	<b>0.5729</b>	<b>9.2000e-004</b>		<b>0.0380</b>	<b>0.0380</b>		<b>0.0357</b>	<b>0.0357</b>	<b>0.0000</b>	<b>78.7473</b>	<b>78.7473</b>	<b>0.0192</b>	<b>0.0000</b>	<b>79.2276</b>

## Lakeview Plaza - South Coast AQMD Air District, Annual

**3.4 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	2.3900e-003	0.0762	0.0189	1.8000e-004	4.5000e-003	3.7000e-004	4.8700e-003	1.3000e-003	3.6000e-004	1.6600e-003	0.0000	17.5610	17.5610	1.1500e-003	0.0000	17.5898
Worker	7.4400e-003	5.7000e-003	0.0631	1.8000e-004	0.0183	1.4000e-004	0.0184	4.8500e-003	1.3000e-004	4.9800e-003	0.0000	16.4545	16.4545	4.7000e-004	0.0000	16.4663
<b>Total</b>	<b>9.8300e-003</b>	<b>0.0819</b>	<b>0.0820</b>	<b>3.6000e-004</b>	<b>0.0228</b>	<b>5.1000e-004</b>	<b>0.0233</b>	<b>6.1500e-003</b>	<b>4.9000e-004</b>	<b>6.6400e-003</b>	<b>0.0000</b>	<b>34.0155</b>	<b>34.0155</b>	<b>1.6200e-003</b>	<b>0.0000</b>	<b>34.0561</b>

**3.4 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	0.1540	1.4120	1.3426	2.1800e-003		0.0777	0.0777		0.0730	0.0730	0.0000	187.6262	187.6262	0.0453	0.0000	188.7578
<b>Total</b>	<b>0.1540</b>	<b>1.4120</b>	<b>1.3426</b>	<b>2.1800e-003</b>		<b>0.0777</b>	<b>0.0777</b>		<b>0.0730</b>	<b>0.0730</b>	<b>0.0000</b>	<b>187.6262</b>	<b>187.6262</b>	<b>0.0453</b>	<b>0.0000</b>	<b>188.7578</b>

## Lakeview Plaza - South Coast AQMD Air District, Annual

**3.4 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	4.8400e-003	0.1646	0.0408	4.3000e-004	0.0107	3.3000e-004	0.0111	3.0900e-003	3.2000e-004	3.4100e-003	0.0000	41.5293	41.5293	2.6300e-003	0.0000	41.5950
Worker	0.0165	0.0122	0.1383	4.2000e-004	0.0436	3.3000e-004	0.0439	0.0116	3.0000e-004	0.0119	0.0000	37.9302	37.9302	1.0200e-003	0.0000	37.9556
<b>Total</b>	<b>0.0214</b>	<b>0.1768</b>	<b>0.1791</b>	<b>8.5000e-004</b>	<b>0.0543</b>	<b>6.6000e-004</b>	<b>0.0549</b>	<b>0.0147</b>	<b>6.2000e-004</b>	<b>0.0153</b>	<b>0.0000</b>	<b>79.4595</b>	<b>79.4595</b>	<b>3.6500e-003</b>	<b>0.0000</b>	<b>79.5506</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	0.1540	1.4120	1.3426	2.1800e-003		0.0777	0.0777		0.0730	0.0730	0.0000	187.6260	187.6260	0.0453	0.0000	188.7576
<b>Total</b>	<b>0.1540</b>	<b>1.4120</b>	<b>1.3426</b>	<b>2.1800e-003</b>		<b>0.0777</b>	<b>0.0777</b>		<b>0.0730</b>	<b>0.0730</b>	<b>0.0000</b>	<b>187.6260</b>	<b>187.6260</b>	<b>0.0453</b>	<b>0.0000</b>	<b>188.7576</b>

## Lakeview Plaza - South Coast AQMD Air District, Annual

**3.4 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	4.8400e-003	0.1646	0.0408	4.3000e-004	0.0107	3.3000e-004	0.0111	3.0900e-003	3.2000e-004	3.4100e-003	0.0000	41.5293	41.5293	2.6300e-003	0.0000	41.5950
Worker	0.0165	0.0122	0.1383	4.2000e-004	0.0436	3.3000e-004	0.0439	0.0116	3.0000e-004	0.0119	0.0000	37.9302	37.9302	1.0200e-003	0.0000	37.9556
<b>Total</b>	<b>0.0214</b>	<b>0.1768</b>	<b>0.1791</b>	<b>8.5000e-004</b>	<b>0.0543</b>	<b>6.6000e-004</b>	<b>0.0549</b>	<b>0.0147</b>	<b>6.2000e-004</b>	<b>0.0153</b>	<b>0.0000</b>	<b>79.4595</b>	<b>79.4595</b>	<b>3.6500e-003</b>	<b>0.0000</b>	<b>79.5506</b>

**3.5 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	0.1057					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.9700e-003	0.0137	0.0164	3.0000e-005		8.5000e-004	8.5000e-004		8.5000e-004	8.5000e-004	0.0000	2.2979	2.2979	1.6000e-004	0.0000	2.3019
<b>Total</b>	<b>0.1077</b>	<b>0.0137</b>	<b>0.0164</b>	<b>3.0000e-005</b>		<b>8.5000e-004</b>	<b>8.5000e-004</b>		<b>8.5000e-004</b>	<b>8.5000e-004</b>	<b>0.0000</b>	<b>2.2979</b>	<b>2.2979</b>	<b>1.6000e-004</b>	<b>0.0000</b>	<b>2.3019</b>

## Lakeview Plaza - South Coast AQMD Air District, Annual

**3.5 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	3.8000e-004	2.8000e-004	3.1400e-003	1.0000e-005	9.9000e-004	1.0000e-005	9.9000e-004	2.6000e-004	1.0000e-005	2.7000e-004	0.0000	0.8601	0.8601	2.0000e-005	0.0000	0.8607
<b>Total</b>	<b>3.8000e-004</b>	<b>2.8000e-004</b>	<b>3.1400e-003</b>	<b>1.0000e-005</b>	<b>9.9000e-004</b>	<b>1.0000e-005</b>	<b>9.9000e-004</b>	<b>2.6000e-004</b>	<b>1.0000e-005</b>	<b>2.7000e-004</b>	<b>0.0000</b>	<b>0.8601</b>	<b>0.8601</b>	<b>2.0000e-005</b>	<b>0.0000</b>	<b>0.8607</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	0.1057					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.9700e-003	0.0137	0.0164	3.0000e-005		8.5000e-004	8.5000e-004		8.5000e-004	8.5000e-004	0.0000	2.2979	2.2979	1.6000e-004	0.0000	2.3019
<b>Total</b>	<b>0.1077</b>	<b>0.0137</b>	<b>0.0164</b>	<b>3.0000e-005</b>		<b>8.5000e-004</b>	<b>8.5000e-004</b>		<b>8.5000e-004</b>	<b>8.5000e-004</b>	<b>0.0000</b>	<b>2.2979</b>	<b>2.2979</b>	<b>1.6000e-004</b>	<b>0.0000</b>	<b>2.3019</b>



## Lakeview Plaza - South Coast AQMD Air District, Annual

**3.5 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	3.8000e-004	2.8000e-004	3.1400e-003	1.0000e-005	9.9000e-004	1.0000e-005	9.9000e-004	2.6000e-004	1.0000e-005	2.7000e-004	0.0000	0.8601	0.8601	2.0000e-005	0.0000	0.8607
<b>Total</b>	<b>3.8000e-004</b>	<b>2.8000e-004</b>	<b>3.1400e-003</b>	<b>1.0000e-005</b>	<b>9.9000e-004</b>	<b>1.0000e-005</b>	<b>9.9000e-004</b>	<b>2.6000e-004</b>	<b>1.0000e-005</b>	<b>2.7000e-004</b>	<b>0.0000</b>	<b>0.8601</b>	<b>0.8601</b>	<b>2.0000e-005</b>	<b>0.0000</b>	<b>0.8607</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	9.8500e-003	0.0976	0.1103	1.7000e-004		5.2100e-003	5.2100e-003		4.8100e-003	4.8100e-003	0.0000	14.7336	14.7336	4.6300e-003	0.0000	14.8493
Paving	3.9300e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0138</b>	<b>0.0976</b>	<b>0.1103</b>	<b>1.7000e-004</b>		<b>5.2100e-003</b>	<b>5.2100e-003</b>		<b>4.8100e-003</b>	<b>4.8100e-003</b>	<b>0.0000</b>	<b>14.7336</b>	<b>14.7336</b>	<b>4.6300e-003</b>	<b>0.0000</b>	<b>14.8493</b>

## Lakeview Plaza - South Coast AQMD Air District, Annual

**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	7.5000e-004	5.5000e-004	6.2700e-003	2.0000e-005	1.9700e-003	1.0000e-005	1.9900e-003	5.2000e-004	1.0000e-005	5.4000e-004	0.0000	1.7202	1.7202	5.0000e-005	0.0000	1.7213
<b>Total</b>	<b>7.5000e-004</b>	<b>5.5000e-004</b>	<b>6.2700e-003</b>	<b>2.0000e-005</b>	<b>1.9700e-003</b>	<b>1.0000e-005</b>	<b>1.9900e-003</b>	<b>5.2000e-004</b>	<b>1.0000e-005</b>	<b>5.4000e-004</b>	<b>0.0000</b>	<b>1.7202</b>	<b>1.7202</b>	<b>5.0000e-005</b>	<b>0.0000</b>	<b>1.7213</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	9.8500e-003	0.0976	0.1103	1.7000e-004		5.2100e-003	5.2100e-003		4.8100e-003	4.8100e-003	0.0000	14.7335	14.7335	4.6300e-003	0.0000	14.8493
Paving	3.9300e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0138</b>	<b>0.0976</b>	<b>0.1103</b>	<b>1.7000e-004</b>		<b>5.2100e-003</b>	<b>5.2100e-003</b>		<b>4.8100e-003</b>	<b>4.8100e-003</b>	<b>0.0000</b>	<b>14.7335</b>	<b>14.7335</b>	<b>4.6300e-003</b>	<b>0.0000</b>	<b>14.8493</b>

## Lakeview Plaza - South Coast AQMD Air District, Annual

**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	7.5000e-004	5.5000e-004	6.2700e-003	2.0000e-005	1.9700e-003	1.0000e-005	1.9900e-003	5.2000e-004	1.0000e-005	5.4000e-004	0.0000	1.7202	1.7202	5.0000e-005	0.0000	1.7213
<b>Total</b>	<b>7.5000e-004</b>	<b>5.5000e-004</b>	<b>6.2700e-003</b>	<b>2.0000e-005</b>	<b>1.9700e-003</b>	<b>1.0000e-005</b>	<b>1.9900e-003</b>	<b>5.2000e-004</b>	<b>1.0000e-005</b>	<b>5.4000e-004</b>	<b>0.0000</b>	<b>1.7202</b>	<b>1.7202</b>	<b>5.0000e-005</b>	<b>0.0000</b>	<b>1.7213</b>

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

Increase Transit Accessibility

Improve Pedestrian Network

## Lakeview Plaza - South Coast AQMD Air District, 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	0.4305	2.1765	4.3543	0.0141	1.0824	0.0118	1.0942	0.2901	0.0110	0.3011	0.0000	1,305.5025	1,305.5025	0.0735	0.0000	1,307.3411
Unmitigated	0.4379	2.2324	4.5431	0.0149	1.1508	0.0124	1.1633	0.3084	0.0116	0.3200	0.0000	1,378.3844	1,378.3844	0.0766	0.0000	1,380.2992

## 4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
High Turnover (Sit Down Restaurant)	628.18	782.46	651.35	890,651	837,657
Parking Lot	0.00	0.00	0.00		
Strip Mall	1,227.36	1,164.15	565.64	2,138,130	2,010,911
Total	1,855.54	1,946.61	1,216.99	3,028,780	2,848,568

## 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
High Turnover (Sit Down)	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

## 4.4 Fleet Mix

## Lakeview Plaza - South Coast AQMD Air District, Annual

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
High Turnover (Sit Down Restaurant)	0.548858	0.043235	0.200706	0.120309	0.016131	0.005851	0.021034	0.033479	0.002070	0.001877	0.004817	0.000707	0.000925
Parking Lot	0.548858	0.043235	0.200706	0.120309	0.016131	0.005851	0.021034	0.033479	0.002070	0.001877	0.004817	0.000707	0.000925
Strip Mall	0.548858	0.043235	0.200706	0.120309	0.016131	0.005851	0.021034	0.033479	0.002070	0.001877	0.004817	0.000707	0.000925

## 5.0 Energy Detail

Historical Energy Use: N

### 5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	236.4430	236.4430	9.7600e-003	2.0200e-003	237.2889
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	236.4430	236.4430	9.7600e-003	2.0200e-003	237.2889
NaturalGas Mitigated	0.0108	0.0978	0.0821	5.9000e-004		7.4300e-003	7.4300e-003		7.4300e-003	7.4300e-003	0.0000	106.4217	106.4217	2.0400e-003	1.9500e-003	107.0541
NaturalGas Unmitigated	0.0108	0.0978	0.0821	5.9000e-004		7.4300e-003	7.4300e-003		7.4300e-003	7.4300e-003	0.0000	106.4217	106.4217	2.0400e-003	1.9500e-003	107.0541

## Lakeview Plaza - South Coast AQMD Air District, Annual

**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					
High Turnover (Sit Down Restaurant)	1.91408e+006	0.0103	0.0938	0.0788	5.6000e-004		7.1300e-003	7.1300e-003		7.1300e-003	7.1300e-003	0.0000	102.1426	102.1426	1.9600e-003	1.8700e-003	102.7496
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Strip Mall	80186.4	4.3000e-004	3.9300e-003	3.3000e-003	2.0000e-005		3.0000e-004	3.0000e-004		3.0000e-004	3.0000e-004	0.0000	4.2791	4.2791	8.0000e-005	8.0000e-005	4.3045
<b>Total</b>		<b>0.0108</b>	<b>0.0978</b>	<b>0.0821</b>	<b>5.8000e-004</b>		<b>7.4300e-003</b>	<b>7.4300e-003</b>		<b>7.4300e-003</b>	<b>7.4300e-003</b>	<b>0.0000</b>	<b>106.4217</b>	<b>106.4217</b>	<b>2.0400e-003</b>	<b>1.9500e-003</b>	<b>107.0541</b>

**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					
High Turnover (Sit Down Restaurant)	1.91408e+006	0.0103	0.0938	0.0788	5.6000e-004		7.1300e-003	7.1300e-003		7.1300e-003	7.1300e-003	0.0000	102.1426	102.1426	1.9600e-003	1.8700e-003	102.7496
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Strip Mall	80186.4	4.3000e-004	3.9300e-003	3.3000e-003	2.0000e-005		3.0000e-004	3.0000e-004		3.0000e-004	3.0000e-004	0.0000	4.2791	4.2791	8.0000e-005	8.0000e-005	4.3045
<b>Total</b>		<b>0.0108</b>	<b>0.0978</b>	<b>0.0821</b>	<b>5.8000e-004</b>		<b>7.4300e-003</b>	<b>7.4300e-003</b>		<b>7.4300e-003</b>	<b>7.4300e-003</b>	<b>0.0000</b>	<b>106.4217</b>	<b>106.4217</b>	<b>2.0400e-003</b>	<b>1.9500e-003</b>	<b>107.0541</b>

## Lakeview Plaza - South Coast AQMD Air District, Annual

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

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
High Turnover (Sit Down Restaurant)	306390	97.6224	4.0300e-003	8.3000e-004	97.9717
Parking Lot	28980	9.2337	3.8000e-004	8.0000e-005	9.2667
Strip Mall	406711	129.5869	5.3500e-003	1.1100e-003	130.0505
<b>Total</b>		<b>236.4430</b>	<b>9.7600e-003</b>	<b>2.0200e-003</b>	<b>237.2889</b>

**Mitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
High Turnover (Sit Down Restaurant)	306390	97.6224	4.0300e-003	8.3000e-004	97.9717
Parking Lot	28980	9.2337	3.8000e-004	8.0000e-005	9.2667
Strip Mall	406711	129.5869	5.3500e-003	1.1100e-003	130.0505
<b>Total</b>		<b>236.4430</b>	<b>9.7600e-003</b>	<b>2.0200e-003</b>	<b>237.2889</b>

**6.0 Area Detail**

## Lakeview Plaza - South Coast AQMD Air District, Annual

**6.1 Mitigation Measures Area**

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

	ROG	NOx	CO	SO2	Fugitive 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	0.1720	3.0000e-005	3.2000e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	6.2100e-003	6.2100e-003	2.0000e-005	0.0000	6.6200e-003
Unmitigated	0.1720	3.0000e-005	3.2000e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	6.2100e-003	6.2100e-003	2.0000e-005	0.0000	6.6200e-003



## Lakeview Plaza - South Coast AQMD Air District, Annual

**6.2 Area by SubCategory****Unmitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0106					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1612					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	3.0000e-004	3.0000e-005	3.2000e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	6.2100e-003	6.2100e-003	2.0000e-005	0.0000	6.6200e-003
<b>Total</b>	<b>0.1720</b>	<b>3.0000e-005</b>	<b>3.2000e-003</b>	<b>0.0000</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>6.2100e-003</b>	<b>6.2100e-003</b>	<b>2.0000e-005</b>	<b>0.0000</b>	<b>6.6200e-003</b>

**Mitigated**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0106					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1612					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	3.0000e-004	3.0000e-005	3.2000e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	6.2100e-003	6.2100e-003	2.0000e-005	0.0000	6.6200e-003
<b>Total</b>	<b>0.1720</b>	<b>3.0000e-005</b>	<b>3.2000e-003</b>	<b>0.0000</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>6.2100e-003</b>	<b>6.2100e-003</b>	<b>2.0000e-005</b>	<b>0.0000</b>	<b>6.6200e-003</b>

**7.0 Water Detail**

## Lakeview Plaza - South Coast AQMD Air District, Annual

**7.1 Mitigation Measures Water**

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	23.4352	0.1261	3.1400e-003	27.5235
Unmitigated	23.4352	0.1261	3.1400e-003	27.5235

**7.2 Water by Land Use****Unmitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
High Turnover (Sit Down Restaurant)	1.69979 / 0.135621	8.0714	0.0557	1.3700e-003	9.8728
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Strip Mall	2.1404 / 1.63982	15.3639	0.0704	1.7700e-003	17.6508
<b>Total</b>		<b>23.4352</b>	<b>0.1261</b>	<b>3.1400e-003</b>	<b>27.5235</b>

## Lakeview Plaza - South Coast AQMD Air District, Annual

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

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
High Turnover (Sit Down Restaurant)	1.69979 / 0.135621	8.0714	0.0557	1.3700e-003	9.8728
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Strip Mall	2.1404 / 1.63982	15.3639	0.0704	1.7700e-003	17.6508
<b>Total</b>		<b>23.4352</b>	<b>0.1261</b>	<b>3.1400e-003</b>	<b>27.5235</b>

**8.0 Waste Detail**

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**8.1 Mitigation Measures Waste**

## Lakeview Plaza - South Coast AQMD Air District, Annual

**Category/Year**

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	24.6086	1.4543	0.0000	60.9668
Unmitigated	24.6086	1.4543	0.0000	60.9668

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

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
High Turnover (Sit Down Restaurant)	83.3	16.9092	0.9993	0.0000	41.8917
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Strip Mall	37.93	7.6995	0.4550	0.0000	19.0751
<b>Total</b>		<b>24.6086</b>	<b>1.4543</b>	<b>0.0000</b>	<b>60.9668</b>

## Lakeview Plaza - South Coast AQMD Air District, Annual

**8.2 Waste by Land Use****Mitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
High Turnover (Sit Down Restaurant)	83.3	16.9092	0.9993	0.0000	41.8917
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Strip Mall	37.93	7.6995	0.4550	0.0000	19.0751
<b>Total</b>		<b>24.6086</b>	<b>1.4543</b>	<b>0.0000</b>	<b>60.9668</b>

**9.0 Operational Offroad**

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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**10.0 Stationary Equipment****Fire Pumps and Emergency Generators**

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

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

Equipment Type	Number
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Lakeview Plaza - South Coast AQMD Air District, Annual

## **11.0 Vegetation**

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