

Appendix A

Air Quality, Energy and Greenhouse Gases

A-1 Air Quality Emissions Assumptions and Modeling

City of Covina Mixed Use Overlay District (MUOD)
Construction and Operational Assumptions

CalEEMod Inputs (Non-Default information only)

Project Location
County Los Angeles
Air District South Coast
Climate Zone 9
Construction Year 2022
Operational Year 2024
Utility Provider Southern California Edison

Note: 10% of construction occurring at any time assumed.

Land Use	SF/ DU/ Seat/ Room /Spaces	KSF	Acres	CalEEMod Land Use Type
Residential			4.49	
Residential	136		3.49	Mid-rise Apartment
Parking garage	272		1.00	Parking underground structure
Commercial/Industrial			2.99	
Recreational	81,000	81,000	1.495	High Turnover Restaurant
Industrial	49,000	49,000	1.495	General Light Industry

Note:

General Construction Notes:

- 1 Construction schedule based on CalEEMod defaults.
- 2 Assuming 2 parking spots per dwelling unit.
- 3 Assuming no parking associated with non-residential land uses to capture most construction and operational emissions.
- 4 CalEEMod limits size of general light industry to < 50,000 sq ft; rest of 130 ksf split into commercial
- 5 High turnover restaurant land use expected to produce worst-case operational emissions;
- 6 VOC Painting for Parking/Roadways.
- 7 Assuming no offroad equipment mitigation at this time

General Operations Notes:

- 1 Only natural gas fireplaces
- 2 Low-VOC painting for architectural coatings.
- 3 Not assuming any generators or other stationary equipment at this time.
- 4 Not assuming any electrify landscape equipment at this time.
- 5 Residential VMT from Traffic Report, non-residential VMT from CalEEMod
- 6 Linscott, Law & Greenspan, Engineers, provided the Transportation Assessment Report Covina Mixed-Use Overlay District , dated March 3, 2022.
- 7 Total project-related trips from residential land-uses were provided, and were reported as 6174 trips per day.
- 8 6174 trips per day corresponds to Residential Work Trip / Size / Day of 4.54 for input into CalEEMod.

Demolition	Debris Amounts	Acres	Sq Ft	CY
	Construction Area	7.48	325830	
	Building (25%)		81458	9051
	Hardscape (75%)		244373	4525
				13576
	Density of Asphalt or Concrete			
	Debris (ref 1) (lb/CY)			2400
	Debris Weight (ton) - PROJECT			16292

Truck Trip Calculations

Truck Size (CY)	10
Round Truck Trip Counts	1,358
Total 1-Way Truck Trip Counts	2,715
Construction Days	20
Truck Trips/Day	136

Demolition Notes:

- 1 Assuming 25% of acreage contains a 1-story building.
- 2 Assuming 12 foot building height and 25% of total construction area square footage due to empty space in buildings.
- 3 Assuming 1/2 foot thickness for hardscape.
- 4 Truck size of 10 CY assuming void space for construction debris.
- 5 Construction days from the demolition phase in CalEEmod file.

References:

- 1 Density of Asphalt and Concrete Debris , 2400 lb/CY (1.2 ton/CY) <https://www.calrecycle.ca.gov/swfacilities/cdi/tools/calculations>

Material Export

Square Footage per Parking Space1	400
# of Underground Parking Spaces	272
Parking Area (Sq Ft)	108800
Soil Export (CY)1	48356
Truck Size (CY)	14
Round Truck Trip Counts	3454
Total 1-Way Truck Trip Counts	6908
Construction Days	10
Truck Trips/Day	691

Material Export Notes:

- 1 It is assumed underground parking activities will occur and require material export.
- 2 However, it is assume that no material import will be necessary.
- 3 Square footage per parking space is an assumption used in CalEEmod.
- 4 Soil export assumes a 12-foot excavation height.
- 5 Construction days from the site prep phase in CalEEmod file.

City of Covina Mixed Use Overlay District (MUOD) Emissions Summary

Regional Emissions Calculations						
Pollutant	VOC	NOx	CO	SOx	PM10	PM2.5
Construction Emissions - 10% Buildout Scenario						
Project Emissions (lb/day)	104.6	140.9	46.1	0.5	22.7	9.7
Significance Threshold (lb/day)	75	100	550	150	150	55
Exceed?	YES	YES	no	no	no	no
Operation Emissions						
10% Buildout Scenario						
Area	6.4424	2.05	12.1	0.01	0.22	0.22
Energy	0.6297	5.70	4.60	0.03	0.44	0.44
Mobile	26.3376	21.8	198	0.39	40.2	10.9
Project Emissions (lb/day)	33.4096	29.6	214	0.44	40.9	11.6
Total Project Buildout Scenario						
Area	64.42	20.47	120.7	0.13	2.17	2.17
Energy	6.30	56.96	45.99	0.34	4.35	4.35
Mobile	263.4	218.4	1976.6	3.9	402.0	109.1
Total Project Buildout Emissions (lb/day)	334.1	295.8	2143.3	4.4	408.6	115.6
Significance Threshold (lb/day)	55	55	550	150	150	55
Exceed?	YES	YES	YES	no	YES	YES
Optimized Project Buildout Scenario						
Maximum Allowable Percent Buildout of Total (%)	15%	15%	25%	100%	35%	45%
Total Project Buildout Emissions (lb/day)	50.1	44.4	535.8	4.4	143.0	52.0
Significance Threshold (lb/day)	55	55	550	150	150	55
Exceed?	no	no	no	no	no	no

City of Covina MUOD Construction - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**City of Covina MUOD Construction
South Coast AQMD Air District, Summer****1.0 Project Characteristics****1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
High Turnover (Sit Down Restaurant)	81.00	1000sqft	1.86	81,000.00	0
General Light Industry	49.00	1000sqft	1.12	49,000.00	0
Enclosed Parking Structure	272.00	Space	2.45	108,800.00	0
Apartments Mid Rise	136.00	Dwelling Unit	3.58	136,000.00	389

1.2 Other Project Characteristics

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

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use -

Trips and VMT - Trips conservatively calculated outside of CalEEMod. Haul truck trip numbers conservatively assuming 10 CY for demo and 14 CY site prep. The remaining construction trips are CalEEMod defaults.

Demolition -

Grading -

Vehicle Trips - Residential trips provided from traffic study. Light Industrial and Commercial trips used CalEEMod defaults.

Woodstoves - No wood fireplaces permitted.

Construction Off-road Equipment Mitigation -

Area Mitigation -

Table Name	Column Name	Default Value	New Value
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblFireplaces	NumberWood	6.80	0.00
tblGrading	MaterialExported	0.00	48,356.00
tblTripsAndVMT	HaulingTripNumber	1,611.00	2,715.00
tblTripsAndVMT	HaulingTripNumber	6,045.00	6,908.00
tblVehicleTrips	ST_TR	4.91	4.54
tblVehicleTrips	SU_TR	4.09	4.54
tblVehicleTrips	WD_TR	5.44	4.54

2.0 Emissions Summary**2.1 Overall Construction (Maximum Daily Emission)****Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	6.1510	140.9068	46.1423	0.4580	32.4884	2.5150	35.0033	13.5507	2.3469	15.8976	0.0000	49,729.4247	49,729.4247	3.6602	7.2843	51,991.6394
2023	104.6366	16.7696	23.9800	0.0562	2.5589	0.7236	3.2826	0.6865	0.6808	1.3673	0.0000	5,597.7352	5,597.7352	0.7176	0.1980	5,674.0129
Maximum	104.6366	140.9068	46.1423	0.4580	32.4884	2.5150	35.0033	13.5507	2.3469	15.8976	0.0000	49,729.4247	49,729.4247	3.6602	7.2843	51,991.6394

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	6.151	140.9068	46.1423	0.458	20.164	2.515	22.679	7.3377	2.3469	9.6846	0	49,729.42	49,729.42	3.6602	7.2843	51,991.64
2023	104.6366	16.7696	23.98	0.0562	2.5589	0.7236	3.2826	0.6865	0.6808	1.3673	0	5,597.74	5,597.74	0.7176	0.198	5,674.01
Maximum	104.6366	140.9068	46.1423	0.458	20.164	2.515	22.679	7.3377	2.3469	9.6846	0	49,729.42	49,729.42	3.6602	7.2843	51,991.64

	ROG	NOx	CO	SO2	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	35.16	0.00	32.19	43.64	0.00	35.99	0.00	0.00	0.00	0.00	0.00	0.00

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	10.1129	2.5910	45.4063	0.1216		5.6552	5.6552		5.6552	5.6552	802.6228	2,468.2911	3,270.9139	3.8186	0.0449	3,379.7540
Energy	0.6297	5.6963	4.5989	0.0344		0.4351	0.4351		0.4351	0.4351		6,869.8876	6,869.8876	0.1317	0.1260	6,910.7119
Mobile	26.3376	21.8355	197.6632	0.3901	39.9088	0.2951	40.2039	10.6349	0.2743	10.9091		40,439.0686	40,439.0686	3.0595	1.9641	41,100.8432
Total	37.0802	30.1228	247.6684	0.5460	39.9088	6.3854	46.2941	10.6349	6.3645	16.9994	802.6228	49,777.2472	50,579.8701	7.0098	2.1349	51,391.3091

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	6.4424	2.0472	12.0724	0.0128		0.2174	0.2174		0.2174	0.2174	0	2,468.29	2,468.29	0.0685	0.0449	2,483.33
Energy	0.6297	5.6963	4.5989	0.0344		0.4351	0.4351		0.4351	0.4351		6,869.89	6,869.89	0.1317	0.126	6,910.71
Mobile	26.3376	21.8355	197.6632	0.3901	39.9088	0.2951	40.2039	10.6349	0.2743	10.9091		40,439.07	40,439.07	3.0595	1.9641	41,100.84
Total	33.4096	29.579	214.3346	0.4373	39.9088	0.9476	40.8563	10.6349	0.9267	11.5616	0	49,777.25	49,777.25	3.2577	2.1349	50,494.88

	ROG	NOx	CO	SO2	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	9.90	1.81	13.46	19.92	0.00	85.16	11.75	0.00	85.44	31.99	100.00	0.00	1.59	53.53	0.00	1.74

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	4/1/2022	4/28/2022	5	20	
2	Site Preparation	Site Preparation	4/29/2022	5/12/2022	5	10	
3	Grading	Grading	5/13/2022	6/9/2022	5	20	

4	Building Construction	Building Construction	6/10/2022	4/27/2023	5	230
5	Paving	Paving	4/28/2023	5/25/2023	5	20
6	Architectural Coating	Architectural Coating	5/26/2023	6/22/2023	5	20

Acres of Grading (Site Preparation Phase): 15

Acres of Grading (Grading Phase): 20

Acres of Paving: 2.45

Residential Indoor: 275,400; Residential Outdoor: 91,800; Non-Residential Indoor: 195,000; Non-Residential Outdoor: 65,000; Striped Parking Area:

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	8	0.73
Demolition	Excavators	3	8.00	156	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	1	8.00	156	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	2,715.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	6,908.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	6	198.00	54.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	40.00	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 - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					17.4316	0.0000	17.4316	2.6393	0.0000	2.6393			0.0000			0.0000
Off-Road	2.6392	25.7194	20.5941	0.0388		1.2427	1.2427		1.1553	1.1553		3,746.7812	3,746.7812	1.0524		3,773.0920
Total	2.6392	25.7194	20.5941	0.0388	17.4316	1.2427	18.6743	2.6393	1.1553	3.7946		3,746.7812	3,746.7812	1.0524		3,773.0920

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.5736	21.1799	5.0616	0.0822	2.3745	0.1771	2.5516	0.6509	0.1694	0.8203		9,011.6377	9,011.6377	0.4841	1.4306	9,450.0501
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0517	0.0363	0.5726	1.5200e-003	0.1677	1.0000e-003	0.1687	0.0445	9.2000e-004	0.0454		154.3721	154.3721	4.0100e-003	3.6700e-003	155.5659
Total	0.6253	21.2163	5.6342	0.0837	2.5422	0.1781	2.7203	0.6953	0.1704	0.8657		9,166.0097	9,166.0097	0.4881	1.4342	9,605.6160

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					6.7983	0.0000	6.7983	1.0293	0.0000	1.0293			0.0000			0.0000
Off-Road	2.6392	25.7194	20.5941	0.0388		1.2427	1.2427		1.1553	1.1553	0.0000	3,746.7812	3,746.7812	1.0524		3,773.0920
Total	2.6392	25.7194	20.5941	0.0388	6.7983	1.2427	8.0410	1.0293	1.1553	2.1846	0.0000	3,746.7812	3,746.7812	1.0524		3,773.0920

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.5736	21.1799	5.0616	0.0822	2.3745	0.1771	2.5516	0.6509	0.1694	0.8203		9,011.6377	9,011.6377	0.4841	1.4306	9,450.0501
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0517	0.0363	0.5726	1.5200e-003	0.1677	1.0000e-003	0.1687	0.0445	9.2000e-004	0.0454		154.3721	154.3721	4.0100e-003	3.6700e-003	155.5659
Total	0.6253	21.2163	5.6342	0.0837	2.5422	0.1781	2.7203	0.6953	0.1704	0.8657		9,166.0097	9,166.0097	0.4881	1.4342	9,605.6160

3.3 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					20.2039	0.0000	20.2039	10.1853	0.0000	10.1853			0.0000			0.0000
Off-Road	3.1701	33.0835	19.6978	0.0380		1.6126	1.6126		1.4836	1.4836		3,686.0619	3,686.0619	1.1922		3,715.8655
Total	3.1701	33.0835	19.6978	0.0380	20.2039	1.6126	21.8164	10.1853	1.4836	11.6688		3,686.0619	3,686.0619	1.1922		3,715.8655

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	2.9189	107.7796	25.7575	0.4181	12.0833	0.9012	12.9845	3.3121	0.8622	4.1743		45,858.1164	45,858.1164	2.4632	7.2799	48,089.0949
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0620	0.0436	0.6871	1.8200e-003	0.2012	1.2000e-003	0.2024	0.0534	1.1100e-003	0.0545		185.2465	185.2465	4.8100e-003	4.4000e-003	186.6790
Total	2.9809	107.8232	26.4446	0.4199	12.2845	0.9024	13.1869	3.3655	0.8633	4.2288		46,043.3629	46,043.3629	2.4681	7.2843	48,275.7739

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.8795	0.0000	7.8795	3.9723	0.0000	3.9723			0.0000			0.0000
Off-Road	3.1701	33.0835	19.6978	0.0380		1.6126	1.6126		1.4836	1.4836	0.0000	3,686.0619	3,686.0619	1.1922		3,715.8655
Total	3.1701	33.0835	19.6978	0.0380	7.8795	1.6126	9.4921	3.9723	1.4836	5.4558	0.0000	3,686.0619	3,686.0619	1.1922		3,715.8655

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	2.9189	107.7796	25.7575	0.4181	12.0833	0.9012	12.9845	3.3121	0.8622	4.1743		45,858.1164	45,858.1164	2.4632	7.2799	48,089.0949
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0620	0.0436	0.6871	1.8200e-003	0.2012	1.2000e-003	0.2024	0.0534	1.1100e-003	0.0545		185.2465	185.2465	4.8100e-003	4.4000e-003	186.6790
Total	2.9809	107.8232	26.4446	0.4199	12.2845	0.9024	13.1869	3.3655	0.8633	4.2288		46,043.3629	46,043.3629	2.4681	7.2843	48,275.7739

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0826	0.0000	7.0826	3.4247	0.0000	3.4247			0.0000			0.0000
Off-Road	1.9486	20.8551	15.2727	0.0297		0.9409	0.9409		0.8656	0.8656		2,872.0464	2,872.0464	0.9289		2,895.2684
Total	1.9486	20.8551	15.2727	0.0297	7.0826	0.9409	8.0234	3.4247	0.8656	4.2903		2,872.0464	2,872.0464	0.9289		2,895.2684

Unmitigated Construction Off-Site

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

Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0517	0.0363	0.5726	1.5200e-003	0.1677	1.0000e-003	0.1687	0.0445	9.2000e-004	0.0454		154.3721	154.3721	4.0100e-003	3.6700e-003	155.5659
Total	0.0517	0.0363	0.5726	1.5200e-003	0.1677	1.0000e-003	0.1687	0.0445	9.2000e-004	0.0454		154.3721	154.3721	4.0100e-003	3.6700e-003	155.5659

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					2.7622	0.0000	2.7622	1.3357	0.0000	1.3357			0.0000			0.0000
Off-Road	1.9486	20.8551	15.2727	0.0297		0.9409	0.9409		0.8656	0.8656	0.0000	2,872.0464	2,872.0464	0.9289		2,895.2684
Total	1.9486	20.8551	15.2727	0.0297	2.7622	0.9409	3.7031	1.3357	0.8656	2.2012	0.0000	2,872.0464	2,872.0464	0.9289		2,895.2684

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0517	0.0363	0.5726	1.5200e-003	0.1677	1.0000e-003	0.1687	0.0445	9.2000e-004	0.0454		154.3721	154.3721	4.0100e-003	3.6700e-003	155.5659
Total	0.0517	0.0363	0.5726	1.5200e-003	0.1677	1.0000e-003	0.1687	0.0445	9.2000e-004	0.0454		154.3721	154.3721	4.0100e-003	3.6700e-003	155.5659

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322
Total	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0985	2.5127	0.8615	0.0103	0.3458	0.0263	0.3721	0.0996	0.0251	0.1247		1,110.6145	1,110.6145	0.0372	0.1610	1,159.5278
Worker	0.6819	0.4797	7.5577	0.0200	2.2132	0.0132	2.2264	0.5869	0.0122	0.5991		2,037.7114	2,037.7114	0.0529	0.0484	2,053.4692

Total	0.7804	2.9924	8.4192	0.0304	2.5590	0.0395	2.5985	0.6865	0.0373	0.7238		3,148.3258	3,148.3258	0.0902	0.2095	3,212.9968
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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	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322
Total	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0985	2.5127	0.8615	0.0103	0.3458	0.0263	0.3721	0.0996	0.0251	0.1247		1,110.6145	1,110.6145	0.0372	0.1610	1,159.5276
Worker	0.6819	0.4797	7.5577	0.0200	2.2132	0.0132	2.2264	0.5869	0.0122	0.5991		2,037.7114	2,037.7114	0.0529	0.0484	2,053.4692
Total	0.7804	2.9924	8.4192	0.0304	2.5590	0.0395	2.5985	0.6865	0.0373	0.7238		3,148.3258	3,148.3258	0.0902	0.2095	3,212.9968

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061
Total	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0597	1.9602	0.7717	9.8300e-003	0.3458	0.0114	0.3572	0.0996	0.0109	0.1105		1,058.5670	1,058.5670	0.0396	0.1533	1,105.1243
Worker	0.6325	0.4245	6.9643	0.0194	2.2132	0.0125	2.2256	0.5869	0.0115	0.5984		1,983.9583	1,983.9583	0.0475	0.0448	1,998.4821
Total	0.6922	2.3847	7.7360	0.0292	2.5589	0.0239	2.5828	0.6865	0.0224	0.7089		3,042.5253	3,042.5253	0.0831	0.1980	3,103.6064

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	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
Total	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0597	1.9602	0.7717	9.8300e-003	0.3458	0.0114	0.3572	0.0996	0.0109	0.1105		1,058.5670	1,058.5670	0.0396	0.1533	1,105.1243
Worker	0.6325	0.4245	6.9643	0.0194	2.2132	0.0125	2.2256	0.5869	0.0115	0.5984		1,983.9583	1,983.9583	0.0475	0.0448	1,998.4821
Total	0.6922	2.3847	7.7360	0.0292	2.5589	0.0239	2.5828	0.6865	0.0224	0.7089		3,042.5253	3,042.5253	0.0831	0.1980	3,103.6064

3.6 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694		2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694		2,207.5841	2,207.5841	0.7140		2,225.4336

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0479	0.0322	0.5276	1.4700e-003	0.1677	9.4000e-004	0.1686	0.0445	8.7000e-004	0.0453		150.2999	150.2999	3.6000e-003	3.3900e-003	151.4002
Total	0.0479	0.0322	0.5276	1.4700e-003	0.1677	9.4000e-004	0.1686	0.0445	8.7000e-004	0.0453		150.2999	150.2999	3.6000e-003	3.3900e-003	151.4002

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
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Category	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0479	0.0322	0.5276	1.4700e-003	0.1677	9.4000e-004	0.1686	0.0445	8.7000e-004	0.0453		150.2999	150.2999	3.6000e-003	3.3900e-003	151.4002
Total	0.0479	0.0322	0.5276	1.4700e-003	0.1677	9.4000e-004	0.1686	0.0445	8.7000e-004	0.0453		150.2999	150.2999	3.6000e-003	3.3900e-003	151.4002

3.7 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	104.3172					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	104.5088	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1278	0.0858	1.4069	3.9200e-003	0.4471	2.5200e-003	0.4496	0.1186	2.3200e-003	0.1209		400.7997	400.7997	9.5900e-003	9.0400e-003	403.7338
Total	0.1278	0.0858	1.4069	3.9200e-003	0.4471	2.5200e-003	0.4496	0.1186	2.3200e-003	0.1209		400.7997	400.7997	9.5900e-003	9.0400e-003	403.7338

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	104.3172					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000

Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690
Total	104.5088	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1278	0.0858	1.4069	3.9200e-003	0.4471	2.5200e-003	0.4496	0.1186	2.3200e-003	0.1209		400.7997	400.7997	9.5900e-003	9.0400e-003	403.7338
Total	0.1278	0.0858	1.4069	3.9200e-003	0.4471	2.5200e-003	0.4496	0.1186	2.3200e-003	0.1209		400.7997	400.7997	9.5900e-003	9.0400e-003	403.7338

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	26.3376	21.8355	197.6632	0.3901	39.9088	0.2951	40.2039	10.6349	0.2743	10.9091		40,439.068	40,439.068	3.0595	1.9641	41,100.843
Unmitigated	26.3376	21.8355	197.6632	0.3901	39.9088	0.2951	40.2039	10.6349	0.2743	10.9091		40,439.068	40,439.068	3.0595	1.9641	41,100.843

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated Annual VMT	Mitigated Annual VMT
	Weekday	Saturday	Sunday		
Apartments Mid Rise	617.44	617.44	617.44	2,109,886	2,109,886
Enclosed Parking Structure	0.00	0.00	0.00		
General Light Industry	243.04	97.51	245.00	985,425	985,425
High Turnover (Sit Down Restaurant)	9,086.58	9,914.40	11,553.84	13,024,988	13,024,988
Total	9,947.06	10,629.35	12,416.28	16,120,299	16,120,299

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
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking Structure	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
General Light Industry	16.60	8.40	6.90	59.00	28.00	13.00	92	5	3
High Turnover (Sit Down Restaurant)	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
Enclosed Parking Structure	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
General Light Industry	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
High Turnover (Sit Down Restaurant)	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.6297	5.6963	4.5989	0.0344		0.4351	0.4351		0.4351	0.4351		6,869.8876	6,869.8876	0.1317	0.1260	6,910.7119
NaturalGas Unmitigated	0.6297	5.6963	4.5989	0.0344		0.4351	0.4351		0.4351	0.4351		6,869.8876	6,869.8876	0.1317	0.1260	6,910.7119

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					
Apartments Mid Rise	4868.65	0.0525	0.4487	0.1909	2.8600e-003		0.0363	0.0363		0.0363	0.0363		572.7820	572.7820	0.0110	0.0105	576.1858
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
General Light Industry	2411.07	0.0260	0.2364	0.1986	1.4200e-003		0.0180	0.0180		0.0180	0.0180		283.6551	283.6551	5.4400e-003	5.2000e-003	285.3407
High Turnover (Sit Down Restaurant)	51114.3	0.5512	5.0112	4.2094	0.0301		0.3809	0.3809		0.3809	0.3809		6,013.4504	6,013.4504	0.1153	0.1103	6,049.1854
Total		0.6297	5.6963	4.5989	0.0344		0.4351	0.4351		0.4351	0.4351		6,869.8876	6,869.8876	0.1317	0.1260	6,910.7119

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					
Apartments Mid Rise	4.86865	0.0525	0.4487	0.1909	2.8600e-003		0.0363	0.0363		0.0363	0.0363		572.7820	572.7820	0.0110	0.0105	576.1858
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
General Light Industry	2.41107	0.0260	0.2364	0.1986	1.4200e-003		0.0180	0.0180		0.0180	0.0180		283.6551	283.6551	5.4400e-003	5.2000e-003	285.3407
High Turnover (Sit Down Restaurant)	51.1143	0.5512	5.0112	4.2094	0.0301		0.3809	0.3809		0.3809	0.3809		6,013.4504	6,013.4504	0.1153	0.1103	6,049.1854
Total		0.6297	5.6963	4.5989	0.0344		0.4351	0.4351		0.4351	0.4351		6,869.8876	6,869.8876	0.1317	0.1260	6,910.7119

6.0 Area Detail

6.1 Mitigation Measures Area

- Use Low VOC Paint - Residential Interior
- Use Low VOC Paint - Residential Exterior
- Use Low VOC Paint - Non-Residential Interior
- Use Low VOC Paint - Non-Residential Exterior
- Use only Natural Gas Hearths

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	6.4424	2.0472	12.0724	0.0128		0.2174	0.2174		0.2174	0.2174	0.0000	2,468.2911	2,468.2911	0.0665	0.0449	2,483.3287
Unmitigated	10.1129	2.5910	45.4063	0.1216		5.6552	5.6552		5.6552	5.6552	802.6228	2,468.2911	3,270.9139	3.8186	0.0449	3,379.7540

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	0.5716					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	5.3053					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	3.8949	2.4614	34.1499	0.1210		5.5929	5.5929		5.5929	5.5929	802.6228	2,448.0000	3,250.6228	3.7990	0.0449	3,358.9725
Landscaping	0.3410	0.1296	11.2564	6.0000e-004		0.0623	0.0623		0.0623	0.0623		20.2911	20.2911	0.0196		20.7815
Total	10.1129	2.5910	45.4063	0.1216		5.6552	5.6552		5.6552	5.6552	802.6228	2,468.2911	3,270.9139	3.8186	0.0449	3,379.7540

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	0.5716					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	5.3053					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.2244	1.9176	0.8180	0.0122		0.1550	0.1550		0.1550	0.1550	0.0000	2,448.0000	2,448.0000	0.0469	0.0449	2,462.5472
Landscaping	0.3410	0.1296	11.2564	6.0000e-004		0.0623	0.0623		0.0623	0.0623		20.2911	20.2911	0.0196		20.7815
Total	6.4424	2.0472	12.0724	0.0128		0.2174	0.2174		0.2174	0.2174	0.0000	2,468.2911	2,468.2911	0.0665	0.0449	2,483.3287

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

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

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

Equipment Type	Number
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11.0 Vegetation

City of Covina MUOD Construction - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**City of Covina MUOD Construction
South Coast AQMD Air District, Winter****1.0 Project Characteristics****1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
High Turnover (Sit Down Restaurant)	81.00	1000sqft	1.86	81,000.00	0
General Light Industry	49.00	1000sqft	1.12	49,000.00	0
Enclosed Parking Structure	272.00	Space	2.45	108,800.00	0
Apartments Mid Rise	136.00	Dwelling Unit	3.58	136,000.00	389

1.2 Other Project Characteristics

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

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use -

Trips and VMT - Trips conservatively calculated outside of CalEEMod. Haul truck trip numbers conservatively assuming 10 CY for demo and 14 CY site prep. The remaining construction trips are CalEEMod defaults.

Demolition -

Grading -

Vehicle Trips - Residential trips provided from traffic study. Light Industrial and Commercial trips used CalEEMod defaults.

Woodstoves - No wood fireplaces permitted.

Construction Off-road Equipment Mitigation -

Area Mitigation -

Table Name	Column Name	Default Value	New Value
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblFireplaces	NumberWood	6.80	0.00
tblGrading	MaterialExported	0.00	48,356.00
tblTripsAndVMT	HaulingTripNumber	1,611.00	2,715.00
tblTripsAndVMT	HaulingTripNumber	6,045.00	6,908.00
tblVehicleTrips	ST_TR	4.91	4.54
tblVehicleTrips	SU_TR	4.09	4.54
tblVehicleTrips	WD_TR	5.44	4.54

2.0 Emissions Summary**2.1 Overall Construction (Maximum Daily Emission)****Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	6.0735	145.6467	46.5607	0.4580	32.4884	2.5166	35.0050	13.5507	2.3485	15.8992	0.0000	49,735.5453	49,735.5453	3.6559	7.2874	51,998.5809
2023	104.6437	16.9065	23.3431	0.0551	2.5589	0.7237	3.2826	0.6865	0.6809	1.3674	0.0000	5,484.5118	5,484.5118	0.7176	0.2011	5,961.7331
Maximum	104.6437	145.6467	46.5607	0.4580	32.4884	2.5166	35.0050	13.5507	2.3485	15.8992	0.0000	49,735.5453	49,735.5453	3.6559	7.2874	51,998.5809

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	6.0735	145.6467	46.5607	0.4580	20.1640	2.5166	22.6806	7.3377	2.3485	9.6862	0.0000	49,735.5453	49,735.5453	3.6559	7.2874	51,998.5809
2023	104.6437	16.9065	23.3431	0.0551	2.5589	0.7237	3.2826	0.6865	0.6809	1.3674	0.0000	5,484.5118	5,484.5118	0.7176	0.2011	5,561.7331
Maximum	104.6437	145.6467	46.5607	0.4580	20.1640	2.5166	22.6806	7.3377	2.3485	9.6862	0.0000	49,735.5453	49,735.5453	3.6559	7.2874	51,998.5809

	ROG	NOx	CO	SO2	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	35.16	0.00	32.19	43.64	0.00	35.98	0.00	0.00	0.00	0.00	0.00	0.00

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	10.1129	2.5910	45.4063	0.1216		5.6552	5.6552		5.6552	5.6552	802.6228	2,468.2911	3,270.9139	3.8186	0.0449	3,379.7540
Energy	0.6297	5.6963	4.5989	0.0344		0.4351	0.4351		0.4351	0.4351		6,869.8876	6,869.8876	0.1317	0.1260	6,910.7119
Mobile	24.9672	23.4662	197.3390	0.3725	39.9088	0.2954	40.2042	10.6349	0.2745	10.9094		38,621.9907	38,621.9907	3.2208	2.0472	39,312.5741
Total	35.7099	31.7535	247.3442	0.5284	39.9088	6.3857	46.2944	10.6349	6.3648	16.9997	802.6228	47,960.1694	48,762.7922	7.1711	2.2180	49,603.0399

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	6.4424	2.0472	12.0724	0.0128		0.2174	0.2174		0.2174	0.2174	0.0000	2,468.2911	2,468.2911	0.0685	0.0449	2,483.3287
Energy	0.6297	5.6963	4.5989	0.0344		0.4351	0.4351		0.4351	0.4351		6,869.8876	6,869.8876	0.1317	0.1260	6,910.7119
Mobile	24.9672	23.4662	197.3390	0.3725	39.9088	0.2954	40.2042	10.6349	0.2745	10.9094		38,621.9907	38,621.9907	3.2208	2.0472	39,312.5741
Total	32.0393	31.2097	214.0103	0.4197	39.9088	0.9478	40.8566	10.6349	0.9270	11.5618	0.0000	47,960.1694	47,960.1694	3.4190	2.2180	48,706.5146

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	10.28	1.71	13.48	20.58	0.00	85.16	11.75	0.00	85.44	31.99	100.00	0.00	1.65	52.32	0.00	1.81

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	4/1/2022	4/28/2022	5	20	
2	Site Preparation	Site Preparation	4/29/2022	5/12/2022	5	10	
3	Grading	Grading	5/13/2022	6/9/2022	5	20	

4	Building Construction	Building Construction	6/10/2022	4/27/2023	5	230
5	Paving	Paving	4/28/2023	5/25/2023	5	20
6	Architectural Coating	Architectural Coating	5/26/2023	6/22/2023	5	20

Acres of Grading (Site Preparation Phase): 15

Acres of Grading (Grading Phase): 20

Acres of Paving: 2.45

Residential Indoor: 275,400; Residential Outdoor: 91,800; Non-Residential Indoor: 195,000; Non-Residential Outdoor: 65,000; Striped Parking Area:

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	8	0.73
Demolition	Excavators	3	8.00	156	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	1	8.00	156	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	2,715.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	6,908.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	6	198.00	54.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	40.00	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 - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					17.4316	0.0000	17.4316	2.6393	0.0000	2.6393			0.0000			0.0000
Off-Road	2.6392	25.7194	20.5941	0.0388		1.2427	1.2427		1.1553	1.1553		3,746.7812	3,746.7812	1.0524		3,773.0920
Total	2.6392	25.7194	20.5941	0.0388	17.4316	1.2427	18.6743	2.6393	1.1553	3.7946		3,746.7812	3,746.7812	1.0524		3,773.0920

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.5577	22.1106	5.1568	0.0822	2.3745	0.1774	2.5519	0.6509	0.1697	0.8206		9,014.9572	9,014.9572	0.4832	1.4311	9,453.5149
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0544	0.0398	0.5176	1.4300e-003	0.1677	1.0000e-003	0.1687	0.0445	9.2000e-004	0.0454		145.3958	145.3958	4.0600e-003	3.8900e-003	146.6576
Total	0.6121	22.1503	5.6744	0.0836	2.5422	0.1784	2.7206	0.6953	0.1707	0.8660		9,160.3530	9,160.3530	0.4873	1.4350	9,600.1725

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					6.7983	0.0000	6.7983	1.0293	0.0000	1.0293			0.0000			0.0000
Off-Road	2.6392	25.7194	20.5941	0.0388		1.2427	1.2427		1.1553	1.1553	0.0000	3,746.7812	3,746.7812	1.0524		3,773.0920
Total	2.6392	25.7194	20.5941	0.0388	6.7983	1.2427	8.0410	1.0293	1.1553	2.1846	0.0000	3,746.7812	3,746.7812	1.0524		3,773.0920

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.5577	22.1106	5.1568	0.0822	2.3745	0.1774	2.5519	0.6509	0.1697	0.8206		9,014.9572	9,014.9572	0.4832	1.4311	9,453.5149
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0544	0.0398	0.5176	1.4300e-003	0.1677	1.0000e-003	0.1687	0.0445	9.2000e-004	0.0454		145.3958	145.3958	4.0600e-003	3.8900e-003	146.6576
Total	0.6121	22.1503	5.6744	0.0836	2.5422	0.1784	2.7206	0.6953	0.1707	0.8660		9,160.3530	9,160.3530	0.4873	1.4350	9,600.1725

3.3 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					20.2039	0.0000	20.2039	10.1853	0.0000	10.1853			0.0000			0.0000
Off-Road	3.1701	33.0835	19.6978	0.0380		1.6126	1.6126		1.4836	1.4836		3,686.0619	3,686.0619	1.1922		3,715.8655
Total	3.1701	33.0835	19.6978	0.0380	20.2039	1.6126	21.8164	10.1853	1.4836	11.6688		3,686.0619	3,686.0619	1.1922		3,715.8655

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	2.8382	112.5154	26.2418	0.4183	12.0833	0.9028	12.9861	3.3121	0.8638	4.1759		45,875.0085	45,875.0085	2.4589	7.2827	48,106.7263
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0652	0.0477	0.6211	1.7200e-003	0.2012	1.2000e-003	0.2024	0.0534	1.1100e-003	0.0545		174.4750	174.4750	4.8700e-003	4.8700e-003	175.9891
Total	2.9034	112.5631	26.8629	0.4200	12.2845	0.9040	13.1885	3.3655	0.8649	4.2304		46,049.4834	46,049.4834	2.4638	7.2874	48,282.7154

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.8795	0.0000	7.8795	3.9723	0.0000	3.9723			0.0000			0.0000
Off-Road	3.1701	33.0835	19.6978	0.0380		1.6126	1.6126		1.4836	1.4836	0.0000	3,686.0619	3,686.0619	1.1922		3,715.8655
Total	3.1701	33.0835	19.6978	0.0380	7.8795	1.6126	9.4921	3.9723	1.4836	5.4558	0.0000	3,686.0619	3,686.0619	1.1922		3,715.8655

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	2.8382	112.5154	26.2418	0.4183	12.0833	0.9028	12.9861	3.3121	0.8638	4.1759		45,875.0085	45,875.0085	2.4589	7.2827	48,106.7263
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0652	0.0477	0.6211	1.7200e-003	0.2012	1.2000e-003	0.2024	0.0534	1.1100e-003	0.0545		174.4750	174.4750	4.8700e-003	4.8700e-003	175.9891
Total	2.9034	112.5631	26.8629	0.4200	12.2845	0.9040	13.1885	3.3655	0.8649	4.2304		46,049.4834	46,049.4834	2.4638	7.2874	48,282.7154

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0826	0.0000	7.0826	3.4247	0.0000	3.4247			0.0000			0.0000
Off-Road	1.9486	20.8551	15.2727	0.0297		0.9409	0.9409		0.8656	0.8656		2,872.0464	2,872.0464	0.9289		2,895.2684
Total	1.9486	20.8551	15.2727	0.0297	7.0826	0.9409	8.0234	3.4247	0.8656	4.2903		2,872.0464	2,872.0464	0.9289		2,895.2684

Unmitigated Construction Off-Site

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

Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0544	0.0398	0.5176	1.4300e-003	0.1677	1.0000e-003	0.1687	0.0445	9.2000e-004	0.0454		145.3958	145.3958	4.0600e-003	3.8900e-003	146.6576
Total	0.0544	0.0398	0.5176	1.4300e-003	0.1677	1.0000e-003	0.1687	0.0445	9.2000e-004	0.0454		145.3958	145.3958	4.0600e-003	3.8900e-003	146.6576

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					2.7622	0.0000	2.7622	1.3357	0.0000	1.3357			0.0000			0.0000
Off-Road	1.9486	20.8551	15.2727	0.0297		0.9409	0.9409		0.8656	0.8656	0.0000	2,872.0464	2,872.0464	0.9289		2,895.2684
Total	1.9486	20.8551	15.2727	0.0297	2.7622	0.9409	3.7031	1.3357	0.8656	2.2012	0.0000	2,872.0464	2,872.0464	0.9289		2,895.2684

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0544	0.0398	0.5176	1.4300e-003	0.1677	1.0000e-003	0.1687	0.0445	9.2000e-004	0.0454		145.3958	145.3958	4.0600e-003	3.8900e-003	146.6576
Total	0.0544	0.0398	0.5176	1.4300e-003	0.1677	1.0000e-003	0.1687	0.0445	9.2000e-004	0.0454		145.3958	145.3958	4.0600e-003	3.8900e-003	146.6576

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322
Total	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0967	2.6224	0.8925	0.0103	0.3458	0.0264	0.3721	0.0996	0.0252	0.1248		1,111.1705	1,111.1705	0.0371	0.1612	1,160.1428
Worker	0.7174	0.5248	6.8321	0.0189	2.2132	0.0132	2.2264	0.5869	0.0122	0.5991		1,919.2247	1,919.2247	0.0536	0.0514	1,935.8803

Total	0.8141	3.1472	7.7246	0.0292	2.5590	0.0396	2.5985	0.6865	0.0374	0.7239		3,030.3952	3,030.3952	0.0906	0.2126	3,096.0231
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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	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322
Total	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0967	2.6224	0.8925	0.0103	0.3458	0.0264	0.3721	0.0996	0.0252	0.1248		1,111.1705	1,111.1705	0.0371	0.1612	1,160.1428
Worker	0.7174	0.5248	6.8321	0.0189	2.2132	0.0132	2.2264	0.5869	0.0122	0.5991		1,919.2247	1,919.2247	0.0536	0.0514	1,935.8803
Total	0.8141	3.1472	7.7246	0.0292	2.5590	0.0396	2.5985	0.6865	0.0374	0.7239		3,030.3952	3,030.3952	0.0906	0.2126	3,096.0231

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061
Total	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0572	2.0574	0.7966	9.8500e-003	0.3458	0.0115	0.3573	0.0996	0.0110	0.1105		1,060.4809	1,060.4809	0.0354	0.1537	1,107.1564
Worker	0.6677	0.4642	6.3025	0.0183	2.2132	0.0125	2.2256	0.5869	0.0115	0.5984		1,868.8210	1,868.8210	0.0482	0.0475	1,884.1706
Total	0.7248	2.5216	7.0991	0.0281	2.5589	0.0239	2.5829	0.6865	0.0225	0.7090		2,929.3019	2,929.3019	0.0836	0.2011	2,991.3270

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	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
Total	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0572	2.0574	0.7966	9.8500e-003	0.3458	0.0115	0.3573	0.0996	0.0110	0.1105		1,060.4809	1,060.4809	0.0394	0.1537	1,107.1564
Worker	0.6677	0.4642	6.3025	0.0183	2.2132	0.0125	2.2256	0.5869	0.0115	0.5984		1,868.8210	1,868.8210	0.0482	0.0475	1,884.1706
Total	0.7248	2.5216	7.0991	0.0281	2.5589	0.0239	2.5829	0.6865	0.0225	0.7090		2,929.3019	2,929.3019	0.0836	0.2011	2,991.3270

3.6 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694		2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694		2,207.5841	2,207.5841	0.7140		2,225.4336

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0506	0.0352	0.4775	1.3800e-003	0.1677	9.4000e-004	0.1686	0.0445	8.7000e-004	0.0453		141.5774	141.5774	3.6500e-003	3.6000e-003	142.7402
Total	0.0506	0.0352	0.4775	1.3800e-003	0.1677	9.4000e-004	0.1686	0.0445	8.7000e-004	0.0453		141.5774	141.5774	3.6500e-003	3.6000e-003	142.7402

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
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Category	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0506	0.0352	0.4775	1.3800e-003	0.1677	9.4000e-004	0.1686	0.0445	8.7000e-004	0.0453		141.5774	141.5774	3.6500e-003	3.6000e-003	142.7402
Total	0.0506	0.0352	0.4775	1.3800e-003	0.1677	9.4000e-004	0.1686	0.0445	8.7000e-004	0.0453		141.5774	141.5774	3.6500e-003	3.6000e-003	142.7402

3.7 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	104.3172					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	104.5088	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1349	0.0938	1.2732	3.6900e-003	0.4471	2.5200e-003	0.4496	0.1186	2.3200e-003	0.1209		377.5396	377.5396	9.7300e-003	9.5900e-003	380.6405
Total	0.1349	0.0938	1.2732	3.6900e-003	0.4471	2.5200e-003	0.4496	0.1186	2.3200e-003	0.1209		377.5396	377.5396	9.7300e-003	9.5900e-003	380.6405

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	104.3172					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000

Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690
Total	104.5088	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1349	0.0938	1.2732	3.6900e-003	0.4471	2.5200e-003	0.4496	0.1186	2.3200e-003	0.1209		377.5396	377.5396	9.7300e-003	9.5900e-003	380.6405
Total	0.1349	0.0938	1.2732	3.6900e-003	0.4471	2.5200e-003	0.4496	0.1186	2.3200e-003	0.1209		377.5396	377.5396	9.7300e-003	9.5900e-003	380.6405

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	24.9672	23.4662	197.3390	0.3725	39.9088	0.2954	40.2042	10.6349	0.2745	10.9094		38,621.990	38,621.990	3.2208	2.0472	39,312.574
Unmitigated	24.9672	23.4662	197.3390	0.3725	39.9088	0.2954	40.2042	10.6349	0.2745	10.9094		38,621.990	38,621.990	3.2208	2.0472	39,312.574

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated Annual VMT	Mitigated Annual VMT
	Weekday	Saturday	Sunday		
Apartments Mid Rise	617.44	617.44	617.44	2,109,886	2,109,886
Enclosed Parking Structure	0.00	0.00	0.00		
General Light Industry	243.04	97.51	245.00	985,425	985,425
High Turnover (Sit Down Restaurant)	9,086.58	9,914.40	11,553.84	13,024,988	13,024,988
Total	9,947.06	10,629.35	12,416.28	16,120,299	16,120,299

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
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking Structure	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
General Light Industry	16.60	8.40	6.90	59.00	28.00	13.00	92	5	3
High Turnover (Sit Down Restaurant)	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
Enclosed Parking Structure	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
General Light Industry	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
High Turnover (Sit Down Restaurant)	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.6297	5.6963	4.5989	0.0344		0.4351	0.4351		0.4351	0.4351		6,869.8876	6,869.8876	0.1317	0.1260	6,910.7119
NaturalGas Unmitigated	0.6297	5.6963	4.5989	0.0344		0.4351	0.4351		0.4351	0.4351		6,869.8876	6,869.8876	0.1317	0.1260	6,910.7119

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					
Apartments Mid Rise	4868.65	0.0525	0.4487	0.1909	2.8600e-003		0.0363	0.0363		0.0363	0.0363		572.7820	572.7820	0.0110	0.0105	576.1858
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
General Light Industry	2411.07	0.0260	0.2364	0.1986	1.4200e-003		0.0180	0.0180		0.0180	0.0180		283.6551	283.6551	5.4400e-003	5.2000e-003	285.3407
High Turnover (Sit Down Restaurant)	51114.3	0.5512	5.0112	4.2094	0.0301		0.3809	0.3809		0.3809	0.3809		6,013.4504	6,013.4504	0.1153	0.1103	6,049.1854
Total		0.6297	5.6963	4.5989	0.0344		0.4351	0.4351		0.4351	0.4351		6,869.8876	6,869.8876	0.1317	0.1260	6,910.7119

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					
Apartments Mid Rise	4.86865	0.0525	0.4487	0.1909	2.8600e-003		0.0363	0.0363		0.0363	0.0363		572.7820	572.7820	0.0110	0.0105	576.1858
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
General Light Industry	2.41107	0.0260	0.2364	0.1986	1.4200e-003		0.0180	0.0180		0.0180	0.0180		283.6551	283.6551	5.4400e-003	5.2000e-003	285.3407
High Turnover (Sit Down Restaurant)	51.1143	0.5512	5.0112	4.2094	0.0301		0.3809	0.3809		0.3809	0.3809		6,013.4504	6,013.4504	0.1153	0.1103	6,049.1854
Total		0.6297	5.6963	4.5989	0.0344		0.4351	0.4351		0.4351	0.4351		6,869.8876	6,869.8876	0.1317	0.1260	6,910.7119

6.0 Area Detail

6.1 Mitigation Measures Area

- Use Low VOC Paint - Residential Interior
- Use Low VOC Paint - Residential Exterior
- Use Low VOC Paint - Non-Residential Interior
- Use Low VOC Paint - Non-Residential Exterior
- Use only Natural Gas Hearths

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	6.4424	2.0472	12.0724	0.0128		0.2174	0.2174		0.2174	0.2174	0.0000	2,468.2911	2,468.2911	0.0665	0.0449	2,483.3287
Unmitigated	10.1129	2.5910	45.4063	0.1216		5.6552	5.6552		5.6552	5.6552	802.6228	2,468.2911	3,270.9139	3.8186	0.0449	3,379.7540

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	0.5716					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	5.3053					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	3.8949	2.4614	34.1499	0.1210		5.5929	5.5929		5.5929	5.5929	802.6228	2,448.0000	3,250.6228	3.7990	0.0449	3,358.9725
Landscaping	0.3410	0.1296	11.2564	6.0000e-004		0.0623	0.0623		0.0623	0.0623		20.2911	20.2911	0.0196		20.7815
Total	10.1129	2.5910	45.4063	0.1216		5.6552	5.6552		5.6552	5.6552	802.6228	2,468.2911	3,270.9139	3.8186	0.0449	3,379.7540

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	0.5716					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	5.3053					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.2244	1.9176	0.8180	0.0122		0.1550	0.1550		0.1550	0.1550	0.0000	2,448.0000	2,448.0000	0.0469	0.0449	2,462.5472
Landscaping	0.3410	0.1296	11.2564	6.0000e-004		0.0623	0.0623		0.0623	0.0623		20.2911	20.2911	0.0196		20.7815
Total	6.4424	2.0472	12.0724	0.0128		0.2174	0.2174		0.2174	0.2174	0.0000	2,468.2911	2,468.2911	0.0665	0.0449	2,483.3287

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

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

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

Equipment Type	Number
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11.0 Vegetation

City of Covina MUOD Construction - South Coast AQMD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**City of Covina MUOD Construction
South Coast AQMD Air District, Annual****1.0 Project Characteristics****1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
High Turnover (Sit Down Restaurant)	81.00	1000sqft	1.86	81,000.00	0
General Light Industry	49.00	1000sqft	1.12	49,000.00	0
Enclosed Parking Structure	272.00	Space	2.45	108,800.00	0
Apartments Mid Rise	136.00	Dwelling Unit	3.58	136,000.00	389

1.2 Other Project Characteristics

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

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use -

Trips and VMT - Trips conservatively calculated outside of CalEEMod. Haul truck trip numbers conservatively assuming 10 CY for demo and 14 CY site prep. The remaining construction trips use CalEEMod defaults.

Demolition -

Grading -

Vehicle Trips - Residential trips provided from traffic study. Light Industrial and Commercial trips used CalEEMod defaults.

Woodstoves - No wood fireplaces permitted.

Construction Off-road Equipment Mitigation -

Area Mitigation -

Table Name	Column Name	Default Value	New Value
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblFireplaces	NumberWood	6.80	0.00
tblGrading	MaterialExported	0.00	48,356.00
tblTripsAndVMT	HaulingTripNumber	1,611.00	2,715.00
tblTripsAndVMT	HaulingTripNumber	6,045.00	6,908.00
tblVehicleTrips	ST_TR	4.91	4.54
tblVehicleTrips	SU_TR	4.09	4.54
tblVehicleTrips	WD_TR	5.44	4.54

2.0 Emissions Summary**2.1 Overall Construction****Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.2633	2.7947	2.4230	7.9400e-003	0.6167	0.0982	0.7148	0.1847	0.0920	0.2767	0.0000	741.8276	741.8276	0.0856	0.0602	761.9163
2023	1.1516	0.8268	1.1692	2.6300e-003	0.1116	0.0362	0.1478	0.0300	0.0340	0.0640	0.0000	237.3786	237.3786	0.0331	7.8100e-003	240.5326
Maximum	1.1516	2.7947	2.4230	7.9400e-003	0.6167	0.0982	0.7148	0.1847	0.0920	0.2767	0.0000	741.8276	741.8276	0.0856	0.0602	761.9163

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					
2022	0.2633	2.7947	2.4230	7.9400e-003	0.4055	0.0982	0.5037	0.1167	0.0920	0.2086	0	741.8273	741.8273	0.0856	0.0602	761.916
2023	1.1516	0.8268	1.1692	2.6300e-003	0.1116	0.0362	0.1478	0.0300	0.0340	0.0640	0	237.3784	237.3784	0.0331	7.81E-03	240.5324
Maximum	1.1516	2.7947	2.4230	7.9400e-003	0.4055	0.0982	0.5037	0.1167	0.0920	0.2086	0	741.8273	741.8273	0.0856	0.0602	761.916

	ROG	NOx	CO	SO2	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	29.00	0.00	24.48	31.70	0.00	19.98	0.00	0.00	0.00	0.00	0.00	0.00

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	4-1-2022	6-30-2022	1.6244	1.6244
2	7-1-2022	9-30-2022	0.6931	0.6931
3	10-1-2022	12-31-2022	0.6993	0.6993
4	1-1-2023	3-31-2023	0.6173	0.6173
5	4-1-2023	6-30-2023	1.3568	1.3568
		Highest	1.6244	1.6244

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.1639	0.0470	1.8339	1.5900e-003		0.0777	0.0777		0.0777	0.0777	9.1016	30.0608	39.1624	0.0453	5.1000e-004	40.4467
Energy	0.1149	1.0396	0.8393	6.2700e-003		0.0794	0.0794		0.0794	0.0794	0.0000	2,047.4749	2,047.4749	0.0986	0.0302	2,056.9288
Mobile	3.7478	3.6376	30.5429	0.0583	6.0687	0.0456	6.1142	1.6196	0.0423	1.6619	0.0000	5,479.5218	5,479.5218	0.4454	0.2865	5,576.0273
Waste						0.0000	0.0000		0.0000	0.0000	220.6958	0.0000	220.6958	13.0428	0.0000	546.7646
Water						0.0000	0.0000		0.0000	0.0000	14.2061	117.5018	131.7079	1.4690	0.0357	179.0586
Total	5.0266	4.7241	33.2161	0.0661	6.0687	0.2027	6.2713	1.6196	0.1994	1.8190	244.0036	7,674.5593	7,918.5629	15.1011	0.3528	8,401.2260

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.1180	0.0402	1.4173	2.3000e-004		9.7300e-003	9.7300e-003		9.7300e-003	9.7300e-003	0	30.0608	30.0608	2.76E-03	5.10E-04	30.2814
Energy	0.1149	1.0396	0.8393	6.2700e-003		0.0794	0.0794		0.0794	0.0794	0	2,047.47	2,047.47	0.0986	0.0302	2,058.93
Mobile	3.7478	3.6376	30.5429	0.0583	6.0687	0.0456	6.1142	1.6196	0.0423	1.6619	0	5,479.52	5,479.52	0.4454	0.2865	5,576.03
Waste						0.0000	0.0000		0.0000	0.0000	220.6958	0	220.6958	13.0428	0	546.7646
Water						0.0000	0.0000		0.0000	0.0000	14.2061	117.5018	131.7079	1.469	0.0357	179.0586
Total	4.9807	4.7173	32.7994	0.0648	6.0687	0.1347	6.2034	1.6196	0.1315	1.7510	234.902	7,674.56	7,909.46	15.0585	0.3528	8,391.06

	ROG	NOx	CO	SO2	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	0.91	0.14	1.25	2.06	0.00	33.54	1.08	0.00	34.08	3.74	3.73	0.00	0.11	0.28	0.00	0.12

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	4/1/2022	4/28/2022	5	20	
2	Site Preparation	Site Preparation	4/29/2022	5/12/2022	5	10	
3	Grading	Grading	5/13/2022	6/9/2022	5	20	
4	Building Construction	Building Construction	6/10/2022	4/27/2023	5	230	
5	Paving	Paving	4/28/2023	5/25/2023	5	20	
6	Architectural Coating	Architectural Coating	5/26/2023	6/22/2023	5	20	

Acres of Grading (Site Preparation Phase): 15

Acres of Grading (Grading Phase): 20

Acres of Paving: 2.45

Residential Indoor: 275,400; Residential Outdoor: 91,800; Non-Residential Indoor: 195,000; Non-Residential Outdoor: 65,000; Striped Parking Area: 6,528

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	156	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	1	8.00	156	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	2,715.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	6,908.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	198.00	54.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	40.00	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 - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
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Category	tons/yr									MT/yr						
Fugitive Dust					0.1743	0.0000	0.1743	0.0264	0.0000	0.0264	0.0000	0.0000	0.0000	0.0000	0.0000	
Off-Road	0.0264	0.2572	0.2059	3.9000e-004		0.0124	0.0124		0.0116	0.0116	0.0000	33.9902	33.9902	9.5500e-003	0.0000	34.2289
Total	0.0264	0.2572	0.2059	3.9000e-004	0.1743	0.0124	0.1868	0.0264	0.0116	0.0379	0.0000	33.9902	33.9902	9.5500e-003	0.0000	34.2289

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	5.6700e-003	0.2231	0.0510	8.2000e-004	0.0234	1.7700e-003	0.0251	6.4200e-003	1.7000e-003	8.1100e-003	0.0000	81.7648	81.7648	4.3900e-003	0.0130	85.7427
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	5.0000e-004	4.1000e-004	5.3200e-003	1.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.3393	1.3393	4.0000e-005	4.0000e-005	1.3509
Total	6.1700e-003	0.2235	0.0563	8.3000e-004	0.0250	1.7800e-003	0.0268	6.8600e-003	1.7100e-003	8.5600e-003	0.0000	83.1041	83.1041	4.4300e-003	0.0130	87.0935

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					0.0680	0.0000	0.0680	0.0103	0.0000	0.0103	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0264	0.2572	0.2059	3.9000e-004		0.0124	0.0124		0.0116	0.0116	0.0000	33.9902	33.9902	9.5500e-003	0.0000	34.2289
Total	0.0264	0.2572	0.2059	3.9000e-004	0.0680	0.0124	0.0804	0.0103	0.0116	0.0218	0.0000	33.9902	33.9902	9.5500e-003	0.0000	34.2289

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	5.6700e-003	0.2231	0.0510	8.2000e-004	0.0234	1.7700e-003	0.0251	6.4200e-003	1.7000e-003	8.1100e-003	0.0000	81.7648	81.7648	4.3900e-003	0.0130	85.7427
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	5.0000e-004	4.1000e-004	5.3200e-003	1.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.3393	1.3393	4.0000e-005	4.0000e-005	1.3509
Total	6.1700e-003	0.2235	0.0563	8.3000e-004	0.0250	1.7800e-003	0.0268	6.8600e-003	1.7100e-003	8.5600e-003	0.0000	83.1041	83.1041	4.4300e-003	0.0130	87.0935

3.3 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1010	0.0000	0.1010	0.0509	0.0000	0.0509	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Off-Road	0.0159	0.1654	0.0985	1.9000e-004		8.0600e-003	8.0600e-003		7.4200e-003	7.4200e-003	0.0000	16.7197	16.7197	5.4100e-003	0.0000	16.8549
Total	0.0159	0.1654	0.0985	1.9000e-004	0.1010	8.0600e-003	0.1091	0.0509	7.4200e-003	0.0584	0.0000	16.7197	16.7197	5.4100e-003	0.0000	16.8549

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	0.0144	0.5677	0.1298	2.0900e-003	0.0595	4.5100e-003	0.0640	0.0163	4.3100e-003	0.0206	0.0000	208.0411	208.0411	0.0112	0.0330	218.1622
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-004	2.4000e-004	3.1900e-003	1.0000e-005	9.9000e-004	1.0000e-005	9.9000e-004	2.6000e-004	1.0000e-005	2.7000e-004	0.0000	0.8036	0.8036	2.0000e-005	2.0000e-005	0.8105
Total	0.0147	0.5679	0.1330	2.1000e-003	0.0604	4.5200e-003	0.0650	0.0166	4.3200e-003	0.0209	0.0000	208.8446	208.8446	0.0112	0.0331	218.9727

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					0.0394	0.0000	0.0394	0.0199	0.0000	0.0199	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0159	0.1654	0.0985	1.9000e-004		8.0600e-003	8.0600e-003		7.4200e-003	7.4200e-003	0.0000	16.7197	16.7197	5.4100e-003	0.0000	16.8549
Total	0.0159	0.1654	0.0985	1.9000e-004	0.0394	8.0600e-003	0.0475	0.0199	7.4200e-003	0.0273	0.0000	16.7197	16.7197	5.4100e-003	0.0000	16.8549

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	0.0144	0.5677	0.1298	2.0900e-003	0.0595	4.5100e-003	0.0640	0.0163	4.3100e-003	0.0206	0.0000	208.0411	208.0411	0.0112	0.0330	218.1622
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-004	2.4000e-004	3.1900e-003	1.0000e-005	9.9000e-004	1.0000e-005	9.9000e-004	2.6000e-004	1.0000e-005	2.7000e-004	0.0000	0.8036	0.8036	2.0000e-005	2.0000e-005	0.8105
Total	0.0147	0.5679	0.1330	2.1000e-003	0.0604	4.5200e-003	0.0650	0.0166	4.3200e-003	0.0209	0.0000	208.8446	208.8446	0.0112	0.0331	218.9727

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0708	0.0000	0.0708	0.0343	0.0000	0.0343	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0195	0.2086	0.1527	3.0000e-004		9.4100e-003	9.4100e-003		8.6600e-003	8.6600e-003	0.0000	26.0548	26.0548	8.4300e-003	0.0000	26.2654
Total	0.0195	0.2086	0.1527	3.0000e-004	0.0708	9.4100e-003	0.0802	0.0343	8.6600e-003	0.0429	0.0000	26.0548	26.0548	8.4300e-003	0.0000	26.2654

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	5.0000e-004	4.1000e-004	5.3200e-003	1.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.3393	1.3393	4.0000e-005	4.0000e-005	1.3509
Total	5.0000e-004	4.1000e-004	5.3200e-003	1.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.3393	1.3393	4.0000e-005	4.0000e-005	1.3509

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					0.0276	0.0000	0.0276	0.0134	0.0000	0.0134	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0195	0.2086	0.1527	3.0000e-004		9.4100e-003	9.4100e-003		8.6600e-003	8.6600e-003	0.0000	26.0547	26.0547	8.4300e-003	0.0000	26.2654
Total	0.0195	0.2086	0.1527	3.0000e-004	0.0276	9.4100e-003	0.0370	0.0134	8.6600e-003	0.0220	0.0000	26.0547	26.0547	8.4300e-003	0.0000	26.2654

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	5.0000e-004	4.1000e-004	5.3200e-003	1.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.3393	1.3393	4.0000e-005	4.0000e-005	1.3509
Total	5.0000e-004	4.1000e-004	5.3200e-003	1.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.3393	1.3393	4.0000e-005	4.0000e-005	1.3509

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1246	1.1399	1.1945	1.9700e-003		0.0591	0.0591		0.0556	0.0556	0.0000	169.1594	169.1594	0.0405	0.0000	170.1726
Total	0.1246	1.1399	1.1945	1.9700e-003		0.0591	0.0591		0.0556	0.0556	0.0000	169.1594	169.1594	0.0405	0.0000	170.1726

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	7.1100e-003	0.1925	0.0639	7.5000e-004	0.0249	1.9200e-003	0.0268	7.1700e-003	1.8400e-003	9.0100e-003	0.0000	73.5655	73.5655	2.4600e-003	0.0107	76.8080
Worker	0.0485	0.0392	0.5128	1.4000e-003	0.1586	9.7000e-004	0.1595	0.0421	8.9000e-004	0.0430	0.0000	129.0501	129.0501	3.5500e-003	3.4600e-003	130.1693
Total	0.0557	0.2317	0.5767	2.1500e-003	0.1834	2.8900e-003	0.1863	0.0493	2.7300e-003	0.0520	0.0000	202.6155	202.6155	6.0100e-003	0.0141	206.9773

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	0.1246	1.1399	1.1945	1.9700e-003		0.0591	0.0591		0.0556	0.0556	0.0000	169.1592	169.1592	0.0405	0.0000	170.1724
Total	0.1246	1.1399	1.1945	1.9700e-003		0.0591	0.0591		0.0556	0.0556	0.0000	169.1592	169.1592	0.0405	0.0000	170.1724

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	7.1100e-003	0.1925	0.0639	7.5000e-004	0.0249	1.9200e-003	0.0268	7.1700e-003	1.8400e-003	9.0100e-003	0.0000	73.5655	73.5655	2.4600e-003	0.0107	76.8080
Worker	0.0485	0.0392	0.5128	1.4000e-003	0.1586	9.7000e-004	0.1595	0.0421	8.9000e-004	0.0430	0.0000	129.0501	129.0501	3.5500e-003	3.4600e-003	130.1693
Total	0.0557	0.2317	0.5767	2.1500e-003	0.1834	2.8900e-003	0.1863	0.0493	2.7300e-003	0.0520	0.0000	202.6155	202.6155	6.0100e-003	0.0141	206.9773

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0661	0.6042	0.6823	1.1300e-003		0.0294	0.0294		0.0277	0.0277	0.0000	97.3580	97.3580	0.0232	0.0000	97.9370
Total	0.0661	0.6042	0.6823	1.1300e-003		0.0294	0.0294		0.0277	0.0277	0.0000	97.3580	97.3580	0.0232	0.0000	97.9370

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	2.4500e-003	0.0864	0.0329	4.1000e-004	0.0143	4.8000e-004	0.0148	4.1300e-003	4.6000e-004	4.5900e-003	0.0000	40.3640	40.3640	1.3500e-003	5.8500e-003	42.1406
Worker	0.0259	0.0199	0.2721	7.8000e-004	0.0912	5.2000e-004	0.0918	0.0242	4.8000e-004	0.0247	0.0000	72.2951	72.2951	1.8400e-003	1.8400e-003	72.8884
Total	0.0284	0.1063	0.3050	1.1900e-003	0.1055	1.0000e-003	0.1065	0.0284	9.4000e-004	0.0293	0.0000	112.6591	112.6591	3.1900e-003	7.6900e-003	115.0290

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	0.0661	0.6042	0.6823	1.1300e-003		0.0294	0.0294		0.0277	0.0277	0.0000	97.3579	97.3579	0.0232	0.0000	97.9369
Total	0.0661	0.6042	0.6823	1.1300e-003		0.0294	0.0294		0.0277	0.0277	0.0000	97.3579	97.3579	0.0232	0.0000	97.9369

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	2.4500e-003	0.0864	0.0329	4.1000e-004	0.0143	4.8000e-004	0.0148	4.1300e-003	4.6000e-004	4.5900e-003	0.0000	40.3640	40.3640	1.3500e-003	5.8500e-003	42.1406
Worker	0.0259	0.0199	0.2721	7.8000e-004	0.0912	5.2000e-004	0.0918	0.0242	4.8000e-004	0.0247	0.0000	72.2951	72.2951	1.8400e-003	1.8400e-003	72.8884
Total	0.0284	0.1063	0.3050	1.1900e-003	0.1055	1.0000e-003	0.1065	0.0284	9.4000e-004	0.0293	0.0000	112.6591	112.6591	3.1900e-003	7.6900e-003	115.0290

3.6 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0103	0.1019	0.1458	2.3000e-004		5.1000e-003	5.1000e-003		4.6900e-003	4.6900e-003	0.0000	20.0269	20.0269	6.4800e-003	0.0000	20.1888
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0103	0.1019	0.1458	2.3000e-004		5.1000e-003	5.1000e-003		4.6900e-003	4.6900e-003	0.0000	20.0269	20.0269	6.4800e-003	0.0000	20.1888

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.7000e-004	3.6000e-004	4.9100e-003	1.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.3040	1.3040	3.0000e-005	3.0000e-005	1.3147

Total	4.7000e-004	3.6000e-004	4.9100e-003	1.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.3040	1.3040	3.0000e-005	3.0000e-005	1.3147
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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	0.0103	0.1019	0.1458	2.3000e-004		5.1000e-003	5.1000e-003		4.6900e-003	4.6900e-003	0.0000	20.0268	20.0268	6.4800e-003	0.0000	20.1888
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0103	0.1019	0.1458	2.3000e-004		5.1000e-003	5.1000e-003		4.6900e-003	4.6900e-003	0.0000	20.0268	20.0268	6.4800e-003	0.0000	20.1888

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.7000e-004	3.6000e-004	4.9100e-003	1.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.3040	1.3040	3.0000e-005	3.0000e-005	1.3147
Total	4.7000e-004	3.6000e-004	4.9100e-003	1.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.3040	1.3040	3.0000e-005	3.0000e-005	1.3147

3.7 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	1.0432					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.9200e-003	0.0130	0.0181	3.0000e-005		7.1000e-004	7.1000e-004		7.1000e-004	7.1000e-004	0.0000	2.5533	2.5533	1.5000e-004	0.0000	2.5571
Total	1.0451	0.0130	0.0181	3.0000e-005		7.1000e-004	7.1000e-004		7.1000e-004	7.1000e-004	0.0000	2.5533	2.5533	1.5000e-004	0.0000	2.5571

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	1.2500e-003	9.6000e-004	0.0131	4.0000e-005	4.3900e-003	3.0000e-005	4.4100e-003	1.1700e-003	2.0000e-005	1.1900e-003	0.0000	3.4774	3.4774	9.0000e-005	9.0000e-005	3.5059
Total	1.2500e-003	9.6000e-004	0.0131	4.0000e-005	4.3900e-003	3.0000e-005	4.4100e-003	1.1700e-003	2.0000e-005	1.1900e-003	0.0000	3.4774	3.4774	9.0000e-005	9.0000e-005	3.5059

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	1.0432					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.9200e-003	0.0130	0.0181	3.0000e-005		7.1000e-004	7.1000e-004		7.1000e-004	7.1000e-004	0.0000	2.5533	2.5533	1.5000e-004	0.0000	2.5571
Total	1.0451	0.0130	0.0181	3.0000e-005		7.1000e-004	7.1000e-004		7.1000e-004	7.1000e-004	0.0000	2.5533	2.5533	1.5000e-004	0.0000	2.5571

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	1.2500e-003	9.6000e-004	0.0131	4.0000e-005	4.3900e-003	3.0000e-005	4.4100e-003	1.1700e-003	2.0000e-005	1.1900e-003	0.0000	3.4774	3.4774	9.0000e-005	9.0000e-005	3.5059
Total	1.2500e-003	9.6000e-004	0.0131	4.0000e-005	4.3900e-003	3.0000e-005	4.4100e-003	1.1700e-003	2.0000e-005	1.1900e-003	0.0000	3.4774	3.4774	9.0000e-005	9.0000e-005	3.5059

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	3.7478	3.6376	30.5429	0.0583	6.0687	0.0456	6.1142	1.6196	0.0423	1.6619	0.0000	5,479.5218	5,479.5218	0.4454	0.2865	5,576.0273
Unmitigated	3.7478	3.6376	30.5429	0.0583	6.0687	0.0456	6.1142	1.6196	0.0423	1.6619	0.0000	5,479.5218	5,479.5218	0.4454	0.2865	5,576.0273

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	617.44	617.44	617.44	2,109,886	2,109,886
Enclosed Parking Structure	0.00	0.00	0.00	0	0
General Light Industry	243.04	97.51	245.00	985,425	985,425
High Turnover (Sit Down Restaurant)	9,086.58	9,914.40	11,553.84	13,024,988	13,024,988
Total	9,947.06	10,629.35	12,416.28	16,120,299	16,120,299

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
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking Structure	16.60	8.40	6.90	59.00	28.00	13.00	92	5	3
General Light Industry	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
High Turnover (Sit Down	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
Enclosed Parking Structure	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
General Light Industry	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
High Turnover (Sit Down Restaurant)	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive 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	910.0880	910.0880	0.0768	9.3100e-003	914.7830
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	910.0880	910.0880	0.0768	9.3100e-003	914.7830
NaturalGas Mitigated	0.1149	1.0396	0.8393	6.2700e-003		0.0794	0.0794		0.0794	0.0794	0.0000	1,137.3869	1,137.3869	0.0218	0.0209	1,144.1459
NaturalGas Unmitigated	0.1149	1.0396	0.8393	6.2700e-003		0.0794	0.0794		0.0794	0.0794	0.0000	1,137.3869	1,137.3869	0.0218	0.0209	1,144.1459

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					
Apartments Mid Rise	1.77706e+006	9.5800e-003	0.0819	0.0348	5.2000e-004		6.6200e-003	6.6200e-003		6.6200e-003	6.6200e-003	0.0000	94.8305	94.8305	1.8200e-003	1.7400e-003	95.3940
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
General Light Industry	880040	4.7500e-003	0.0431	0.0362	2.6000e-004		3.2800e-003	3.2800e-003		3.2800e-003	3.2800e-003	0.0000	46.9623	46.9623	9.0000e-004	8.6000e-004	47.2414
High Turnover (Sit Down Restaurant)	1.86567e+007	0.1006	0.9146	0.7682	5.4900e-003		0.0695	0.0695		0.0695	0.0695	0.0000	995.5942	995.5942	0.0191	0.0183	1,001.5105
Total		0.1149	1.0396	0.8393	6.2700e-003		0.0794	0.0794		0.0794	0.0794	0.0000	1,137.3869	1,137.3869	0.0218	0.0209	1,144.1459

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					
Apartments Mid Rise	1.77706e+006	9.5800e-003	0.0819	0.0348	5.2000e-004		6.6200e-003	6.6200e-003		6.6200e-003	6.6200e-003	0.0000	94.8305	94.8305	1.8200e-003	1.7400e-003	95.3940
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
General Light Industry	880040	4.7500e-003	0.0431	0.0362	2.6000e-004		3.2800e-003	3.2800e-003		3.2800e-003	3.2800e-003	0.0000	46.9623	46.9623	9.0000e-004	8.6000e-004	47.2414
High Turnover (Sit Down Restaurant)	1.86567e+007	0.1006	0.9146	0.7682	5.4900e-003		0.0695	0.0695		0.0695	0.0695	0.0000	995.5942	995.5942	0.0191	0.0183	1,001.5105
Total		0.1149	1.0396	0.8393	6.2700e-003		0.0794	0.0794		0.0794	0.0794	0.0000	1,137.3869	1,137.3869	0.0218	0.0209	1,144.1459

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	Mt/yr			
Apartments Mid Rise	523512	92.8425	7.8400e-003	9.5000e-004	93.3214
Enclosed Parking Structure	571200	101.2998	8.5500e-003	1.0400e-003	101.8224
General Light Industry	532140	94.3727	7.9700e-003	9.7000e-004	94.8595
High Turnover (Sit Down Restaurant)	3.50487e+06	621.5731	0.0525	6.3600e-003	624.7797
Total		910.0880	0.0768	9.3200e-003	914.7830

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	Mt/yr			
Apartments Mid Rise	523512	92.8425	7.8400e-003	9.5000e-004	93.3214
Enclosed Parking Structure	571200	101.2998	8.5500e-003	1.0400e-003	101.8224
General Light Industry	532140	94.3727	7.9700e-003	9.7000e-004	94.8595
High Turnover (Sit Down Restaurant)	3.50487e+06	621.5731	0.0525	6.3600e-003	624.7797
Total		910.0880	0.0768	9.3200e-003	914.7830

6.0 Area Detail

6.1 Mitigation Measures Area

- Use Low VOC Paint - Residential Interior
- Use Low VOC Paint - Residential Exterior
- Use Low VOC Paint - Non-Residential Interior
- Use Low VOC Paint - Non-Residential Exterior
- Use only Natural Gas Hearths

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										Mt/yr					
Mitigated	1.1180	0.0402	1.4173	2.3000e-004		9.7300e-003	9.7300e-003		9.7300e-003	9.7300e-003	0.0000	30.0608	30.0608	2.7600e-003	5.1000e-004	30.2814
Unmitigated	1.1639	0.0470	1.8339	1.5900e-003		0.0777	0.0777		0.0777	0.0777	9.1016	30.0608	39.1624	0.0453	5.1000e-004	40.4467

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	0.1043					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.9682					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0487	0.0308	0.4269	1.5100e-003		0.0699	0.0699		0.0699	0.0699	9.1016	27.7599	36.8614	0.0431	5.1000e-004	38.0901
Landscaping	0.0426	0.0162	1.4071	7.0000e-005		7.7900e-003	7.7900e-003		7.7900e-003	7.7900e-003	0.0000	2.3010	2.3010	2.2200e-003	0.0000	2.3566
Total	1.1639	0.0470	1.8339	1.5800e-003		0.0777	0.0777		0.0777	0.0777	9.1016	30.0608	39.1624	0.0453	5.1000e-004	40.4467

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	0.1043					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.9682					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	2.8100e-003	0.0240	0.0102	1.5000e-004		1.9400e-003	1.9400e-003		1.9400e-003	1.9400e-003	0.0000	27.7599	27.7599	5.3000e-004	5.1000e-004	27.9248
Landscaping	0.0426	0.0162	1.4071	7.0000e-005		7.7900e-003	7.7900e-003		7.7900e-003	7.7900e-003	0.0000	2.3010	2.3010	2.2200e-003	0.0000	2.3566
Total	1.1180	0.0402	1.4173	2.2000e-004		9.7300e-003	9.7300e-003		9.7300e-003	9.7300e-003	0.0000	30.0608	30.0608	2.7500e-003	5.1000e-004	30.2814

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	131.7079	1.4690	0.0357	179.0586
Unmitigated	131.7079	1.4690	0.0357	179.0586

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	8.86095 / 5.58625	34.2797	0.2914	7.1400e-003	43.6920
Enclosed Parking Structure	0 / 0	0.0000	0.0000	0.0000	0.0000
General Light Industry	11.3313 / 0	29.7612	0.3714	8.9900e-003	41.7250
High Turnover (Sit Down Restaurant)	24.5862 / 1.56933	67.6671	0.8062	0.0195	93.6417
Total		131.7079	1.4690	0.0357	179.0586

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	Mt/yr			
Apartments Mid Rise	8.86095 / 5.58625	34.2797	0.2914	7.1400e-003	43.6920
Enclosed Parking Structure	0 / 0	0.0000	0.0000	0.0000	0.0000
General Light Industry	11.3313 / 0	29.7612	0.3714	8.9900e-003	41.7250
High Turnover (Sit Down Restaurant)	24.5862 / 1.56933	67.6671	0.8062	0.0195	93.6417
Total		131.7079	1.4690	0.0357	179.0586

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	Mt/yr			
Mitigated	220.6958	13.0428	0.0000	546.7646
Unmitigated	220.6958	13.0428	0.0000	546.7646

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	Mt/yr			
Apartments Mid Rise	62.56	12.6991	0.7505	0.0000	31.4615
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000
General Light Industry	60.76	12.3337	0.7289	0.0000	30.5563
High Turnover (Sit Down Restaurant)	963.9	195.6630	11.5634	0.0000	484.7468
Total		220.6958	13.0428	0.0000	546.7646

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	Mt/yr			
Apartments Mid Rise	62.56	12.6991	0.7505	0.0000	31.4615
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000
General Light Industry	60.76	12.3337	0.7289	0.0000	30.5563
High Turnover (Sit Down Restaurant)	963.9	195.6630	11.5634	0.0000	484.7468
Total		220.6958	13.0428	0.0000	546.7646

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

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

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

Equipment Type	Number
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11.0 Vegetation

A-2 Energy Assumptions and Calculations

Annual Fuel Summary

10% Buildout	Full Buildout	Heavy-Duty Construction Equipment
40,890	408,899	Total Project Consumption
33,389	333,889	Annual Consumption
		Haul Trucks
28,532	285,315	Total Project Consumption
23,298	232,975	Annual Consumption
		Vendor Trucks
45	450	Total Project Consumption
37	367	Annual Consumption
		Workers
158	1,584	Total Project Consumption
129	1,293	Annual Consumption
28,576	285,765	Project Consumption of diesel for Haul Trucks and Vendors
23,334	23,334	Annual Consumption
69,466	694,664	Total Gallons Diesel
158	1,584	Total Gallons Gasoline

1.2 12.2 Estimated Project Construction Duration (years)

56,723 56,723 Annual Average Gallons Diesel
129 129 Annual Average Gallons Gasoline

Los Angeles County			Percent of Annual Project Compared to Los Angeles County	
Source	Fuel Type	Gallons	10% Buildout	Full Buildout
Workers	Gasoline	2,770,000,000	0.000005%	0.000047%
Off-Road/Vendor/Haul Trucks	Diesel	610,204,082	0.009%	0.093%

Notes:

1 Gasoline and diesel amounts from CEC, 2019. Available: <https://www.energy.ca.gov/data-reports/energy-almanac/transportation-energy/california-retail-fuel-outlet-annual-reporting>

Annual Electricity Summary

Construction Water Energy Estimates	166,688 kWh/year
Total	166,688 kWh/year

Off-Road Equipment

pounds diesel fuel/hp-hr (lb/hp-hr): ¹	0.408 lb/hp-hr
diesel density (lb/gal): ¹	7.11 lb/gal
diesel gallons/hp-hr:	0.0574 gal/hp-hr
Total <100	476,461 hp-hr
Total diesel gallons:	27,345 gal

pounds diesel fuel/hp-hr (lb/hp-hr): ¹	0.367 lb/hp-hr
diesel density (lb/gal): ¹	7.11 lb/gal
diesel gallons/hp-hr:	0.0516 gal/hp-hr
Total >100	262,361 hp-hr
Total diesel gallons:	13,545 gal

1. OFFROAD2017 Emission Factor Documentation

[illegible]

Covina MUOD
Construction Energy Analysis

Construction Water Energy Estimates

Project Acres 9.01

Construction Duration 1.22

Source	Construction Water Use per Day (Mgal)	Total Construction Water Use (Mgal)	Total Electricity Demand from water Demand (kWh)	Annual Electricity Demand from water Demand (kWh)
Project	0.027	15.677	204,135	166,688
CalEEMod Water Electricity Factors	Electricity Intensity Factor To Supply (kWh/Mgal)	Electricity Intensity Factor To Treat (kWh/Mgal)	Electricity Intensity Factor To Distribute (kWh/Mgal)	Electricity Intensity Factor For Wastewater Treatment (kWh/Mgal)
Project	9727	111	1272	1911

Sources:

Electricity Intensity Factors - California Emissions Estimator Model (CalEEMod).

Estimated construction water use assumed to be generally equivalent to landscape irrigation, based on a factor of 20.94 gallons per year per square foot of

landscaped area within the Los Angeles area (Mediterranean climate), which assumes high water demand landscaping materials and an irrigation system efficiency of 85%.

Factor is therefore (20.94 GAL/SF/year) x (43,560 SF/acre) / (365 days/year) / (0.85) = 2,940 gallons/acre/day, rounded up to 3,000 gallons/acre/day.

(U.S. Department of Energy, Energy Efficiency & Renewable Energy, Federal Energy Management Program. "Guidelines for Estimating Unmetered Landscaping Water Use."

July 2010. Page 12, Table 4 - Annual Irrigation Factor – Landscaped Areas with High Water Requirements).

Covina MUOD
Operational Energy Demand

Electricity	kWh/yr	GWh/yr
Apartments Mid Rise	523,512	0.524
Enclosed Parking Structure	571,200	0.571
General Light Industry	532,140	0.532
High Turnover (Sit Down Restaurant)	3,504,870	3.505
Total Building Energy	5,131,722	5.132
Total	5,131,722	5.132
Total (including water, see below)	5,807,955	5.808

Source: California Air Resources Board, CalEEMod, Version 2016.3.2.

Electricity	GWh/yr
LADWP 2025-2026 Total Energy Sales	26,748
Project Annual	5.808
Existing Annual	0.806
Net Project Annual	5.002127
Percent Net Project of LADWP	0.0187%

Source: Los Angeles Department of Water and Power,
2017 Long-Term Resource Plan, Appendix A, 2017.

Water	Mgal/yr	MWh/yr
Apartments Mid Rise	14.45	188.12
Enclosed Parking Structure	0.00	-
General Light Industry	11.33	147.54
High Turnover (Sit Down Restaurant)	26.16	340.57
Total	51.934	676.23
Electricity Intensity Factors	kWh/Mgal	
Electricity Factor - Supply	9,727	
Electricity Factor - Treat	111	
Electricity Factor - Distribute	1,272	
Electricity Factor - Wastewater Treatment	1,911	
Electricity from Water Demand	kWh/yr	GWh/yr
Total	676,233.00	0.676

Source: California Air Resources Board, CalEEMod, Version 2016.3.2.

Water Demand based on Project Water supply Assessment

Sewage Facilities Charge, Sewage Generation Factor for Residential and Commercial Categories, 2012.

Natural Gas	kBtu/yr	cubic foot (cf)
Apartments Mid Rise	1,777,060	1,716,966
Enclosed Parking Structure	0	-
General Light Industry	880,040	850,280
High Turnover (Sit Down Restaurant)	18,656,700	18,025,797
Mobile Sources	630	609
Total	21,314,430	20,593,653

Source: California Air Resources Board, CalEEMod, Version 2016.3.2.

Conversion factor of 1,035 Btu per cubic foot based on United States Energy Information Administration data
(see: USEIA, Natural Gas, Heat Content of Natural Gas Consumed, February 28, 2018,
https://www.eia.gov/dnav/ng/ng_cons_heat_a_EPG0_VGTH_btucf_a.htm. Accessed March 2020.)

18,876,077

Natural Gas	million cubic foot (cf)
SoCalGas 2025	854,830
Project Annual	20.594
Existing Annual	0.010
Net Project Annual	20.584049
Percent Net Project of SoCalGas	0.0024%

Source: California Gas and Electric Utilities, 2020 California Gas
Report, p. 145,2020.

0.00061

Covina MUOD
Operational Energy Analysis
Fuel Usage from VMT

Annual VMT (Traffic Study)⁴: 16,120,299 miles/year

Fuel Type: ¹	GAS	DSL	ELEC	NG
Percent:	93.9%	4.1%	1.9%	0.1%
Miles per Gallon Fuel:	27.0	11.0	-	3.42
Annual VMT by Fuel Type (miles):	15,133,411	660,093	311,839	14,957
Annual Fuel Usage (gallons):	560,406	59,762	-	630
Annual Fuel Savings from Electric Vehicles: ²	-	-	11,548	

Los Angeles County Fuel Consumption ³		
	Gasoline	Diesel
Los Angeles County:	3,559,000,000	610,204,082
Project Annual:	560,406	59,762
Existing Annual:	-	-
Net Annual:	560,406	59,762
Percent Net Project of Los Angeles County:	0.0157%	0.0098%

Notes:

1. California Air Resources Board, EMFAC2017 (South Coast Air Basin; Annual; 2024', Aggregate Fleet).
2. Assumes electric vehicles would replace traditional gasoline-fueled vehicles.
3. California Energy Commission, California Retail Fuel Outlet Annual Reporting (CEC-A15) Results, 2018. Available at: https://ww2.energy.ca.gov/almanac/transportation_data/gasoline/piira_retail_survey.html. Accessed March 2020. Diesel is adjusted to account for retail (48%) and non-retail (52%) diesel sales.
4. CalEEMod Output

Retail Gasoline Sales by County

County	2010		2011		2012 ^a		2013 ^a		2014 ^a		2015 ^a	
	2010 Survey Responses (Millions of Gallons)	2010 Estimated Totals (Millions of Gallons)	2011 Survey Responses (Millions of Gallons)	2011 Estimated Totals (Millions of Gallons)	2012 ^a Survey Responses (Millions of Gallons)	2012 ^a Estimated Totals (Millions of Gallons)	2013 ^a Survey Responses (Millions of Gallons)	2013 ^a Estimated Totals (Millions of Gallons)	2014 ^a Survey Responses (Millions of Gallons)	2014 ^a Estimated Totals (Millions of Gallons)	2015 ^a Survey Responses (Millions of Gallons)	2015 ^a Estimated Totals (Millions of Gallons)
Alameda	456	551	476	548	480	568	473	603	341	491	432	542
Amador	12	15	12	14	12	14	10	12	14	11	10	13
Butte	66	81	70	81	66	78	64	81	59	85	62	78
Calaveras	11	14	12	14	10	12	10	13	10	14	11	14
Colusa	13	17	9	11	8	10	10	13	7	10	7	9
Contra Costa	332	403	344	395	354	419	331	422	272	392	303	380
Del Norte	6	8	6	7	6	7	4	5	5	7	5	6
El Dorado	55	68	57	67	64	75	56	64	36	52	65	81
Fresno	285	342	290	335	288	341	269	344	209	300	264	331
Glenn	12	14	12	14	11	12	11	14	11	16	13	16
Humboldt	44	54	46	54	45	54	51	64	31	44	47	59
Imperial	56	69	51	60	46	54	46	58	58	83	63	79
Inyo	16	19	16	18	13	16	12	16	12	17	14	18
Kern	293	362	309	359	301	356	287	367	267	384	299	375
Kings	42	51	41	48	40	47	38	49	31	45	41	51
Lake	20	25	18	22	17	20	19	24	17	25	19	23
Lassen	6	7	6	7	5	6	5	6	6	8	7	9
Los Angeles	3,005	3,658	3,069	3,554	2,916	3,451	2,700	3,445	2,606	3,749	2,762	3,465
Madera	47	57	54	61	44	53	43	54	31	45	35	44
Marin	78	94	91	103	91	107	83	106	52	75	83	105
Mariposa	6	7	6	7	5	6	4	5	6	9	5	6
Mendocino	33	41	34	40	36	43	33	42	28	40	32	40
Merced	86	106	81	95	78	92	74	83	58	84	84	105
Mono	6	7	5	6	2	2	6	8	6	8	6	7
Monterey	124	152	134	155	124	147	139	177	87	126	147	184
Napa	42	52	42	47	49	58	41	52	27	39	50	63
Nevada	34	42	30	35	29	34	19	25	19	27	31	40
Orange	1,162	1,406	1,162	1,338	1,145	1,355	1,044	1,332	1,018	1,465	1,092	1,370
Placer	154	190	162	189	162	192	131	167	118	170	167	209
Plumas	6	7	7	8	6	7	3	4	5	8	5	7
Riverside	781	952	792	916	756	895	725	925	702	1,010	828	1,039
Sacramento	467	566	482	553	473	560	446	568	308	442	465	584
San Benito	15	18	14	16	17	20	5	7	10	14	12	15
San Bernardino	747	902	761	871	742	878	697	889	659	948	725	909
San Diego	1,094	1,320	1,122	1,291	1,079	1,277	972	1,241	940	1,352	1,123	1,408
San Francisco	112	138	129	151	126	149	126	161	71	102	107	134
San Joaquin	248	303	260	301	253	299	254	325	217	312	287	360
San Luis Obispo	121	147	123	144	105	124	109	140	101	145	117	147
San Mateo	232	275	272	310	258	306	244	311	159	229	243	304
Santa Barbara	141	174	140	164	140	166	135	172	124	178	148	186
Santa Clara	514	621	600	691	589	697	546	696	460	661	580	727
Santa Cruz	84	103	91	106	89	105	79	101	53	77	77	96
Shasta	72	88	73	85	77	91	65	83	55	79	76	95
Siskiyou	20	25	17	19	19	23	9	12	14	14	21	27
Solano	158	190	191	218	180	213	158	202	116	167	160	201
Sonoma	157	189	155	178	160	189	163	188	146	210	160	201
Stanislaus	191	230	184	212	173	205	144	183	159	229	201	252
Sutter	30	37	31	37	34	40	33	42	17	24	30	38
Tehama	27	33	24	28	23	27	19	24	18	26	24	30
Trinity	3	4	3	4	1	2	3	4	3	4	3	4
Tulare	109	132	121	139	120	142	91	116	107	155	114	143
Tuolumne	14	17	13	16	15	18	12	15	18	21	18	23
Ventura	285	345	290	335	262	310	246	314	249	358	256	321
Yolo	82	100	76	87	74	87	75	96	63	90	82	103
Yuba	29	34	26	24	22	26	23	30	14	20	24	30
Other Counties [*]	2	3	2	2	1	2	1	1	1	2	2	2
Total	12,238	14,860	12,644	14,596	12,241	14,486	11,396	14,540	10,220	14,701	12,044	15,108

^a 2012 to 2020 data are not directly comparable to other years since an improved methodology is used, but is within 5 percent compared to the previous methodology.

^{*} Other Counties include Alpine, Modoc and Sierra.

Retail Gasoline Sales by County

(Millions of Gallons)									
2016 ^d		2017 ^h		2018 ^h		2019 ^h		2020 ^h	
2016 ^a Survey Responses (Millions of Gallons)	2016 ^a Estimated Totals (Millions of Gallons)	2017 ^a Survey Responses (Millions of Gallons)	2017 ^a Estimated Totals (Millions of Gallons)	2018 ^a Survey Responses (Millions of Gallons)	2018 ^a Estimated Totals (Millions of Gallons)	2019 ^a Survey Responses (Millions of Gallons)	2019 ^a Estimated Totals (Millions of Gallons)	2020 ^a Survey Responses (Millions of Gallons)	2020 ^a Estimated Totals (Millions of Gallons)
518	582	521	583	495	569	505	591	400	442
17	13	15	14	14	15	16	18	12	13
74	83	78	87	75	86	62	78	58	68
13	15	14	15	13	15	14	15	14	15
10	11	11	12	11	13	11	13	12	15
384	431	385	430	346	397	374	427	304	336
6	7	6	7	6	7	4	6	5	5
72	81	73	82	66	76	74	84	58	62
318	358	328	367	320	368	306	376	296	347
15	17	17	18	15	17	14	18	13	15
54	61	49	55	51	58	42	53	51	56
77	86	74	83	78	89	73	86	59	64
16	18	16	18	16	18	14	17	14	16
362	407	349	390	345	396	340	392	318	364
50	57	54	60	52	60	67	76	49	52
19	21	19	21	20	23	18	24	17	20
7	8	5	6	4	5	5	7	6	6
3,184	3,577	3,272	3,659	3,169	3,638	3,189	3,559	2,513	2,770
52	59	56	62	49	57	44	62	45	63
91	102	90	101	71	82	86	96	72	77
7	8	5	6	6	7	7	8	4	5
37	42	34	38	35	40	27	44	35	37
101	114	105	117	115	132	100	119	91	106
7	8	5	5	6	7	7	8	6	7
157	177	155	174	157	181	148	174	123	141
57	53	57	53	53	57	54	57	44	40
36	40	35	39	33	38	29	39	31	36
1,224	1,375	1,236	1,382	1,222	1,402	1,198	1,325	943	1,029
181	204	182	203	179	206	177	198	150	163
5	5	5	6	5	6	5	6	5	6
921	1,035	941	1,052	916	1,052	921	1,046	799	876
534	600	535	599	511	586	536	600	475	689
15	17	18	20	15	17	12	21	10	18
899	1,010	888	993	862	990	851	977	757	823
1,221	1,372	1,231	1,377	1,208	1,387	1,197	1,325	973	1,055
119	134	120	134	105	120	107	118	76	91
303	340	310	347	293	336	289	352	255	292
127	142	127	131	131	150	125	138	103	115
289	325	291	326	264	304	293	322	215	238
161	181	152	170	167	191	166	177	136	146
638	717	613	685	560	643	614	713	446	511
85	95	84	94	78	90	72	90	69	74
73	82	83	92	76	87	72	82	68	76
24	27	26	29	25	28	26	27	22	25
187	210	194	217	188	216	182	216	155	180
186	209	186	208	167	192	169	204	146	167
217	244	227	253	212	244	196	245	178	197
35	39	35	39	35	40	27	38	28	30
25	29	26	29	27	31	28	30	25	26
4	5	4	5	4	4	2	4	3	4
136	152	149	167	147	168	144	174	126	149
21	22	23	25	23	25	21	23	19	20
294	330	302	338	298	342	297	329	242	262
98	110	101	113	96	110	97	114	76	91
32	36	34	36	40	46	27	32	26	35
2	2	2	2	1	1	2	2	2	2
13,785	15,491	13,936	15,584	13,475	15,471	13,473	15,365	11,174	12,572

Retail Diesel Sales by County

(Millions of Gallons)												
County	2010		2011		2012 ^a		2013 [#]		2014 ^a		2015 ^a	
	2010 Survey Responses (Millions of Gallons)	2010 Estimated Totals (Millions of Gallons)	2011 Survey Responses (Millions of Gallons)	2011 Estimated Totals (Millions of Gallons)	2012 ^a Survey Responses (Millions of Gallons)	2012 ^a Estimated Totals (Millions of Gallons)	2013 [#] Survey Responses (Millions of Gallons)	2013 [#] Estimated Totals (Millions of Gallons)	2014 ^a Survey Responses (Millions of Gallons)	2014 ^a Estimated Totals (Millions of Gallons)	2015 ^a Survey Responses (Millions of Gallons)	2015 ^a Estimated Totals (Millions of Gallons)
Alameda	29	32	26	28	30	36	27	34	19	27	38	49
Alameda	2	2	2	2	2	2	1	2	1	2	1	2
Butte	9	10	9	10	7	9	8	10	8	10	9	11
Calaveras	2	2	2	2	2	2	1	2	1	2	2	2
Colusa	3	3	2	3	4	5	4	5	2	4	3	4
Contra Costa	15	18	19	21	17	20	17	21	12	17	19	24
Del Norte	1	2	1	1	1	1	1	1	1	1	1	2
El Dorado	6	8	6	7	6	7	5	6	4	6	7	9
Fresno	30	33	35	38	33	40	23	29	18	25	39	50
Glenn	5	5	4	4	4	5	4	4	4	5	5	6
Humboldt	10	12	10	12	10	12	11	14	4	5	10	13
Imperial	9	10	8	9	7	8	8	10	8	11	9	11
Inyo	3	4	3	4	2	3	3	4	3	3	3	4
Kern	111	117	125	129	133	158	118	148	124	171	125	160
Kings	7	7	7	8	7	9	5	6	4	6	7	9
Lake	3	3	3	3	2	2	2	3	2	3	3	3
Lassen	1	1	1	2	1	1	1	1	1	2	3	3
Los Angeles	212	235	221	239	205	245	190	239	194	267	257	328
Madera	23	24	23	24	24	28	18	23	22	31	26	33
Marin	3	4	2	3	3	3	2	3	2	2	2	3
Mariposa	1	1	1	1	1	1	1	1	2	2	1	1
Mendocino	6	7	7	8	7	9	6	6	4	4	5	7
Merced	44	45	37	38	46	55	49	62	49	68	54	69
Mono	1	1	1	1	1	1	1	1	1	1	1	1
Monterey	21	23	24	26	25	30	22	27	13	18	23	29
Napa	2	2	2	2	6	7	2	3	2	3	6	8
Nevada	5	5	5	5	4	4	1	2	4	6	7	8
Orange	38	47	36	42	38	46	33	42	37	51	46	59
Placer	13	16	13	15	12	15	9	12	10	13	13	16
Plumas	1	2	1	1	1	1	1	1	1	1	1	1
Riverside	84	93	87	94	89	107	86	109	100	138	119	152
Sacramento	33	37	32	35	27	32	18	21	21	29	28	36
San Bernardino	141	149	136	142	158	189	164	206	152	210	198	253
San Diego	69	80	64	72	62	73	58	73	67	93	87	111
San Francisco	3	3	3	3	3	4	4	5	1	2	5	6
San Joaquin	73	75	85	87	84	99	90	113	86	119	102	131
San Luis Obispo	12	14	16	18	11	13	9	12	12	17	19	24
San Mateo	10	12	8	10	8	10	8	10	4	6	15	19
Santa Barbara	13	14	16	17	10	13	12	15	13	18	20	26
Santa Clara	23	26	26	28	27	32	28	35	25	35	36	47
Santa Cruz	4	5	5	6	4	5	4	4	2	3	5	6
Shasta	20	23	19	21	16	19	18	22	13	18	21	27
Siskiyou	5	6	11	11	16	20	15	19	16	20	20	26
Solano	14	17	18	20	14	16	14	17	8	11	14	18
Sonoma	14	16	18	19	13	16	14	18	12	17	15	20
Stanislaus	33	36	27	29	25	30	15	19	20	27	26	33
Sutter	4	5	2	3	3	4	4	4	2	3	4	5
Tehama	31	32	38	39	35	42	37	47	25	35	37	48
Tulare	23	25	33	35	27	32	31	39	31	43	34	43
Tuolumne	2	2	2	2	1	2	2	2	2	2	2	3
Ventura	20	23	32	34	23	27	23	29	25	34	27	34
Yolo	33	34	26	27	27	33	30	37	29	40	27	35
Yuba	4	4	4	5	3	4	3	4	2	3	2	3
Other Counties*	1	2	2	2	1	2	1	1	1	2	2	2
Total	1,285	1,414	1,346	1,417	1,327	1,589	1,261	1,587	1,226	1,691	1,592	2,033

2012-2012 data are not directly comparable to other years since an improved methodology is used, but is within 5 percent compared to the previous methodology.

* - 2012-2020 data are not directly comparable to other years since an improved methodology is used, but is within 5 percent compared to the previous methodology.
 * Other Counties include Alpine, Modoc, San Benito, Sierra and Trinity.
 Note: Non-Retail diesel sales, which comprise approximately 51% of all diesel sales, are not reported in this chart.

Retail Diesel Sales by County

2016#		2017#		2018#		2019#		2020#	
2016 ^a Survey Responses (Millions of Gallons)	2016 ^a Estimated Totals (Millions of Gallons)	2017 ^a Survey Responses (Millions of Gallons)	2017 ^a Estimated Totals (Millions of Gallons)	2018 ^a Survey Responses (Millions of Gallons)	2018 ^a Estimated Totals (Millions of Gallons)	2019 ^a Survey Responses (Millions of Gallons)	2019 ^a Estimated Totals (Millions of Gallons)	2020 ^a Survey Responses (Millions of Gallons)	2020 ^a Estimated Totals (Millions of Gallons)
47	54	51	58	56	62	48	55	47	51
2	2	2	2	2	3	3	3	2	2
11	13	11	13	12	13	12	15	10	11
3	3	3	3	2	3	3	3	3	3
4	4	2	3	4	4	7	7	10	11
23	26	24	28	31	34	24	27	22	23
2	2	2	2	2	2	1	1	1	2
8	9	8	10	8	9	8	10	8	8
40	46	40	45	46	51	39	49	62	66
12	14	16	19	16	17	18	19	17	18
13	14	8	9	7	8	6	7	6	6
14	16	11	12	20	22	21	25	22	24
3	4	3	4	3	3	3	4	3	4
131	149	107	121	97	108	96	105	108	116
5	6	7	7	8	9	8	9	7	7
1	1	3	3	3	4	3	4	3	4
4	4	1	1	1	1	1	2	1	1
273	309	267	301	228	253	246	276	279	299
28	31	29	33	28	31	23	24	30	32
4	4	4	4	3	3	4	4	4	4
1	2	1	1	1	1	1	1	1	1
9	10	6	6	5	6	5	8	9	9
59	66	38	42	35	39	28	36	28	30
1	1	1	1	1	1	1	1	1	1
24	28	24	27	24	26	23	26	21	22
6	7	6	7	6	7	6	7	6	6
8	9	8	9	7	8	5	8	7	8
52	59	54	61	49	55	51	56	49	53
15	17	15	17	16	17	16	17	32	35
1	1	1	2	1	1	1	1	1	1
128	145	131	148	119	132	108	122	134	144
38	42	42	48	37	41	41	41	41	44
223	252	235	265	176	195	165	178	148	159
93	105	92	103	92	103	94	110	88	94
6	6	5	6	5	5	5	5	4	4
116	131	111	126	105	117	101	113	86	93
20	23	19	21	20	22	20	22	19	20
13	14	15	17	16	17	18	19	12	13
22	25	17	19	21	24	18	19	16	17
30	34	32	36	43	48	33	42	32	35
5	6	6	6	6	7	4	6	7	8
21	24	22	25	21	24	14	16	13	14
19	22	18	21	16	17	16	17	17	18
17	19	23	24	23	25	23	27	25	27
20	23	20	23	20	22	28	32	28	30
20	22	30	34	32	36	33	35	36	39
5	6	3	4	4	5	5	6	5	5
35	39	34	38	18	20	17	18	7	8
37	42	37	41	31	34	42	45	47	51
2	3	3	3	3	3	3	3	3	3
29	32	32	36	30	33	33	35	29	32
32	37	27	30	25	28	24	26	21	22
4	5	8	9	11	12	4	5	4	4
3	3	3	3	2	2	2	3	2	2
1,742	1,971	1,717	1,937	1,602	1,777	1,559	1,756	1,624	1,744

A-3 Greenhouse Gas Emissions Assumptions and Modeling

City of Covina Mixed Use Overlay District (MUOD)
Construction and Operational Assumptions

CalEEMod Inputs (Non-Default information only)

Project Location	Los Angeles
County	South Coast
Air District	9
Climate Zone	2022
Construction Year	2024
Operational Year	
Utility Provider	Southern California Edison

Note: 10% of construction occurring at any time assumed.

Land Use	SF/ DU/ Seat/ Room /Spaces	KSF	Acres	CalEEMod Land Use Type
Residential			4.49	
Residential	136		3.49	Mid-rise Apartment
Parking garage	272		1.00	Parking underground structure
Commercial/Industrial			2.99	
Recreational	81,000	81,000	1.495	High Turnover Restaurant
Industrial	49,000	49,000	1.495	General Light Industry

Note:

General Construction Notes:

- 1 Construction schedule based on CalEEMod defaults.
- 2 Assuming 2 parking spots per dwelling unit.
- 3 Assuming no parking associated with non-residential land uses to capture most construction and operational emissions.
- 4 CalEEMod limits size of general light industry to < 50,000 sq ft; rest of 130 ksf split into commercial
- 5 High turnover restaurant land use expected to produce worst-case operational emissions;
- 6 VOC Painting for Parking/Roadways.
- 7 Assuming no offroad equipment mitigation at this time

General Operations Notes:

- 1 Only natural gas fireplaces
- 2 Low-VOC painting for architectural coatings.
- 3 Not assuming any generators or other stationary equipment at this time.
- 4 Not assuming any electrify landscape equipment at this time.
- 5 Residential VMT from Traffic Report, non-residential VMT from CalEEMod
- 6 Linscott, Law & Greenspan, Engineers, provided the Transportation Assessment Report Covina Mixed-Use Overlay District , dated March 3, 2022.
- 7 Total project-related trips from residential land-uses were provided, and were reported as 6174 trips per day.
- 8 6174 trips per day corresponds to Residential Work Trip / Size / Day of 4.54 for input into CalEEMod.

Demolition	Acres	Sq Ft	CY
Debris Amounts	7.48	325830	
Construction Area			
Building (25%)		81458	9051
Hardscape (75%)		244373	4525
			13576
Density of Asphalt or Concrete			
Debris (ref 1) (lb/CY)			2400
Debris Weight (ton) - PROJECT			16292

Truck Trip Calculations

Truck Size (CY)	10
Round Truck Trip Counts	1,358
Total 1-Way Truck Trip Counts	2,715
Construction Days	20
Truck Trips/Day	136

Demolition Notes:

- 1 Assuming 25% of acreage contains a 1-story building.
- 2 Assuming 12 foot building height and 25% of total construction area square footage due to empty space in buildings.
- 3 Assuming 1/2 foot thickness for hardscape.
- 4 Truck size of 10 CY assuming void space for construction debris.
- 5 Construction days from the demolition phase in CalEEmod file.

References:

- 1 Density of Asphalt and Concrete Debris , 2400 lb/CY (1.2 ton/CY) <https://www.calrecycle.ca.gov/swfacilities/cdi/tools/calculations>

Material Export

Square Footage per Parking Space1	400
# of Underground Parking Spaces	272
Parking Area (Sq Ft)	108800
Soil Export (CY)1	48356
Truck Size (CY)	14
Round Truck Trip Counts	3454
Total 1-Way Truck Trip Counts	6908
Construction Days	10
Truck Trips/Day	691

Material Export Notes:

- 1 It is assumed underground parking activities will occur and require material export.
- 2 However, it is assume that no material import will be necessary.
- 3 Square footage per parking space is an assumption used in CalEEmod.
- 4 Soil export assumes a 12-foot excavation height.
- 5 Construction days from the site prep phase in CalEEmod file.

City of Covina Mixed Use Overlay District (MUOD)

Emissions Summary

Greenhouse Gas Emissions Calculations						
	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Construction Emissions - 10% Buildout Scenario						
2022 Project Emissions (MT/yr)	0.00	741.8	741.8	0.09	0.06	761.9
2023 Project Emissions (MT/yr)	0.00	237.4	237.4	0.03	0.01	240.5
Total 10% Buildout Scenario Emissions (MT)	0.00	979.2	979.2	0.12	0.07	1,002.4
Total Project Buildout Scenario Emissions (MT)	0.00	9,792	9,792	1.19	0.68	10,024
Total Project Duration (Years)	12.25					
Amortized Over 30 Years (MT/yr)	0.00	3,997	3,997	0.48	0.28	4,092
Operation Emissions						
10% Buildout Scenario						
Area	0.00	30.06	30.06	0.00	0.00	30.28
Energy	0.00	2,047.47	2,047.47	0.10	0.03	2,058.93
Mobile	0.00	5,479.52	5,479.52	0.45	0.29	5,576.03
Waste	220.70	0.00	220.70	13.04	0.00	546.76
Water	14.21	117.50	131.71	1.47	0.04	179.06
Total 10% Buildout Scenario Emissions (MT/yr)	234.90	7,674.56	7,909.46	15.06	0.35	8,391.06
Total Project Buildout Emissions (MT/yr)	2,349.0	76,746	79,095	150.59	3.53	83,911
Total net operational + amortized construction GHGs (MT/yr)						
	2,349	80,743	83,092	151.1	3.81	88,003

City of Covina MUOD Construction - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**City of Covina MUOD Construction
South Coast AQMD Air District, Summer****1.0 Project Characteristics****1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
High Turnover (Sit Down Restaurant)	81.00	1000sqft	1.86	81,000.00	0
General Light Industry	49.00	1000sqft	1.12	49,000.00	0
Enclosed Parking Structure	272.00	Space	2.45	108,800.00	0
Apartments Mid Rise	136.00	Dwelling Unit	3.58	136,000.00	389

1.2 Other Project Characteristics

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

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use -

Trips and VMT - Trips conservatively calculated outside of CalEEMod. Haul truck trip numbers conservatively assuming 10 CY for demo and 14 CY site prep. The remaining construction trips are CalEEMod defaults.

Demolition -

Grading -

Vehicle Trips - Residential trips provided from traffic study. Light Industrial and Commercial trips used CalEEMod defaults.

Woodstoves - No wood fireplaces permitted.

Construction Off-road Equipment Mitigation -

Area Mitigation -

Table Name	Column Name	Default Value	New Value
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblFireplaces	NumberWood	6.80	0.00
tblGrading	MaterialExported	0.00	48,356.00
tblTripsAndVMT	HaulingTripNumber	1,611.00	2,715.00
tblTripsAndVMT	HaulingTripNumber	6,045.00	6,908.00
tblVehicleTrips	ST_TR	4.91	4.54
tblVehicleTrips	SU_TR	4.09	4.54
tblVehicleTrips	WD_TR	5.44	4.54

2.0 Emissions Summary**2.1 Overall Construction (Maximum Daily Emission)****Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	6.1510	140.9068	46.1423	0.4580	32.4884	2.5150	35.0033	13.5507	2.3469	15.8976	0.0000	49,729.4247	49,729.4247	3.6602	7.2843	51,991.6394
2023	104.6366	16.7696	23.9800	0.0562	2.5589	0.7236	3.2826	0.6865	0.6808	1.3673	0.0000	5,597.7352	5,597.7352	0.7176	0.1980	5,674.0129
Maximum	104.6366	140.9068	46.1423	0.4580	32.4884	2.5150	35.0033	13.5507	2.3469	15.8976	0.0000	49,729.4247	49,729.4247	3.6602	7.2843	51,991.6394

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	6.151	140.9068	46.1423	0.458	20.164	2.515	22.679	7.3377	2.3469	9.6846	0	49,729.42	49,729.42	3.6602	7.2843	51,991.64
2023	104.6366	16.7696	23.98	0.0562	2.5589	0.7236	3.2826	0.6865	0.6808	1.3673	0	5,597.74	5,597.74	0.7176	0.198	5,674.01
Maximum	104.6366	140.9068	46.1423	0.458	20.164	2.515	22.679	7.3377	2.3469	9.6846	0	49,729.42	49,729.42	3.6602	7.2843	51,991.64

	ROG	NOx	CO	SO2	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	35.16	0.00	32.19	43.64	0.00	35.99	0.00	0.00	0.00	0.00	0.00	0.00

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	10.1129	2.5910	45.4063	0.1216		5.6552	5.6552		5.6552	5.6552	802.6228	2,468.2911	3,270.9139	3.8186	0.0449	3,379.7540
Energy	0.6297	5.6963	4.5989	0.0344		0.4351	0.4351		0.4351	0.4351		6,869.8876	6,869.8876	0.1317	0.1260	6,910.7119
Mobile	26.3376	21.8355	197.6632	0.3901	39.9088	0.2951	40.2039	10.6349	0.2743	10.9091		40,439.0686	40,439.0686	3.0595	1.9641	41,100.8432
Total	37.0802	30.1228	247.6684	0.5460	39.9088	6.3854	46.2941	10.6349	6.3645	16.9994	802.6228	49,777.2472	50,579.8701	7.0098	2.1349	51,391.3091

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	6.4424	2.0472	12.0724	0.0128		0.2174	0.2174		0.2174	0.2174	0	2,468.29	2,468.29	0.0685	0.0449	2,483.33
Energy	0.6297	5.6963	4.5989	0.0344		0.4351	0.4351		0.4351	0.4351		6,869.89	6,869.89	0.1317	0.126	6,910.71
Mobile	26.3376	21.8355	197.6632	0.3901	39.9088	0.2951	40.2039	10.6349	0.2743	10.9091		40,439.07	40,439.07	3.0595	1.9641	41,100.84
Total	33.4096	29.579	214.3346	0.4373	39.9088	0.9476	40.8563	10.6349	0.9267	11.5616	0	49,777.25	49,777.25	3.2577	2.1349	50,494.88

	ROG	NOx	CO	SO2	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	9.90	1.81	13.46	19.92	0.00	85.16	11.75	0.00	85.44	31.99	100.00	0.00	1.59	53.53	0.00	1.74

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	4/1/2022	4/28/2022	5	20	
2	Site Preparation	Site Preparation	4/29/2022	5/12/2022	5	10	
3	Grading	Grading	5/13/2022	6/9/2022	5	20	

4	Building Construction	Building Construction	6/10/2022	4/27/2023	5	230
5	Paving	Paving	4/28/2023	5/25/2023	5	20
6	Architectural Coating	Architectural Coating	5/26/2023	6/22/2023	5	20

Acres of Grading (Site Preparation Phase): 15

Acres of Grading (Grading Phase): 20

Acres of Paving: 2.45

Residential Indoor: 275,400; Residential Outdoor: 91,800; Non-Residential Indoor: 195,000; Non-Residential Outdoor: 65,000; Striped Parking Area:

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	8	0.73
Demolition	Excavators	3	8.00	156	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	1	8.00	156	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	2,715.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	6,908.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	6	198.00	54.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	40.00	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 - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					17.4316	0.0000	17.4316	2.6393	0.0000	2.6393			0.0000			0.0000
Off-Road	2.6392	25.7194	20.5941	0.0388		1.2427	1.2427		1.1553	1.1553		3,746.7812	3,746.7812	1.0524		3,773.0920
Total	2.6392	25.7194	20.5941	0.0388	17.4316	1.2427	18.6743	2.6393	1.1553	3.7946		3,746.7812	3,746.7812	1.0524		3,773.0920

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.5736	21.1799	5.0616	0.0822	2.3745	0.1771	2.5516	0.6509	0.1694	0.8203		9,011.6377	9,011.6377	0.4841	1.4306	9,450.0501
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0517	0.0363	0.5726	1.5200e-003	0.1677	1.0000e-003	0.1687	0.0445	9.2000e-004	0.0454		154.3721	154.3721	4.0100e-003	3.6700e-003	155.5659
Total	0.6253	21.2163	5.6342	0.0837	2.5422	0.1781	2.7203	0.6953	0.1704	0.8657		9,166.0097	9,166.0097	0.4881	1.4342	9,605.6160

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					6.7983	0.0000	6.7983	1.0293	0.0000	1.0293			0.0000			0.0000
Off-Road	2.6392	25.7194	20.5941	0.0388		1.2427	1.2427		1.1553	1.1553	0.0000	3,746.7812	3,746.7812	1.0524		3,773.0920
Total	2.6392	25.7194	20.5941	0.0388	6.7983	1.2427	8.0410	1.0293	1.1553	2.1846	0.0000	3,746.7812	3,746.7812	1.0524		3,773.0920

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.5736	21.1799	5.0616	0.0822	2.3745	0.1771	2.5516	0.6509	0.1694	0.8203		9,011.6377	9,011.6377	0.4841	1.4306	9,450.0501
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0517	0.0363	0.5726	1.5200e-003	0.1677	1.0000e-003	0.1687	0.0445	9.2000e-004	0.0454		154.3721	154.3721	4.0100e-003	3.6700e-003	155.5659
Total	0.6253	21.2163	5.6342	0.0837	2.5422	0.1781	2.7203	0.6953	0.1704	0.8657		9,166.0097	9,166.0097	0.4881	1.4342	9,605.6160

3.3 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					20.2039	0.0000	20.2039	10.1853	0.0000	10.1853			0.0000			0.0000
Off-Road	3.1701	33.0835	19.6978	0.0380		1.6126	1.6126		1.4836	1.4836		3,686.0619	3,686.0619	1.1922		3,715.8655
Total	3.1701	33.0835	19.6978	0.0380	20.2039	1.6126	21.8164	10.1853	1.4836	11.6688		3,686.0619	3,686.0619	1.1922		3,715.8655

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	2.9189	107.7796	25.7575	0.4181	12.0833	0.9012	12.9845	3.3121	0.8622	4.1743		45,858.1164	45,858.1164	2.4632	7.2799	48,089.0949
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0620	0.0436	0.6871	1.8200e-003	0.2012	1.2000e-003	0.2024	0.0534	1.1100e-003	0.0545		185.2465	185.2465	4.8100e-003	4.4000e-003	186.6790
Total	2.9809	107.8232	26.4446	0.4199	12.2845	0.9024	13.1869	3.3655	0.8633	4.2288		46,043.3629	46,043.3629	2.4681	7.2843	48,275.7739

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.8795	0.0000	7.8795	3.9723	0.0000	3.9723			0.0000			0.0000
Off-Road	3.1701	33.0835	19.6978	0.0380		1.6126	1.6126		1.4836	1.4836	0.0000	3,686.0619	3,686.0619	1.1922		3,715.8655
Total	3.1701	33.0835	19.6978	0.0380	7.8795	1.6126	9.4921	3.9723	1.4836	5.4558	0.0000	3,686.0619	3,686.0619	1.1922		3,715.8655

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	2.9189	107.7796	25.7575	0.4181	12.0833	0.9012	12.9845	3.3121	0.8622	4.1743		45,858.1164	45,858.1164	2.4632	7.2799	48,089.0949
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0620	0.0436	0.6871	1.8200e-003	0.2012	1.2000e-003	0.2024	0.0534	1.1100e-003	0.0545		185.2465	185.2465	4.8100e-003	4.4000e-003	186.6790
Total	2.9809	107.8232	26.4446	0.4199	12.2845	0.9024	13.1869	3.3655	0.8633	4.2288		46,043.3629	46,043.3629	2.4681	7.2843	48,275.7739

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0826	0.0000	7.0826	3.4247	0.0000	3.4247			0.0000			0.0000
Off-Road	1.9486	20.8551	15.2727	0.0297		0.9409	0.9409		0.8656	0.8656		2,872.0464	2,872.0464	0.9289		2,895.2684
Total	1.9486	20.8551	15.2727	0.0297	7.0826	0.9409	8.0234	3.4247	0.8656	4.2903		2,872.0464	2,872.0464	0.9289		2,895.2684

Unmitigated Construction Off-Site

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

Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0517	0.0363	0.5726	1.5200e-003	0.1677	1.0000e-003	0.1687	0.0445	9.2000e-004	0.0454		154.3721	154.3721	4.0100e-003	3.6700e-003	155.5659
Total	0.0517	0.0363	0.5726	1.5200e-003	0.1677	1.0000e-003	0.1687	0.0445	9.2000e-004	0.0454		154.3721	154.3721	4.0100e-003	3.6700e-003	155.5659

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					2.7622	0.0000	2.7622	1.3357	0.0000	1.3357			0.0000			0.0000
Off-Road	1.9486	20.8551	15.2727	0.0297		0.9409	0.9409		0.8656	0.8656	0.0000	2,872.0464	2,872.0464	0.9289		2,895.2684
Total	1.9486	20.8551	15.2727	0.0297	2.7622	0.9409	3.7031	1.3357	0.8656	2.2012	0.0000	2,872.0464	2,872.0464	0.9289		2,895.2684

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0517	0.0363	0.5726	1.5200e-003	0.1677	1.0000e-003	0.1687	0.0445	9.2000e-004	0.0454		154.3721	154.3721	4.0100e-003	3.6700e-003	155.5659
Total	0.0517	0.0363	0.5726	1.5200e-003	0.1677	1.0000e-003	0.1687	0.0445	9.2000e-004	0.0454		154.3721	154.3721	4.0100e-003	3.6700e-003	155.5659

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322
Total	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0985	2.5127	0.8615	0.0103	0.3458	0.0263	0.3721	0.0996	0.0251	0.1247		1,110.6145	1,110.6145	0.0372	0.1610	1,159.5278
Worker	0.6819	0.4797	7.5577	0.0200	2.2132	0.0132	2.2264	0.5869	0.0122	0.5991		2,037.7114	2,037.7114	0.0529	0.0484	2,053.4692

Total	0.7804	2.9924	8.4192	0.0304	2.5590	0.0395	2.5985	0.6865	0.0373	0.7238		3,148.3258	3,148.3258	0.0902	0.2095	3,212.9968
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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	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322
Total	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0985	2.5127	0.8615	0.0103	0.3458	0.0263	0.3721	0.0996	0.0251	0.1247		1,110.6145	1,110.6145	0.0372	0.1610	1,159.5278
Worker	0.6819	0.4797	7.5577	0.0200	2.2132	0.0132	2.2264	0.5869	0.0122	0.5991		2,037.7114	2,037.7114	0.0529	0.0484	2,053.4692
Total	0.7804	2.9924	8.4192	0.0304	2.5590	0.0395	2.5985	0.6865	0.0373	0.7238		3,148.3258	3,148.3258	0.0902	0.2095	3,212.9968

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061
Total	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0597	1.9602	0.7717	9.8300e-003	0.3458	0.0114	0.3572	0.0996	0.0109	0.1105		1,058.5670	1,058.5670	0.0396	0.1533	1,105.1243
Worker	0.6325	0.4245	6.9643	0.0194	2.2132	0.0125	2.2256	0.5869	0.0115	0.5984		1,983.9583	1,983.9583	0.0475	0.0448	1,998.4821
Total	0.6922	2.3847	7.7360	0.0292	2.5589	0.0239	2.5828	0.6865	0.0224	0.7089		3,042.5253	3,042.5253	0.0831	0.1980	3,103.6064

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	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
Total	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0597	1.9602	0.7717	9.8300e-003	0.3458	0.0114	0.3572	0.0996	0.0109	0.1105		1,058.5670	1,058.5670	0.0396	0.1533	1,105.1243
Worker	0.6325	0.4245	6.9643	0.0194	2.2132	0.0125	2.2256	0.5869	0.0115	0.5984		1,983.9583	1,983.9583	0.0475	0.0448	1,998.4821
Total	0.6922	2.3847	7.7360	0.0292	2.5589	0.0239	2.5828	0.6865	0.0224	0.7089		3,042.5253	3,042.5253	0.0831	0.1980	3,103.6064

3.6 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694		2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694		2,207.5841	2,207.5841	0.7140		2,225.4336

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0479	0.0322	0.5276	1.4700e-003	0.1677	9.4000e-004	0.1686	0.0445	8.7000e-004	0.0453		150.2999	150.2999	3.6000e-003	3.3900e-003	151.4002
Total	0.0479	0.0322	0.5276	1.4700e-003	0.1677	9.4000e-004	0.1686	0.0445	8.7000e-004	0.0453		150.2999	150.2999	3.6000e-003	3.3900e-003	151.4002

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
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Category	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0479	0.0322	0.5276	1.4700e-003	0.1677	9.4000e-004	0.1686	0.0445	8.7000e-004	0.0453		150.2999	150.2999	3.6000e-003	3.3900e-003	151.4002
Total	0.0479	0.0322	0.5276	1.4700e-003	0.1677	9.4000e-004	0.1686	0.0445	8.7000e-004	0.0453		150.2999	150.2999	3.6000e-003	3.3900e-003	151.4002

3.7 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	104.3172					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	104.5088	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1278	0.0858	1.4069	3.9200e-003	0.4471	2.5200e-003	0.4496	0.1186	2.3200e-003	0.1209		400.7997	400.7997	9.5900e-003	9.0400e-003	403.7338
Total	0.1278	0.0858	1.4069	3.9200e-003	0.4471	2.5200e-003	0.4496	0.1186	2.3200e-003	0.1209		400.7997	400.7997	9.5900e-003	9.0400e-003	403.7338

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	104.3172					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000

Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690
Total	104.5088	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1278	0.0858	1.4069	3.9200e-003	0.4471	2.5200e-003	0.4496	0.1186	2.3200e-003	0.1209		400.7997	400.7997	9.5900e-003	9.0400e-003	403.7338
Total	0.1278	0.0858	1.4069	3.9200e-003	0.4471	2.5200e-003	0.4496	0.1186	2.3200e-003	0.1209		400.7997	400.7997	9.5900e-003	9.0400e-003	403.7338

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	26.3376	21.8355	197.6632	0.3901	39.9088	0.2951	40.2039	10.6349	0.2743	10.9091		40,439.068	40,439.068	3.0595	1.9641	41,100.843
Unmitigated	26.3376	21.8355	197.6632	0.3901	39.9088	0.2951	40.2039	10.6349	0.2743	10.9091		40,439.068	40,439.068	3.0595	1.9641	41,100.843

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated Annual VMT	Mitigated Annual VMT
	Weekday	Saturday	Sunday		
Apartments Mid Rise	617.44	617.44	617.44	2,109,886	2,109,886
Enclosed Parking Structure	0.00	0.00	0.00		
General Light Industry	243.04	97.51	245.00	985,425	985,425
High Turnover (Sit Down Restaurant)	9,086.58	9,914.40	11,553.84	13,024,988	13,024,988
Total	9,947.06	10,629.35	12,416.28	16,120,299	16,120,299

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
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking Structure	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
General Light Industry	16.60	8.40	6.90	59.00	28.00	13.00	92	5	3
High Turnover (Sit Down Restaurant)	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
Enclosed Parking Structure	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
General Light Industry	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
High Turnover (Sit Down Restaurant)	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.6297	5.6963	4.5989	0.0344		0.4351	0.4351		0.4351	0.4351		6,869.8876	6,869.8876	0.1317	0.1260	6,910.7119
NaturalGas Unmitigated	0.6297	5.6963	4.5989	0.0344		0.4351	0.4351		0.4351	0.4351		6,869.8876	6,869.8876	0.1317	0.1260	6,910.7119

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					
Apartments Mid Rise	4868.65	0.0525	0.4487	0.1909	2.8600e-003		0.0363	0.0363		0.0363	0.0363		572.7820	572.7820	0.0110	0.0105	576.1858
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
General Light Industry	2411.07	0.0260	0.2364	0.1986	1.4200e-003		0.0180	0.0180		0.0180	0.0180		283.6551	283.6551	5.4400e-003	5.2000e-003	285.3407
High Turnover (Sit Down Restaurant)	51114.3	0.5512	5.0112	4.2094	0.0301		0.3809	0.3809		0.3809	0.3809		6,013.4504	6,013.4504	0.1153	0.1103	6,049.1854
Total		0.6297	5.6963	4.5989	0.0344		0.4351	0.4351		0.4351	0.4351		6,869.8876	6,869.8876	0.1317	0.1260	6,910.7119

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					
Apartments Mid Rise	4.86865	0.0525	0.4487	0.1909	2.8600e-003		0.0363	0.0363		0.0363	0.0363		572.7820	572.7820	0.0110	0.0105	576.1858
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
General Light Industry	2.41107	0.0260	0.2364	0.1986	1.4200e-003		0.0180	0.0180		0.0180	0.0180		283.6551	283.6551	5.4400e-003	5.2000e-003	285.3407
High Turnover (Sit Down Restaurant)	51.1143	0.5512	5.0112	4.2094	0.0301		0.3809	0.3809		0.3809	0.3809		6,013.4504	6,013.4504	0.1153	0.1103	6,049.1854
Total		0.6297	5.6963	4.5989	0.0344		0.4351	0.4351		0.4351	0.4351		6,869.8876	6,869.8876	0.1317	0.1260	6,910.7119

6.0 Area Detail

6.1 Mitigation Measures Area

- Use Low VOC Paint - Residential Interior
- Use Low VOC Paint - Residential Exterior
- Use Low VOC Paint - Non-Residential Interior
- Use Low VOC Paint - Non-Residential Exterior
- Use only Natural Gas Hearths

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	6.4424	2.0472	12.0724	0.0128		0.2174	0.2174		0.2174	0.2174	0.0000	2,468.2911	2,468.2911	0.0665	0.0449	2,483.3287
Unmitigated	10.1129	2.5910	45.4063	0.1216		5.6552	5.6552		5.6552	5.6552	802.6228	2,468.2911	3,270.9139	3.8186	0.0449	3,379.7540

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	0.5716					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	5.3053					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	3.8949	2.4614	34.1499	0.1210		5.5929	5.5929		5.5929	5.5929	802.6228	2,448.0000	3,250.6228	3.7990	0.0449	3,358.9725
Landscaping	0.3410	0.1296	11.2564	6.0000e-004		0.0623	0.0623		0.0623	0.0623		20.2911	20.2911	0.0196		20.7815
Total	10.1129	2.5910	45.4063	0.1216		5.6552	5.6552		5.6552	5.6552	802.6228	2,468.2911	3,270.9139	3.8186	0.0449	3,379.7540

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	0.5716					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	5.3053					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.2244	1.9176	0.8180	0.0122		0.1550	0.1550		0.1550	0.1550	0.0000	2,448.0000	2,448.0000	0.0469	0.0449	2,462.5472
Landscaping	0.3410	0.1296	11.2564	6.0000e-004		0.0623	0.0623		0.0623	0.0623		20.2911	20.2911	0.0196		20.7815
Total	6.4424	2.0472	12.0724	0.0128		0.2174	0.2174		0.2174	0.2174	0.0000	2,468.2911	2,468.2911	0.0665	0.0449	2,483.3287

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

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

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

Equipment Type	Number
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11.0 Vegetation

City of Covina MUOD Construction - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**City of Covina MUOD Construction
South Coast AQMD Air District, Winter****1.0 Project Characteristics****1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
High Turnover (Sit Down Restaurant)	81.00	1000sqft	1.86	81,000.00	0
General Light Industry	49.00	1000sqft	1.12	49,000.00	0
Enclosed Parking Structure	272.00	Space	2.45	108,800.00	0
Apartments Mid Rise	136.00	Dwelling Unit	3.58	136,000.00	389

1.2 Other Project Characteristics

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

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use -

Trips and VMT - Trips conservatively calculated outside of CalEEMod. Haul truck trip numbers conservatively assuming 10 CY for demo and 14 CY site prep. The remaining construction trips are CalEEMod defaults.

Demolition -

Grading -

Vehicle Trips - Residential trips provided from traffic study. Light Industrial and Commercial trips used CalEEMod defaults.

Woodstoves - No wood fireplaces permitted.

Construction Off-road Equipment Mitigation -

Area Mitigation -

Table Name	Column Name	Default Value	New Value
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblFireplaces	NumberWood	6.80	0.00
tblGrading	MaterialExported	0.00	48,356.00
tblTripsAndVMT	HaulingTripNumber	1,611.00	2,715.00
tblTripsAndVMT	HaulingTripNumber	6,045.00	6,908.00
tblVehicleTrips	ST_TR	4.91	4.54
tblVehicleTrips	SU_TR	4.09	4.54
tblVehicleTrips	WD_TR	5.44	4.54

2.0 Emissions Summary**2.1 Overall Construction (Maximum Daily Emission)****Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	6.0735	145.6467	46.5607	0.4580	32.4884	2.5166	35.0050	13.5507	2.3485	15.8992	0.0000	49,735.5453	49,735.5453	3.6559	7.2874	51,998.5809
2023	104.6437	16.9065	23.3431	0.0551	2.5589	0.7237	3.2826	0.6865	0.6809	1.3674	0.0000	5,484.5118	5,484.5118	0.7176	0.2011	5,961.7331
Maximum	104.6437	145.6467	46.5607	0.4580	32.4884	2.5166	35.0050	13.5507	2.3485	15.8992	0.0000	49,735.5453	49,735.5453	3.6559	7.2874	51,998.5809

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	6.0735	145.6467	46.5607	0.4580	20.1640	2.5166	22.6806	7.3377	2.3485	9.6862	0.0000	49,735.5453	49,735.5453	3.6559	7.2874	51,998.5809
2023	104.6437	16.9065	23.3431	0.0551	2.5589	0.7237	3.2826	0.6865	0.6809	1.3674	0.0000	5,484.5118	5,484.5118	0.7176	0.2011	5,561.7331
Maximum	104.6437	145.6467	46.5607	0.4580	20.1640	2.5166	22.6806	7.3377	2.3485	9.6862	0.0000	49,735.5453	49,735.5453	3.6559	7.2874	51,998.5809

	ROG	NOx	CO	SO2	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	35.16	0.00	32.19	43.64	0.00	35.98	0.00	0.00	0.00	0.00	0.00	0.00

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	10.1129	2.5910	45.4063	0.1216		5.6552	5.6552		5.6552	5.6552	802.6228	2,468.2911	3,270.9139	3.8186	0.0449	3,379.7540
Energy	0.6297	5.6963	4.5989	0.0344		0.4351	0.4351		0.4351	0.4351		6,869.8876	6,869.8876	0.1317	0.1260	6,910.7119
Mobile	24.9672	23.4662	197.3390	0.3725	39.9088	0.2954	40.2042	10.6349	0.2745	10.9094		38,621.9907	38,621.9907	3.2208	2.0472	39,312.5741
Total	35.7099	31.7535	247.3442	0.5284	39.9088	6.3857	46.2944	10.6349	6.3648	16.9997	802.6228	47,960.1694	48,762.7922	7.1711	2.2180	49,603.0399

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	6.4424	2.0472	12.0724	0.0128		0.2174	0.2174		0.2174	0.2174	0.0000	2,468.2911	2,468.2911	0.0685	0.0449	2,483.3287
Energy	0.6297	5.6963	4.5989	0.0344		0.4351	0.4351		0.4351	0.4351		6,869.8876	6,869.8876	0.1317	0.1260	6,910.7119
Mobile	24.9672	23.4662	197.3390	0.3725	39.9088	0.2954	40.2042	10.6349	0.2745	10.9094		38,621.9907	38,621.9907	3.2208	2.0472	39,312.5741
Total	32.0393	31.2097	214.0103	0.4197	39.9088	0.9478	40.8566	10.6349	0.9270	11.5618	0.0000	47,960.1694	47,960.1694	3.4190	2.2180	48,706.5146

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	10.28	1.71	13.48	20.58	0.00	85.16	11.75	0.00	85.44	31.99	100.00	0.00	1.65	52.32	0.00	1.81

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	4/1/2022	4/28/2022	5	20	
2	Site Preparation	Site Preparation	4/29/2022	5/12/2022	5	10	
3	Grading	Grading	5/13/2022	6/9/2022	5	20	

4	Building Construction	Building Construction	6/10/2022	4/27/2023	5	230
5	Paving	Paving	4/28/2023	5/25/2023	5	20
6	Architectural Coating	Architectural Coating	5/26/2023	6/22/2023	5	20

Acres of Grading (Site Preparation Phase): 15

Acres of Grading (Grading Phase): 20

Acres of Paving: 2.45

Residential Indoor: 275,400; Residential Outdoor: 91,800; Non-Residential Indoor: 195,000; Non-Residential Outdoor: 65,000; Striped Parking Area:

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	8	0.73
Demolition	Excavators	3	8.00	156	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	1	8.00	156	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	2,715.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	6,908.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	6	198.00	54.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	40.00	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 - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					17.4316	0.0000	17.4316	2.6393	0.0000	2.6393			0.0000			0.0000
Off-Road	2.6392	25.7194	20.5941	0.0388		1.2427	1.2427		1.1553	1.1553		3,746.7812	3,746.7812	1.0524		3,773.0920
Total	2.6392	25.7194	20.5941	0.0388	17.4316	1.2427	18.6743	2.6393	1.1553	3.7946		3,746.7812	3,746.7812	1.0524		3,773.0920

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.5577	22.1106	5.1568	0.0822	2.3745	0.1774	2.5519	0.6509	0.1697	0.8206		9,014.9572	9,014.9572	0.4832	1.4311	9,453.5149
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0544	0.0398	0.5176	1.4300e-003	0.1677	1.0000e-003	0.1687	0.0445	9.2000e-004	0.0454		145.3958	145.3958	4.0600e-003	3.8900e-003	146.6576
Total	0.6121	22.1503	5.6744	0.0836	2.5422	0.1784	2.7206	0.6953	0.1707	0.8660		9,160.3530	9,160.3530	0.4873	1.4350	9,600.1725

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					6.7983	0.0000	6.7983	1.0293	0.0000	1.0293			0.0000			0.0000
Off-Road	2.6392	25.7194	20.5941	0.0388		1.2427	1.2427		1.1553	1.1553	0.0000	3,746.7812	3,746.7812	1.0524		3,773.0920
Total	2.6392	25.7194	20.5941	0.0388	6.7983	1.2427	8.0410	1.0293	1.1553	2.1846	0.0000	3,746.7812	3,746.7812	1.0524		3,773.0920

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.5577	22.1106	5.1568	0.0822	2.3745	0.1774	2.5519	0.6509	0.1697	0.8206		9,014.9572	9,014.9572	0.4832	1.4311	9,453.5149
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0544	0.0398	0.5176	1.4300e-003	0.1677	1.0000e-003	0.1687	0.0445	9.2000e-004	0.0454		145.3958	145.3958	4.0600e-003	3.8900e-003	146.6576
Total	0.6121	22.1503	5.6744	0.0836	2.5422	0.1784	2.7206	0.6953	0.1707	0.8660		9,160.3530	9,160.3530	0.4873	1.4350	9,600.1725

3.3 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					20.2039	0.0000	20.2039	10.1853	0.0000	10.1853			0.0000			0.0000
Off-Road	3.1701	33.0835	19.6978	0.0380		1.6126	1.6126		1.4836	1.4836		3,686.0619	3,686.0619	1.1922		3,715.8655
Total	3.1701	33.0835	19.6978	0.0380	20.2039	1.6126	21.8164	10.1853	1.4836	11.6688		3,686.0619	3,686.0619	1.1922		3,715.8655

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	2.8382	112.5154	26.2418	0.4183	12.0833	0.9028	12.9861	3.3121	0.8638	4.1759		45,875.0085	45,875.0085	2.4589	7.2827	48,106.7263
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0652	0.0477	0.6211	1.7200e-003	0.2012	1.2000e-003	0.2024	0.0534	1.1100e-003	0.0545		174.4750	174.4750	4.8700e-003	4.6700e-003	175.9891
Total	2.9034	112.5631	26.8629	0.4200	12.2845	0.9040	13.1885	3.3655	0.8649	4.2304		46,049.4834	46,049.4834	2.4638	7.2874	48,282.7154

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.8795	0.0000	7.8795	3.9723	0.0000	3.9723			0.0000			0.0000
Off-Road	3.1701	33.0835	19.6978	0.0380		1.6126	1.6126		1.4836	1.4836	0.0000	3,686.0619	3,686.0619	1.1922		3,715.8655
Total	3.1701	33.0835	19.6978	0.0380	7.8795	1.6126	9.4921	3.9723	1.4836	5.4558	0.0000	3,686.0619	3,686.0619	1.1922		3,715.8655

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	2.8382	112.5154	26.2418	0.4183	12.0833	0.9028	12.9861	3.3121	0.8638	4.1759		45,875.0085	45,875.0085	2.4589	7.2827	48,106.7263
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0652	0.0477	0.6211	1.7200e-003	0.2012	1.2000e-003	0.2024	0.0534	1.1100e-003	0.0545		174.4750	174.4750	4.8700e-003	4.6700e-003	175.9891
Total	2.9034	112.5631	26.8629	0.4200	12.2845	0.9040	13.1885	3.3655	0.8649	4.2304		46,049.4834	46,049.4834	2.4638	7.2874	48,282.7154

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.0826	0.0000	7.0826	3.4247	0.0000	3.4247			0.0000			0.0000
Off-Road	1.9486	20.8551	15.2727	0.0297		0.9409	0.9409		0.8656	0.8656		2,872.0464	2,872.0464	0.9289		2,895.2684
Total	1.9486	20.8551	15.2727	0.0297	7.0826	0.9409	8.0234	3.4247	0.8656	4.2903		2,872.0464	2,872.0464	0.9289		2,895.2684

Unmitigated Construction Off-Site

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

Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0544	0.0398	0.5176	1.4300e-003	0.1677	1.0000e-003	0.1687	0.0445	9.2000e-004	0.0454		145.3958	145.3958	4.0600e-003	3.8900e-003	146.6576
Total	0.0544	0.0398	0.5176	1.4300e-003	0.1677	1.0000e-003	0.1687	0.0445	9.2000e-004	0.0454		145.3958	145.3958	4.0600e-003	3.8900e-003	146.6576

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					2.7622	0.0000	2.7622	1.3357	0.0000	1.3357			0.0000			0.0000
Off-Road	1.9486	20.8551	15.2727	0.0297		0.9409	0.9409		0.8656	0.8656	0.0000	2,872.0464	2,872.0464	0.9289		2,895.2684
Total	1.9486	20.8551	15.2727	0.0297	2.7622	0.9409	3.7031	1.3357	0.8656	2.2012	0.0000	2,872.0464	2,872.0464	0.9289		2,895.2684

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0544	0.0398	0.5176	1.4300e-003	0.1677	1.0000e-003	0.1687	0.0445	9.2000e-004	0.0454		145.3958	145.3958	4.0600e-003	3.8900e-003	146.6576
Total	0.0544	0.0398	0.5176	1.4300e-003	0.1677	1.0000e-003	0.1687	0.0445	9.2000e-004	0.0454		145.3958	145.3958	4.0600e-003	3.8900e-003	146.6576

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322
Total	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612		2,554.3336	2,554.3336	0.6120		2,569.6322

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0967	2.6224	0.8925	0.0103	0.3458	0.0264	0.3721	0.0996	0.0252	0.1248		1,111.1705	1,111.1705	0.0371	0.1612	1,160.1428
Worker	0.7174	0.5248	6.8321	0.0189	2.2132	0.0132	2.2264	0.5869	0.0122	0.5991		1,919.2247	1,919.2247	0.0536	0.0514	1,935.8803

Total	0.8141	3.1472	7.7246	0.0292	2.5590	0.0396	2.5985	0.6865	0.0374	0.7239		3,030.3952	3,030.3952	0.0906	0.2126	3,096.0231
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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	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322
Total	1.7062	15.6156	16.3634	0.0269		0.8090	0.8090		0.7612	0.7612	0.0000	2,554.3336	2,554.3336	0.6120		2,569.6322

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0967	2.6224	0.8925	0.0103	0.3458	0.0264	0.3721	0.0996	0.0252	0.1248		1,111.1705	1,111.1705	0.0371	0.1612	1,160.1428
Worker	0.7174	0.5248	6.8321	0.0189	2.2132	0.0132	2.2264	0.5869	0.0122	0.5991		1,919.2247	1,919.2247	0.0536	0.0514	1,935.8803
Total	0.8141	3.1472	7.7246	0.0292	2.5590	0.0396	2.5985	0.6865	0.0374	0.7239		3,030.3952	3,030.3952	0.0906	0.2126	3,096.0231

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061
Total	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584		2,555.2099	2,555.2099	0.6079		2,570.4061

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0572	2.0574	0.7966	9.8500e-003	0.3458	0.0115	0.3573	0.0996	0.0110	0.1105		1,060.4809	1,060.4809	0.0354	0.1537	1,107.1564
Worker	0.6677	0.4642	6.3025	0.0183	2.2132	0.0125	2.2256	0.5869	0.0115	0.5984		1,868.8210	1,868.8210	0.0482	0.0475	1,884.1706
Total	0.7248	2.5216	7.0991	0.0281	2.5589	0.0239	2.5829	0.6865	0.0225	0.7090		2,929.3019	2,929.3019	0.0836	0.2011	2,991.3270

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	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061
Total	1.5728	14.3849	16.2440	0.0269		0.6997	0.6997		0.6584	0.6584	0.0000	2,555.2099	2,555.2099	0.6079		2,570.4061

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0572	2.0574	0.7966	9.8500e-003	0.3458	0.0115	0.3573	0.0996	0.0110	0.1105		1,060.4809	1,060.4809	0.0394	0.1537	1,107.1564
Worker	0.6677	0.4642	6.3025	0.0183	2.2132	0.0125	2.2256	0.5869	0.0115	0.5984		1,868.8210	1,868.8210	0.0482	0.0475	1,884.1706
Total	0.7248	2.5216	7.0991	0.0281	2.5589	0.0239	2.5829	0.6865	0.0225	0.7090		2,929.3019	2,929.3019	0.0836	0.2011	2,991.3270

3.6 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694		2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694		2,207.5841	2,207.5841	0.7140		2,225.4336

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0506	0.0352	0.4775	1.3800e-003	0.1677	9.4000e-004	0.1686	0.0445	8.7000e-004	0.0453		141.5774	141.5774	3.6500e-003	3.6000e-003	142.7402
Total	0.0506	0.0352	0.4775	1.3800e-003	0.1677	9.4000e-004	0.1686	0.0445	8.7000e-004	0.0453		141.5774	141.5774	3.6500e-003	3.6000e-003	142.7402

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
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Category	lb/day										lb/day					
Off-Road	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.0327	10.1917	14.5842	0.0228		0.5102	0.5102		0.4694	0.4694	0.0000	2,207.5841	2,207.5841	0.7140		2,225.4336

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0506	0.0352	0.4775	1.3800e-003	0.1677	9.4000e-004	0.1686	0.0445	8.7000e-004	0.0453		141.5774	141.5774	3.6500e-003	3.6000e-003	142.7402
Total	0.0506	0.0352	0.4775	1.3800e-003	0.1677	9.4000e-004	0.1686	0.0445	8.7000e-004	0.0453		141.5774	141.5774	3.6500e-003	3.6000e-003	142.7402

3.7 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	104.3172					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	104.5088	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1349	0.0938	1.2732	3.6900e-003	0.4471	2.5200e-003	0.4496	0.1186	2.3200e-003	0.1209		377.5396	377.5396	9.7300e-003	9.5900e-003	380.6405
Total	0.1349	0.0938	1.2732	3.6900e-003	0.4471	2.5200e-003	0.4496	0.1186	2.3200e-003	0.1209		377.5396	377.5396	9.7300e-003	9.5900e-003	380.6405

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	104.3172					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000

Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690
Total	104.5088	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1349	0.0938	1.2732	3.6900e-003	0.4471	2.5200e-003	0.4496	0.1186	2.3200e-003	0.1209		377.5396	377.5396	9.7300e-003	9.5900e-003	380.6405
Total	0.1349	0.0938	1.2732	3.6900e-003	0.4471	2.5200e-003	0.4496	0.1186	2.3200e-003	0.1209		377.5396	377.5396	9.7300e-003	9.5900e-003	380.6405

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	24.9672	23.4662	197.3390	0.3725	39.9088	0.2954	40.2042	10.6349	0.2745	10.9094		38,621.990	38,621.990	3.2208	2.0472	39,312.574
Unmitigated	24.9672	23.4662	197.3390	0.3725	39.9088	0.2954	40.2042	10.6349	0.2745	10.9094		38,621.990	38,621.990	3.2208	2.0472	39,312.574

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated Annual VMT	Mitigated Annual VMT
	Weekday	Saturday	Sunday		
Apartments Mid Rise	617.44	617.44	617.44	2,109,886	2,109,886
Enclosed Parking Structure	0.00	0.00	0.00		
General Light Industry	243.04	97.51	245.00	985,425	985,425
High Turnover (Sit Down Restaurant)	9,086.58	9,914.40	11,553.84	13,024,988	13,024,988
Total	9,947.06	10,629.35	12,416.28	16,120,299	16,120,299

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
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking Structure	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
General Light Industry	16.60	8.40	6.90	59.00	28.00	13.00	92	5	3
High Turnover (Sit Down Restaurant)	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
Enclosed Parking Structure	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
General Light Industry	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
High Turnover (Sit Down Restaurant)	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.6297	5.6963	4.5989	0.0344		0.4351	0.4351		0.4351	0.4351		6,869.8876	6,869.8876	0.1317	0.1260	6,910.7119
NaturalGas Unmitigated	0.6297	5.6963	4.5989	0.0344		0.4351	0.4351		0.4351	0.4351		6,869.8876	6,869.8876	0.1317	0.1260	6,910.7119

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					
Apartments Mid Rise	4868.65	0.0525	0.4487	0.1909	2.8600e-003		0.0363	0.0363		0.0363	0.0363		572.7820	572.7820	0.0110	0.0105	576.1858
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
General Light Industry	2411.07	0.0260	0.2364	0.1986	1.4200e-003		0.0180	0.0180		0.0180	0.0180		283.6551	283.6551	5.4400e-003	5.2000e-003	285.3407
High Turnover (Sit Down Restaurant)	51114.3	0.5512	5.0112	4.2094	0.0301		0.3809	0.3809		0.3809	0.3809		6,013.4504	6,013.4504	0.1153	0.1103	6,049.1854
Total		0.6297	5.6963	4.5989	0.0344		0.4351	0.4351		0.4351	0.4351		6,869.8876	6,869.8876	0.1317	0.1260	6,910.7119

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					
Apartments Mid Rise	4.86865	0.0525	0.4487	0.1909	2.8600e-003		0.0363	0.0363		0.0363	0.0363		572.7820	572.7820	0.0110	0.0105	576.1858
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
General Light Industry	2.41107	0.0260	0.2364	0.1986	1.4200e-003		0.0180	0.0180		0.0180	0.0180		283.6551	283.6551	5.4400e-003	5.2000e-003	285.3407
High Turnover (Sit Down Restaurant)	51.1143	0.5512	5.0112	4.2094	0.0301		0.3809	0.3809		0.3809	0.3809		6,013.4504	6,013.4504	0.1153	0.1103	6,049.1854
Total		0.6297	5.6963	4.5989	0.0344		0.4351	0.4351		0.4351	0.4351		6,869.8876	6,869.8876	0.1317	0.1260	6,910.7119

6.0 Area Detail

6.1 Mitigation Measures Area

- Use Low VOC Paint - Residential Interior
- Use Low VOC Paint - Residential Exterior
- Use Low VOC Paint - Non-Residential Interior
- Use Low VOC Paint - Non-Residential Exterior
- Use only Natural Gas Hearths

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	6.4424	2.0472	12.0724	0.0128		0.2174	0.2174		0.2174	0.2174	0.0000	2,468.2911	2,468.2911	0.0665	0.0449	2,483.3287
Unmitigated	10.1129	2.5910	45.4063	0.1216		5.6552	5.6552		5.6552	5.6552	802.6228	2,468.2911	3,270.9139	3.8186	0.0449	3,379.7540

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	0.5716					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	5.3053					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	3.8949	2.4614	34.1499	0.1210		5.5929	5.5929		5.5929	5.5929	802.6228	2,448.0000	3,250.6228	3.7990	0.0449	3,358.9725
Landscaping	0.3410	0.1296	11.2564	6.0000e-004		0.0623	0.0623		0.0623	0.0623		20.2911	20.2911	0.0196		20.7815
Total	10.1129	2.5910	45.4063	0.1216		5.6552	5.6552		5.6552	5.6552	802.6228	2,468.2911	3,270.9139	3.8186	0.0449	3,379.7540

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	0.5716					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	5.3053					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.2244	1.9176	0.8180	0.0122		0.1550	0.1550		0.1550	0.1550	0.0000	2,448.0000	2,448.0000	0.0469	0.0449	2,462.5472
Landscaping	0.3410	0.1296	11.2564	6.0000e-004		0.0623	0.0623		0.0623	0.0623		20.2911	20.2911	0.0196		20.7815
Total	6.4424	2.0472	12.0724	0.0128		0.2174	0.2174		0.2174	0.2174	0.0000	2,468.2911	2,468.2911	0.0665	0.0449	2,483.3287

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

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

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

Equipment Type	Number
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11.0 Vegetation

City of Covina MUOD Construction - South Coast AQMD Air District, Annual

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied**City of Covina MUOD Construction
South Coast AQMD Air District, Annual****1.0 Project Characteristics****1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
High Turnover (Sit Down Restaurant)	81.00	1000sqft	1.86	81,000.00	0
General Light Industry	49.00	1000sqft	1.12	49,000.00	0
Enclosed Parking Structure	272.00	Space	2.45	108,800.00	0
Apartments Mid Rise	136.00	Dwelling Unit	3.58	136,000.00	389

1.2 Other Project Characteristics

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

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use -

Trips and VMT - Trips conservatively calculated outside of CalEEMod. Haul truck trip numbers conservatively assuming 10 CY for demo and 14 CY site prep. The remaining construction trips use CalEEMod defaults.

Demolition -

Grading -

Vehicle Trips - Residential trips provided from traffic study. Light Industrial and Commercial trips used CalEEMod defaults.

Woodstoves - No wood fireplaces permitted.

Construction Off-road Equipment Mitigation -

Area Mitigation -

Table Name	Column Name	Default Value	New Value
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblFireplaces	NumberWood	6.80	0.00
tblGrading	MaterialExported	0.00	48,356.00
tblTripsAndVMT	HaulingTripNumber	1,611.00	2,715.00
tblTripsAndVMT	HaulingTripNumber	6,045.00	6,908.00
tblVehicleTrips	ST_TR	4.91	4.54
tblVehicleTrips	SU_TR	4.09	4.54
tblVehicleTrips	WD_TR	5.44	4.54

2.0 Emissions Summary**2.1 Overall Construction****Unmitigated Construction**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.2633	2.7947	2.4230	7.9400e-003	0.6167	0.0982	0.7148	0.1847	0.0920	0.2767	0.0000	741.8276	741.8276	0.0856	0.0602	761.9163
2023	1.1516	0.8268	1.1692	2.6300e-003	0.1116	0.0362	0.1478	0.0300	0.0340	0.0640	0.0000	237.3786	237.3786	0.0331	7.8100e-003	240.5326
Maximum	1.1516	2.7947	2.4230	7.9400e-003	0.6167	0.0982	0.7148	0.1847	0.0920	0.2767	0.0000	741.8276	741.8276	0.0856	0.0602	761.9163

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					
2022	0.2633	2.7947	2.4230	7.9400e-003	0.4055	0.0982	0.5037	0.1167	0.0920	0.2086	0	741.8273	741.8273	0.0856	0.0602	761.916
2023	1.1516	0.8268	1.1692	2.6300e-003	0.1116	0.0362	0.1478	0.0300	0.0340	0.0640	0	237.3784	237.3784	0.0331	7.81E-03	240.5324
Maximum	1.1516	2.7947	2.4230	7.9400e-003	0.4055	0.0982	0.5037	0.1167	0.0920	0.2086	0	741.8273	741.8273	0.0856	0.0602	761.916

	ROG	NOx	CO	SO2	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	29.00	0.00	24.48	31.70	0.00	19.98	0.00	0.00	0.00	0.00	0.00	0.00

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	4-1-2022	6-30-2022	1.6244	1.6244
2	7-1-2022	9-30-2022	0.6931	0.6931
3	10-1-2022	12-31-2022	0.6993	0.6993
4	1-1-2023	3-31-2023	0.6173	0.6173
5	4-1-2023	6-30-2023	1.3568	1.3568
		Highest	1.6244	1.6244

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.1639	0.0470	1.8339	1.5900e-003		0.0777	0.0777		0.0777	0.0777	9.1016	30.0608	39.1624	0.0453	5.1000e-004	40.4467
Energy	0.1149	1.0396	0.8393	6.2700e-003		0.0794	0.0794		0.0794	0.0794	0.0000	2,047.4749	2,047.4749	0.0986	0.0302	2,056.9288
Mobile	3.7478	3.6376	30.5429	0.0583	6.0687	0.0456	6.1142	1.6196	0.0423	1.6619	0.0000	5,479.5218	5,479.5218	0.4454	0.2865	5,576.0273
Waste						0.0000	0.0000		0.0000	0.0000	220.6958	0.0000	220.6958	13.0428	0.0000	546.7646
Water						0.0000	0.0000		0.0000	0.0000	14.2061	117.5018	131.7079	1.4690	0.0357	179.0586
Total	5.0266	4.7241	33.2161	0.0661	6.0687	0.2027	6.2713	1.6196	0.1994	1.8190	244.0036	7,674.5593	7,918.5629	15.1011	0.3528	8,401.2260

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.1180	0.0402	1.4173	2.3000e-004		9.7300e-003	9.7300e-003		9.7300e-003	9.7300e-003	0	30.0608	30.0608	2.76E-03	5.10E-04	30.2814
Energy	0.1149	1.0396	0.8393	6.2700e-003		0.0794	0.0794		0.0794	0.0794	0	2,047.47	2,047.47	0.0986	0.0302	2,058.93
Mobile	3.7478	3.6376	30.5429	0.0583	6.0687	0.0456	6.1142	1.6196	0.0423	1.6619	0	5,479.52	5,479.52	0.4454	0.2865	5,576.03
Waste						0.0000	0.0000		0.0000	0.0000	220.6958	0	220.6958	13.0428	0	546.7646
Water						0.0000	0.0000		0.0000	0.0000	14.2061	117.5018	131.7079	1.469	0.0357	179.0586
Total	4.9807	4.7173	32.7994	0.0648	6.0687	0.1347	6.2034	1.6196	0.1315	1.7510	234.902	7,674.56	7,909.46	15.0585	0.3528	8,391.06

	ROG	NOx	CO	SO2	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	0.91	0.14	1.25	2.06	0.00	33.54	1.08	0.00	34.08	3.74	3.73	0.00	0.11	0.28	0.00	0.12

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	4/1/2022	4/28/2022	5	20	
2	Site Preparation	Site Preparation	4/29/2022	5/12/2022	5	10	
3	Grading	Grading	5/13/2022	6/9/2022	5	20	
4	Building Construction	Building Construction	6/10/2022	4/27/2023	5	230	
5	Paving	Paving	4/28/2023	5/25/2023	5	20	
6	Architectural Coating	Architectural Coating	5/26/2023	6/22/2023	5	20	

Acres of Grading (Site Preparation Phase): 15

Acres of Grading (Grading Phase): 20

Acres of Paving: 2.45

Residential Indoor: 275,400; Residential Outdoor: 91,800; Non-Residential Indoor: 195,000; Non-Residential Outdoor: 65,000; Striped Parking Area: 6,528

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	156	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	1	8.00	156	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	2,715.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	6,908.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	198.00	54.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	40.00	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 - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
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Category	tons/yr									MT/yr						
Fugitive Dust					0.1743	0.0000	0.1743	0.0264	0.0000	0.0264	0.0000	0.0000	0.0000	0.0000	0.0000	
Off-Road	0.0264	0.2572	0.2059	3.9000e-004		0.0124	0.0124		0.0116	0.0116	0.0000	33.9902	33.9902	9.5500e-003	0.0000	34.2289
Total	0.0264	0.2572	0.2059	3.9000e-004	0.1743	0.0124	0.1868	0.0264	0.0116	0.0379	0.0000	33.9902	33.9902	9.5500e-003	0.0000	34.2289

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	5.6700e-003	0.2231	0.0510	8.2000e-004	0.0234	1.7700e-003	0.0251	6.4200e-003	1.7000e-003	8.1100e-003	0.0000	81.7648	81.7648	4.3900e-003	0.0130	85.7427
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	5.0000e-004	4.1000e-004	5.3200e-003	1.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.3393	1.3393	4.0000e-005	4.0000e-005	1.3509
Total	6.1700e-003	0.2235	0.0563	8.3000e-004	0.0250	1.7800e-003	0.0268	6.8600e-003	1.7100e-003	8.5600e-003	0.0000	83.1041	83.1041	4.4300e-003	0.0130	87.0935

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					0.0680	0.0000	0.0680	0.0103	0.0000	0.0103	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0264	0.2572	0.2059	3.9000e-004		0.0124	0.0124		0.0116	0.0116	0.0000	33.9902	33.9902	9.5500e-003	0.0000	34.2289
Total	0.0264	0.2572	0.2059	3.9000e-004	0.0680	0.0124	0.0804	0.0103	0.0116	0.0218	0.0000	33.9902	33.9902	9.5500e-003	0.0000	34.2289

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	5.6700e-003	0.2231	0.0510	8.2000e-004	0.0234	1.7700e-003	0.0251	6.4200e-003	1.7000e-003	8.1100e-003	0.0000	81.7648	81.7648	4.3900e-003	0.0130	85.7427
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	5.0000e-004	4.1000e-004	5.3200e-003	1.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.3393	1.3393	4.0000e-005	4.0000e-005	1.3509
Total	6.1700e-003	0.2235	0.0563	8.3000e-004	0.0250	1.7800e-003	0.0268	6.8600e-003	1.7100e-003	8.5600e-003	0.0000	83.1041	83.1041	4.4300e-003	0.0130	87.0935

3.3 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1010	0.0000	0.1010	0.0509	0.0000	0.0509	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Off-Road	0.0159	0.1654	0.0985	1.9000e-004		8.0600e-003	8.0600e-003		7.4200e-003	7.4200e-003	0.0000	16.7197	16.7197	5.4100e-003	0.0000	16.8549
Total	0.0159	0.1654	0.0985	1.9000e-004	0.1010	8.0600e-003	0.1091	0.0509	7.4200e-003	0.0584	0.0000	16.7197	16.7197	5.4100e-003	0.0000	16.8549

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	0.0144	0.5677	0.1298	2.0900e-003	0.0595	4.5100e-003	0.0640	0.0163	4.3100e-003	0.0206	0.0000	208.0411	208.0411	0.0112	0.0330	218.1622
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-004	2.4000e-004	3.1900e-003	1.0000e-005	9.9000e-004	1.0000e-005	9.9000e-004	2.6000e-004	1.0000e-005	2.7000e-004	0.0000	0.8036	0.8036	2.0000e-005	2.0000e-005	0.8105
Total	0.0147	0.5679	0.1330	2.1000e-003	0.0604	4.5200e-003	0.0650	0.0166	4.3200e-003	0.0209	0.0000	208.8446	208.8446	0.0112	0.0331	218.9727

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					0.0394	0.0000	0.0394	0.0199	0.0000	0.0199	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0159	0.1654	0.0985	1.9000e-004		8.0600e-003	8.0600e-003		7.4200e-003	7.4200e-003	0.0000	16.7197	16.7197	5.4100e-003	0.0000	16.8549
Total	0.0159	0.1654	0.0985	1.9000e-004	0.0394	8.0600e-003	0.0475	0.0199	7.4200e-003	0.0273	0.0000	16.7197	16.7197	5.4100e-003	0.0000	16.8549

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	0.0144	0.5677	0.1298	2.0900e-003	0.0595	4.5100e-003	0.0640	0.0163	4.3100e-003	0.0206	0.0000	208.0411	208.0411	0.0112	0.0330	218.1622
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0000e-004	2.4000e-004	3.1900e-003	1.0000e-005	9.9000e-004	1.0000e-005	9.9000e-004	2.6000e-004	1.0000e-005	2.7000e-004	0.0000	0.8036	0.8036	2.0000e-005	2.0000e-005	0.8105
Total	0.0147	0.5679	0.1330	2.1000e-003	0.0604	4.5200e-003	0.0650	0.0166	4.3200e-003	0.0209	0.0000	208.8446	208.8446	0.0112	0.0331	218.9727

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0708	0.0000	0.0708	0.0343	0.0000	0.0343	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0195	0.2086	0.1527	3.0000e-004		9.4100e-003	9.4100e-003		8.6600e-003	8.6600e-003	0.0000	26.0548	26.0548	8.4300e-003	0.0000	26.2654
Total	0.0195	0.2086	0.1527	3.0000e-004	0.0708	9.4100e-003	0.0802	0.0343	8.6600e-003	0.0429	0.0000	26.0548	26.0548	8.4300e-003	0.0000	26.2654

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	5.0000e-004	4.1000e-004	5.3200e-003	1.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.3393	1.3393	4.0000e-005	4.0000e-005	1.3509
Total	5.0000e-004	4.1000e-004	5.3200e-003	1.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.3393	1.3393	4.0000e-005	4.0000e-005	1.3509

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					0.0276	0.0000	0.0276	0.0134	0.0000	0.0134	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0195	0.2086	0.1527	3.0000e-004		9.4100e-003	9.4100e-003		8.6600e-003	8.6600e-003	0.0000	26.0547	26.0547	8.4300e-003	0.0000	26.2654
Total	0.0195	0.2086	0.1527	3.0000e-004	0.0276	9.4100e-003	0.0370	0.0134	8.6600e-003	0.0220	0.0000	26.0547	26.0547	8.4300e-003	0.0000	26.2654

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	5.0000e-004	4.1000e-004	5.3200e-003	1.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.3393	1.3393	4.0000e-005	4.0000e-005	1.3509
Total	5.0000e-004	4.1000e-004	5.3200e-003	1.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.3393	1.3393	4.0000e-005	4.0000e-005	1.3509

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1246	1.1399	1.1945	1.9700e-003		0.0591	0.0591		0.0556	0.0556	0.0000	169.1594	169.1594	0.0405	0.0000	170.1726
Total	0.1246	1.1399	1.1945	1.9700e-003		0.0591	0.0591		0.0556	0.0556	0.0000	169.1594	169.1594	0.0405	0.0000	170.1726

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	7.1100e-003	0.1925	0.0639	7.5000e-004	0.0249	1.9200e-003	0.0268	7.1700e-003	1.8400e-003	9.0100e-003	0.0000	73.5655	73.5655	2.4600e-003	0.0107	76.8080
Worker	0.0485	0.0392	0.5128	1.4000e-003	0.1586	9.7000e-004	0.1595	0.0421	8.9000e-004	0.0430	0.0000	129.0501	129.0501	3.5500e-003	3.4600e-003	130.1693
Total	0.0557	0.2317	0.5767	2.1500e-003	0.1834	2.8900e-003	0.1863	0.0493	2.7300e-003	0.0520	0.0000	202.6155	202.6155	6.0100e-003	0.0141	206.9773

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	0.1246	1.1399	1.1945	1.9700e-003		0.0591	0.0591		0.0556	0.0556	0.0000	169.1592	169.1592	0.0405	0.0000	170.1724
Total	0.1246	1.1399	1.1945	1.9700e-003		0.0591	0.0591		0.0556	0.0556	0.0000	169.1592	169.1592	0.0405	0.0000	170.1724

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	7.1100e-003	0.1925	0.0639	7.5000e-004	0.0249	1.9200e-003	0.0268	7.1700e-003	1.8400e-003	9.0100e-003	0.0000	73.5655	73.5655	2.4600e-003	0.0107	76.8080
Worker	0.0485	0.0392	0.5128	1.4000e-003	0.1586	9.7000e-004	0.1595	0.0421	8.9000e-004	0.0430	0.0000	129.0501	129.0501	3.5500e-003	3.4600e-003	130.1693
Total	0.0557	0.2317	0.5767	2.1500e-003	0.1834	2.8900e-003	0.1863	0.0493	2.7300e-003	0.0520	0.0000	202.6155	202.6155	6.0100e-003	0.0141	206.9773

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0661	0.6042	0.6823	1.1300e-003		0.0294	0.0294		0.0277	0.0277	0.0000	97.3580	97.3580	0.0232	0.0000	97.9370
Total	0.0661	0.6042	0.6823	1.1300e-003		0.0294	0.0294		0.0277	0.0277	0.0000	97.3580	97.3580	0.0232	0.0000	97.9370

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	2.4500e-003	0.0864	0.0329	4.1000e-004	0.0143	4.8000e-004	0.0148	4.1300e-003	4.6000e-004	4.5900e-003	0.0000	40.3640	40.3640	1.3500e-003	5.8500e-003	42.1406
Worker	0.0259	0.0199	0.2721	7.8000e-004	0.0912	5.2000e-004	0.0918	0.0242	4.8000e-004	0.0247	0.0000	72.2951	72.2951	1.8400e-003	1.8400e-003	72.8884
Total	0.0284	0.1063	0.3050	1.1900e-003	0.1055	1.0000e-003	0.1065	0.0284	9.4000e-004	0.0293	0.0000	112.6591	112.6591	3.1900e-003	7.6900e-003	115.0290

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	0.0661	0.6042	0.6823	1.1300e-003		0.0294	0.0294		0.0277	0.0277	0.0000	97.3579	97.3579	0.0232	0.0000	97.9369
Total	0.0661	0.6042	0.6823	1.1300e-003		0.0294	0.0294		0.0277	0.0277	0.0000	97.3579	97.3579	0.0232	0.0000	97.9369

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	2.4500e-003	0.0864	0.0329	4.1000e-004	0.0143	4.8000e-004	0.0148	4.1300e-003	4.6000e-004	4.5900e-003	0.0000	40.3640	40.3640	1.3500e-003	5.8500e-003	42.1406
Worker	0.0259	0.0199	0.2721	7.8000e-004	0.0912	5.2000e-004	0.0918	0.0242	4.8000e-004	0.0247	0.0000	72.2951	72.2951	1.8400e-003	1.8400e-003	72.8884
Total	0.0284	0.1063	0.3050	1.1900e-003	0.1055	1.0000e-003	0.1065	0.0284	9.4000e-004	0.0293	0.0000	112.6591	112.6591	3.1900e-003	7.6900e-003	115.0290

3.6 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0103	0.1019	0.1458	2.3000e-004		5.1000e-003	5.1000e-003		4.6900e-003	4.6900e-003	0.0000	20.0269	20.0269	6.4800e-003	0.0000	20.1888
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0103	0.1019	0.1458	2.3000e-004		5.1000e-003	5.1000e-003		4.6900e-003	4.6900e-003	0.0000	20.0269	20.0269	6.4800e-003	0.0000	20.1888

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.7000e-004	3.6000e-004	4.9100e-003	1.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.3040	1.3040	3.0000e-005	3.0000e-005	1.3147

Total	4.7000e-004	3.6000e-004	4.9100e-003	1.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.3040	1.3040	3.0000e-005	3.0000e-005	1.3147
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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	0.0103	0.1019	0.1458	2.3000e-004		5.1000e-003	5.1000e-003		4.6900e-003	4.6900e-003	0.0000	20.0268	20.0268	6.4800e-003	0.0000	20.1888
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0103	0.1019	0.1458	2.3000e-004		5.1000e-003	5.1000e-003		4.6900e-003	4.6900e-003	0.0000	20.0268	20.0268	6.4800e-003	0.0000	20.1888

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.7000e-004	3.6000e-004	4.9100e-003	1.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.3040	1.3040	3.0000e-005	3.0000e-005	1.3147
Total	4.7000e-004	3.6000e-004	4.9100e-003	1.0000e-005	1.6500e-003	1.0000e-005	1.6600e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.3040	1.3040	3.0000e-005	3.0000e-005	1.3147

3.7 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	1.0432					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.9200e-003	0.0130	0.0181	3.0000e-005		7.1000e-004	7.1000e-004		7.1000e-004	7.1000e-004	0.0000	2.5533	2.5533	1.5000e-004	0.0000	2.5571
Total	1.0451	0.0130	0.0181	3.0000e-005		7.1000e-004	7.1000e-004		7.1000e-004	7.1000e-004	0.0000	2.5533	2.5533	1.5000e-004	0.0000	2.5571

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	1.2500e-003	9.6000e-004	0.0131	4.0000e-005	4.3900e-003	3.0000e-005	4.4100e-003	1.1700e-003	2.0000e-005	1.1900e-003	0.0000	3.4774	3.4774	9.0000e-005	9.0000e-005	3.5059
Total	1.2500e-003	9.6000e-004	0.0131	4.0000e-005	4.3900e-003	3.0000e-005	4.4100e-003	1.1700e-003	2.0000e-005	1.1900e-003	0.0000	3.4774	3.4774	9.0000e-005	9.0000e-005	3.5059

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	1.0432					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.9200e-003	0.0193	0.0181	3.0000e-005	7.1000e-004	7.1000e-004		7.1000e-004	7.1000e-004		0.0000	2.5533	2.5533	1.5000e-004	0.0000	2.5571
Total	1.0451	0.0130	0.0181	3.0000e-005	7.1000e-004	7.1000e-004		7.1000e-004	7.1000e-004		0.0000	2.5533	2.5533	1.5000e-004	0.0000	2.5571

	ROG	NOx	CO	SO2	Fugitive 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	1.2500e-003	9.6000e-004	0.0131	4.0000e-005	4.3900e-003	3.0000e-005	4.4100e-003	1.1700e-003	2.0000e-005	1.1900e-003	0.0000	3.4774	3.4774	9.0000e-005	9.0000e-005	3.5059
Total	1.2500e-003	9.6000e-004	0.0131	4.0000e-005	4.3900e-003	3.0000e-005	4.4100e-003	1.1700e-003	2.0000e-005	1.1900e-003	0.0000	3.4774	3.4774	9.0000e-005	9.0000e-005	3.5059

4.1 Mitigation Measures Mobile

4.2 Trip Summary Information

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartment Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking Structure	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
General Light Industry	16.60	8.40	6.90	59.00	28.00	13.00	92	5	3
High Turnover (Sit Down)	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
Enclosed Parking Structure	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
General Light Industry	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721
High Turnover (Sit Down Restaurant)	0.542450	0.061470	0.185138	0.129299	0.023799	0.006448	0.011958	0.009209	0.000810	0.000503	0.024446	0.000751	0.003721

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive 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	910.0880	910.0880	0.0768	9.3100e-003	914.7830
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	910.0880	910.0880	0.0768	9.3100e-003	914.7830
NaturalGas Mitigated	0.1149	1.0396	0.8393	6.2700e-003		0.0794	0.0794		0.0794	0.0794	0.0000	1,137.3869	1,137.3869	0.0218	0.0209	1,144.1459
NaturalGas Unmitigated	0.1149	1.0396	0.8393	6.2700e-003		0.0794	0.0794		0.0794	0.0794	0.0000	1,137.3869	1,137.3869	0.0218	0.0209	1,144.1459

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					
Apartments Mid Rise	1.77706e+006	9.5800e-003	0.0819	0.0348	5.2000e-004		6.6200e-003	6.6200e-003		6.6200e-003	6.6200e-003	0.0000	94.8305	94.8305	1.8200e-003	1.7400e-003	95.3940
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
General Light Industry	880040	4.7500e-003	0.0431	0.0362	2.6000e-004		3.2800e-003	3.2800e-003		3.2800e-003	3.2800e-003	0.0000	46.9623	46.9623	9.0000e-004	8.6000e-004	47.2414
High Turnover (Sit Down Restaurant)	1.86567e+007	0.1006	0.9146	0.7682	5.4900e-003		0.0695	0.0695		0.0695	0.0695	0.0000	995.5942	995.5942	0.0191	0.0183	1,001.5105
Total		0.1149	1.0396	0.8393	6.2700e-003		0.0794	0.0794		0.0794	0.0794	0.0000	1,137.3869	1,137.3869	0.0218	0.0209	1,144.1459

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					
Apartments Mid Rise	1.77706e+006	9.5800e-003	0.0819	0.0348	5.2000e-004		6.6200e-003	6.6200e-003		6.6200e-003	6.6200e-003	0.0000	94.8305	94.8305	1.8200e-003	1.7400e-003	95.3940
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
General Light Industry	880040	4.7500e-003	0.0431	0.0362	2.6000e-004		3.2800e-003	3.2800e-003		3.2800e-003	3.2800e-003	0.0000	46.9623	46.9623	9.0000e-004	8.6000e-004	47.2414
High Turnover (Sit Down Restaurant)	1.86567e+007	0.1006	0.9146	0.7682	5.4900e-003		0.0695	0.0695		0.0695	0.0695	0.0000	995.5942	995.5942	0.0191	0.0183	1,001.5105
Total		0.1149	1.0396	0.8393	6.2700e-003		0.0794	0.0794		0.0794	0.0794	0.0000	1,137.3869	1,137.3869	0.0218	0.0209	1,144.1459

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	Mt/yr			
Apartments Mid Rise	523512	92.8425	7.8400e-003	9.5000e-004	93.3214
Enclosed Parking Structure	571200	101.2998	8.5500e-003	1.0400e-003	101.8224
General Light Industry	532140	94.3727	7.9700e-003	9.7000e-004	94.8595
High Turnover (Sit Down Restaurant)	3.50487e+06	621.5731	0.0525	6.3600e-003	624.7797
Total		910.0880	0.0768	9.3200e-003	914.7830

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	Mt/yr			
Apartments Mid Rise	523512	92.8425	7.8400e-003	9.5000e-004	93.3214
Enclosed Parking Structure	571200	101.2998	8.5500e-003	1.0400e-003	101.8224
General Light Industry	532140	94.3727	7.9700e-003	9.7000e-004	94.8595
High Turnover (Sit Down Restaurant)	3.50487e+06	621.5731	0.0525	6.3600e-003	624.7797
Total		910.0880	0.0768	9.3200e-003	914.7830

6.0 Area Detail

6.1 Mitigation Measures Area

- Use Low VOC Paint - Residential Interior
- Use Low VOC Paint - Residential Exterior
- Use Low VOC Paint - Non-Residential Interior
- Use Low VOC Paint - Non-Residential Exterior
- Use only Natural Gas Hearths

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										Mt/yr					
Mitigated	1.1180	0.0402	1.4173	2.3000e-004		9.7300e-003	9.7300e-003		9.7300e-003	9.7300e-003	0.0000	30.0608	30.0608	2.7600e-003	5.1000e-004	30.2814
Unmitigated	1.1639	0.0470	1.8339	1.5900e-003		0.0777	0.0777		0.0777	0.0777	9.1016	30.0608	39.1624	0.0453	5.1000e-004	40.4467

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	0.1043					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.9682					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0487	0.0308	0.4269	1.5100e-003		0.0699	0.0699		0.0699	0.0699	9.1016	27.7599	36.8614	0.0431	5.1000e-004	38.0901
Landscaping	0.0426	0.0162	1.4071	7.0000e-005		7.7900e-003	7.7900e-003		7.7900e-003	7.7900e-003	0.0000	2.3010	2.3010	2.2200e-003	0.0000	2.3566
Total	1.1639	0.0470	1.8339	1.5800e-003		0.0777	0.0777		0.0777	0.0777	9.1016	30.0608	39.1624	0.0453	5.1000e-004	40.4467

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	0.1043					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.9682					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	2.8100e-003	0.0240	0.0102	1.5000e-004		1.9400e-003	1.9400e-003		1.9400e-003	1.9400e-003	0.0000	27.7599	27.7599	5.3000e-004	5.1000e-004	27.9248
Landscaping	0.0426	0.0162	1.4071	7.0000e-005		7.7900e-003	7.7900e-003		7.7900e-003	7.7900e-003	0.0000	2.3010	2.3010	2.2200e-003	0.0000	2.3566
Total	1.1180	0.0402	1.4173	2.2000e-004		9.7300e-003	9.7300e-003		9.7300e-003	9.7300e-003	0.0000	30.0608	30.0608	2.7500e-003	5.1000e-004	30.2814

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	131.7079	1.4690	0.0357	179.0586
Unmitigated	131.7079	1.4690	0.0357	179.0586

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	8.86095 / 5.58625	34.2797	0.2914	7.1400e-003	43.6920
Enclosed Parking Structure	0 / 0	0.0000	0.0000	0.0000	0.0000
General Light Industry	11.3313 / 0	29.7612	0.3714	8.9900e-003	41.7250
High Turnover (Sit Down Restaurant)	24.5862 / 1.56933	67.6671	0.8062	0.0195	93.6417
Total		131.7079	1.4690	0.0357	179.0586

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	Mt/yr			
Apartments Mid Rise	8.86095 / 5.58625	34.2797	0.2914	7.1400e-003	43.6920
Enclosed Parking Structure	0 / 0	0.0000	0.0000	0.0000	0.0000
General Light Industry	11.3313 / 0	29.7612	0.3714	8.9900e-003	41.7250
High Turnover (Sit Down Restaurant)	24.5862 / 1.56933	67.6671	0.8062	0.0195	93.6417
Total		131.7079	1.4690	0.0357	179.0586

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	Mt/yr			
Mitigated	220.6958	13.0428	0.0000	546.7646
Unmitigated	220.6958	13.0428	0.0000	546.7646

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	Mt/yr			
Apartments Mid Rise	62.56	12.6991	0.7505	0.0000	31.4615
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000
General Light Industry	60.76	12.3337	0.7289	0.0000	30.5563
High Turnover (Sit Down Restaurant)	963.9	195.6630	11.5634	0.0000	484.7468
Total		220.6958	13.0428	0.0000	546.7646

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	Mt/yr			
Apartments Mid Rise	62.56	12.6991	0.7505	0.0000	31.4615
Enclosed Parking Structure	0	0.0000	0.0000	0.0000	0.0000
General Light Industry	60.76	12.3337	0.7289	0.0000	30.5563
High Turnover (Sit Down Restaurant)	963.9	195.6630	11.5634	0.0000	484.7468
Total		220.6958	13.0428	0.0000	546.7646

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

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

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

Equipment Type	Number
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11.0 Vegetation

Appendix B

Cultural Resources Supporting Documentation





NATIVE AMERICAN HERITAGE COMMISSION

December 3, 2021

Fatima Clark
ESA

Via Email to: fclark@esassoc.com

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Laura Miranda
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Nomlaki

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Luiseño

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Stanley Rodriguez
Kumeyaay

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

Re: City of Covina's Mixed Use Overlay Project, Los Angeles County

Dear Ms. Clark:

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was completed for the information submitted for the above referenced project. The results were positive. Please contact the Gabrieleno Band of Mission Indians – Kizh Nation on the attached list for information. Please note that tribes do not always record their sacred sites in the SLF, nor are they required to do so. A SLF search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with a project's geographic area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites, such as the appropriate regional California Historical Research Information System (CHRIS) archaeological Information Center for the presence of recorded archaeological sites.

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

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

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

Sincerely,

Andrew Green
Cultural Resources Analyst

Attachment

**Native American Heritage Commission
Native American Contact List
Los Angeles County
12/3/2021**

**Gabrieleno Band of Mission
Indians - Kizh Nation**

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Gabrieleno

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Gabrieleno

Gabrielino /Tongva Nation

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**Gabrielino Tongva Indians of
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Gabrielino

Gabrielino-Tongva Tribe

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roadkingcharles@aol.com

Gabrielino

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Jessica.Mauck@sanmanuel-
nsn.gov

Serrano

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Fax: (951) 659-2228
Isaul@santarosa-nsn.gov

Cahuilla

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Indians**

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Cahuilla
Luiseno

**Soboba Band of Luiseno
Indians**

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ivivanco@soboba-nsn.gov

Cahuilla
Luiseno

This list is current only as of the date of this document. Distribution of this list does not relieve any person of statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resource Section 5097.98 of the Public Resources Code.

This list is only applicable for contacting local Native Americans with regard to cultural resources assessment for the proposed City of Covina's Mixed Use Overlay Project, Los Angeles County.

Appendix C

Noise Measurements and Modeling

TRAFFIC NOISE ANALYSIS TOOL

Project Name: Covina MUOD
 Analysis Scenario: Summary
 Source of Traffic Volumes: Linscott, Law & Greenspan, Engineers

Segment	Ground Type	Existing Landuses	Traffic Noise Levels (dBA CNEL)			Significant Impact?
			Existing	Existing with project	Increase over Existing	
Arrow Highway between Arrow Grand Circle and Grand Ave	Hard	30	71.2	71.6	0.3	No
Arrow Highway between Grand Ave and 1000' Easterly	Hard	30	71.3	71.7	0.3	No
Cypress Street between Leaf Ave and Hollenbeck Ave	Hard	30	70.0	70.3	0.2	No
Cypress Street between Hollenbeck Ave and Citrus Ave	Hard	30	69.0	69.3	0.3	No
Cypress Street between Citrus Ave and Barranca Ave	Hard	30	67.9	68.2	0.4	No
Cypress Street between Barranca Ave and Grand Ave	Hard	30	67.4	67.8	0.4	No
Cypress Street between Grand Ave and Glendora Ave	Hard	30	67.7	68.1	0.4	No
Cypress Street between Glendora Ave and Bonnie Cove Ave	Hard	30	67.0	67.5	0.4	No
Cypress Street between Bonnie Cove Ave and Sunflower Ave	Hard	30	66.5	67.0	0.5	No
San Bernardino Road between Vincent Ave and Lark Ellen Ave	Hard	30	69.5	69.9	0.5	No
San Bernardino Road between Lark Ellen Ave and Azusa Ave	Hard	30	70.4	70.8	0.4	No
San Bernardino Road between Azusa Ave and Hollenbeck Ave	Hard	30	69.4	69.8	0.5	No
San Bernardino Road between Hollenbeck Ave and Citrus Ave	Hard	30	68.8	69.2	0.4	No
San Bernardino Road between Citrus Ave and Barranca Ave	Hard	30	68.9	69.3	0.4	No
San Bernardino Road between Barranca Ave and Grand Ave	Hard	30	68.2	68.6	0.5	No
Covina Blvd between Firecroft Ave and Citrus Ave	Hard	30	67.5	67.9	0.4	No
Covina Blvd between Citrus Ave and Grand Ave	Hard	30	68.1	68.4	0.4	No
Covina Blvd between Grand Ave and Rimhurst Ave	Hard	30	67.7	68.1	0.4	No
Covina Blvd between Bonnie Cove Ave and Sunflower Ave	Hard	30	66.8	67.3	0.5	No
Citrus Ave between Workman Ave and Rowland Ave	Hard	30	72.8	73.1	0.4	No
Citrus Ave between Rowland Ave and Puente St	Hard	30	71.2	71.7	0.5	No
Citrus Ave between Puente St and Badillo St	Hard	30	70.9	71.4	0.6	No
Citrus Ave between Badillo St and San Bernardino Rd	Hard	30	69.1	70.3	1.1	No
Citrus Ave between San Bernardino Rd and Covina Blvd	Hard	30	69.7	70.3	0.6	No
Citrus Ave between Covina Blvd and Arrow Hwy	Hard	30	70.6	71.0	0.4	No
Hollenbeck Ave between South City Limits and Rowland Ave	Hard	30	68.0	68.3	0.3	No
Hollenbeck Ave between Rowland Ave and Badillo St	Hard	30	68.3	68.6	0.3	No
Hollenbeck Ave between Badillo St and Edna Pl	Hard	30	69.0	69.3	0.2	No
Hollenbeck Ave between Covina Blvd and Arrow Hwy	Hard	30	68.3	68.5	0.3	No

TRAFFIC NOISE ANALYSIS TOOL



Project Name: Covina MUOD
 Analysis Scenario: Project
 Source of Traffic Volumes: Linscott, Law & Greenspan, Engineers

Segment	Ground Type	Distance from Roadway	Traffic Segment Speed Limit			Peak Hour Volume			Peak Hour Noise Level (Leq(h) dBA)	Noise Level dBA CNEL
			Auto	MT	HT	Auto	MT	HT		
Arrow Highway between Arrow Grand Circle and Grand Ave	Hard	30	40	40	35	1784	39	20	71.3	71.6
Arrow Highway between Grand Ave and 1000' Easterly	Hard	30	40	40	35	1818	39	21	71.4	71.7
Cypress Street between Leaf Ave and Hollenbeck Ave	Hard	30	40	40	35	1330	28	14	70.0	70.3
Cypress Street between Hollenbeck Ave and Citrus Ave	Hard	30	40	40	25	1068	23	11	69.0	69.3
Cypress Street between Citrus Ave and Barranca Ave	Hard	30	40	40	35	829	18	9	67.9	68.2
Cypress Street between Barranca Ave and Grand Ave	Hard	30	40	40	35	759	16	8	67.5	67.8
Cypress Street between Grand Ave and Glendora Ave	Hard	30	40	40	35	809	17	9	67.8	68.1
Cypress Street between Glendora Ave and Bonnie Cove Ave	Hard	30	40	40	35	698	15	8	67.2	67.5
Cypress Street between Bonnie Cove Ave and Sunflower Ave	Hard	30	40	40	35	623	14	7	66.7	67.0
San Bernardino Road between Vincent Ave and Lark Ellen Ave	Hard	30	40	40	35	1221	26	14	69.6	69.9
San Bernardino Road between Lark Ellen Ave and Azusa Ave	Hard	30	40	40	35	1480	31	17	70.5	70.8
San Bernardino Road between Azusa Ave and Hollenbeck Ave	Hard	30	40	40	35	1189	25	14	69.5	69.8
San Bernardino Road between Hollenbeck Ave and Citrus Ave	Hard	30	40	40	35	1018	23	13	68.9	69.2
San Bernardino Road between Citrus Ave and Barranca Ave	Hard	30	40	40	35	1035	23	13	69.0	69.3
San Bernardino Road between Barranca Ave and Grand Ave	Hard	30	40	40	35	887	20	11	68.3	68.6
Covina Blvd between Firecroft Ave and Citrus Ave	Hard	30	40	40	35	762	16	8	67.6	67.9
Covina Blvd between Citrus Ave and Grand Ave	Hard	30	40	40	35	871	19	9	68.1	68.4
Covina Blvd between Grand Ave and Rimhurst Ave	Hard	30	40	40	35	804	17	9	67.8	68.1
Covina Blvd between Bonnie Cove Ave and Sunflower Ave	Hard	30	40	40	35	662	14	7	67.0	67.3
Citrus Ave between Workman Ave and Rowland Ave	Hard	30	40	40	35	2556	55	28	72.8	73.1
Citrus Ave between Rowland Ave and Puente St	Hard	30	40	40	35	1824	40	21	71.4	71.7
Citrus Ave between Puente St and Badillo St	Hard	30	40	40	35	1724	38	20	71.1	71.4
Citrus Ave between Badillo St and San Bernardino Rd	Hard	30	40	40	35	1273	30	18	70.0	70.3
Citrus Ave between San Bernardino Rd and Covina Blvd	Hard	30	40	40	35	1307	29	16	70.0	70.3
Citrus Ave between Covina Blvd and Arrow Hwy	Hard	30	40	40	35	1565	34	17	70.7	71.0
Hollenbeck Ave between South City Limits and Rowland Ave	Hard	30	35	35	30	1193	25	14	68.0	68.3
Hollenbeck Ave between Rowland Ave and Badillo St	Hard	30	35	35	30	1276	27	15	68.3	68.6
Hollenbeck Ave between Badillo St and Edna Pl	Hard	30	35	35	30	1501	32	17	69.0	69.3
Hollenbeck Ave between Covina Blvd and Arrow Hwy	Hard	30	35	35	30	1264	27	14	68.2	68.5

TRAFFIC NOISE ANALYSIS TOOL



Project Name: Covina MUOD
 Analysis Scenario: Existing
 Source of Traffic Volumes: Linscott, Law & Greenspan, Engineers

Segment	Ground Type	Distance from Roadway	Traffic Segment Speed Limit			Peak Hour Volume			Peak Hour Noise Level (Leq(h) dBA)	Noise Level dBA CNEL
			Auto	MT	HT	Auto	MT	HT		
Arrow Highway between Arrow Grand Circle and Grand Ave	Hard	30	40	40	35	1676	35	17	70.9	71.2
Arrow Highway between Grand Ave and 1000' Easterly	Hard	30	40	40	35	1710	35	18	71.0	71.3
Cypress Street between Leaf Ave and Hollenbeck Ave	Hard	30	40	40	35	1269	26	13	69.7	70.0
Cypress Street between Hollenbeck Ave and Citrus Ave	Hard	30	40	40	25	1007	21	10	68.7	69.0
Cypress Street between Citrus Ave and Barranca Ave	Hard	30	40	40	35	768	16	8	67.6	67.9
Cypress Street between Barranca Ave and Grand Ave	Hard	30	40	40	35	698	14	7	67.1	67.4
Cypress Street between Grand Ave and Glendora Ave	Hard	30	40	40	35	748	15	8	67.4	67.7
Cypress Street between Glendora Ave and Bonnie Cove Ave	Hard	30	40	40	35	637	13	7	66.7	67.0
Cypress Street between Bonnie Cove Ave and Sunflower Ave	Hard	30	40	40	35	562	12	6	66.2	66.5
San Bernardino Road between Vincent Ave and Lark Ellen Ave	Hard	30	40	40	35	1115	23	11	69.2	69.5
San Bernardino Road between Lark Ellen Ave and Azusa Ave	Hard	30	40	40	35	1374	28	14	70.1	70.4
San Bernardino Road between Azusa Ave and Hollenbeck Ave	Hard	30	40	40	35	1083	22	11	69.1	69.4
San Bernardino Road between Hollenbeck Ave and Citrus Ave	Hard	30	40	40	35	954	20	10	68.5	68.8
San Bernardino Road between Citrus Ave and Barranca Ave	Hard	30	40	40	35	971	20	10	68.6	68.9
San Bernardino Road between Barranca Ave and Grand Ave	Hard	30	40	40	35	823	17	8	67.9	68.2
Covina Blvd between Firecroft Ave and Citrus Ave	Hard	30	40	40	35	701	14	7	67.2	67.5
Covina Blvd between Citrus Ave and Grand Ave	Hard	30	40	40	35	810	17	8	67.8	68.1
Covina Blvd between Grand Ave and Rimhurst Ave	Hard	30	40	40	35	743	15	8	67.4	67.7
Covina Blvd between Bonnie Cove Ave and Sunflower Ave	Hard	30	40	40	35	601	12	6	66.5	66.8
Citrus Ave between Workman Ave and Rowland Ave	Hard	30	40	40	35	2376	49	24	72.5	72.8
Citrus Ave between Rowland Ave and Puente St	Hard	30	40	40	35	1644	34	17	70.9	71.2
Citrus Ave between Puente St and Badillo St	Hard	30	40	40	35	1544	32	16	70.6	70.9
Citrus Ave between Badillo St and San Bernardino Rd	Hard	30	40	40	35	1029	21	11	68.8	69.1
Citrus Ave between San Bernardino Rd and Covina Blvd	Hard	30	40	40	35	1182	24	12	69.4	69.7
Citrus Ave between Covina Blvd and Arrow Hwy	Hard	30	40	40	35	1453	30	15	70.3	70.6
Hollenbeck Ave between South City Limits and Rowland Ave	Hard	30	35	35	30	1136	23	12	67.7	68.0
Hollenbeck Ave between Rowland Ave and Badillo St	Hard	30	35	35	30	1219	25	13	68.0	68.3
Hollenbeck Ave between Badillo St and Edna Pl	Hard	30	35	35	30	1444	30	15	68.7	69.0
Hollenbeck Ave between Covina Blvd and Arrow Hwy	Hard	30	35	35	30	1207	25	12	68.0	68.3

Appendix D

Transportation Assessment Report



TRANSPORTATION ASSESSMENT REPORT
COVINA MIXED-USE OVERLAY DISTRICT
City of Covina, California
March 3, 2022

Prepared for:
Environmental Science Associates
626 Wilshire Boulevard, Suite 1100
Los Angeles, California 90017

LLG Ref. 1-21-4451-1



Prepared by:

Francesca S. Bravo

Francesca S. Bravo
Senior Transportation Engineer

Under the Supervision of:

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APPENDICES

APPENDIX
A. VMT Evaluation Tool Worksheets

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TRANSPORTATION ASSESSMENT REPORT COVINA MIXED-USE OVERLAY DISTRICT

City of Covina, California
March 3, 2022

1.0 INTRODUCTION

1.1 Transportation Assessment Overview

This transportation assessment report has been prepared to identify and evaluate the potential transportation impacts of the proposed Covina Mixed-Use Overlay District (“proposed project”). The Project is located in the City of Covina within the San Gabriel Valley of the County of Los Angeles. The surrounding jurisdictions include Duarte, Azusa, and Glendora to the north, San Dimas to the east, West Covina to the south, and Irwindale and Baldwin Park to west and pockets of Los Angeles County unincorporated areas adjacent and within city limits. The general vicinity is shown in *Figure 1-1*.

The transportation assessment follows the City of Covina *Transportation Study Guidelines*¹ (“Guidelines”). The Guidelines are focused on transportation metrics that promote: the reduction of greenhouse gas emissions, the development of multimodal networks and access to diverse land uses, as well as safety, sustainability and smart growth. In compliance with the California Environmental Quality Act (CEQA), the Guidelines identify vehicle miles traveled (VMT) as the primary metric for evaluating a project’s transportation impacts.

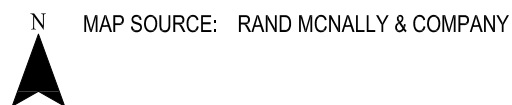
This assessment report (i) presents the proposed project’s location and potential future development, (ii) forecasts project-generated traffic, (iii) presents a CEQA assessment of project-related VMT, and (iv) recommends transportation network improvement measures, where necessary.

1.2 Study Methodology

The CEQA review for this transportation assessment was determined based on the City’s Guidelines, the proposed project description and location, and the characteristics of the surrounding transportation system. Based on the City’s adoption of Resolution CC 2020-56 and the City’s new guidelines regarding the VMT thresholds of significance for the purposes of analyzing transportation impacts under CEQA, the proposed project’s VMT is evaluated herein against these thresholds. These thresholds are also consistent with the recommended screening criteria contained in the State of California Governor’s Office of Planning and Research (OPR)’s 2018 *Technical Advisory on Evaluating Transportation Impacts in CEQA*².

¹ *City of Covina Transportation Study Guidelines for Vehicle Miles Traveled and Level of Service Assessment*, October 2020.

² *Technical Advisory on Evaluating Transportation Impacts in CEQA*, State of California Governor’s Office of Planning and Research, December 2018.



City of Covina

Figure 1-1
Regional Vicinity Map

Covina Mixed-Use Overlay District

2.0 PROJECT DESCRIPTION

2.1 Project Location

The Project comprises a total of 141 parcels within 13 Project Areas (Areas A, B, C, D, E, F, G, H, I, J K, L, M) consisting of approximately 74.83 acres located throughout the City. The 141 parcels within the 13 Project Areas are referred to as the Project Site. The proposed Project Areas and Mixed-Use Parcels are illustrated in *Figure 2-1*.

Regional access to the Project Site is provided via Interstate 210 (I-210) Freeway to the north, Interstate 10 (I-10) Freeway to the south, and South Azusa Avenue/California State Route 39 (SR-39) to the east of Project Areas L, K, and M and to the west for the remainder of the Project Areas. Local access to/from the Project Areas is provided via various local, collector and secondary and primary arterials roadways throughout the City.

2.2 Existing Project Conditions

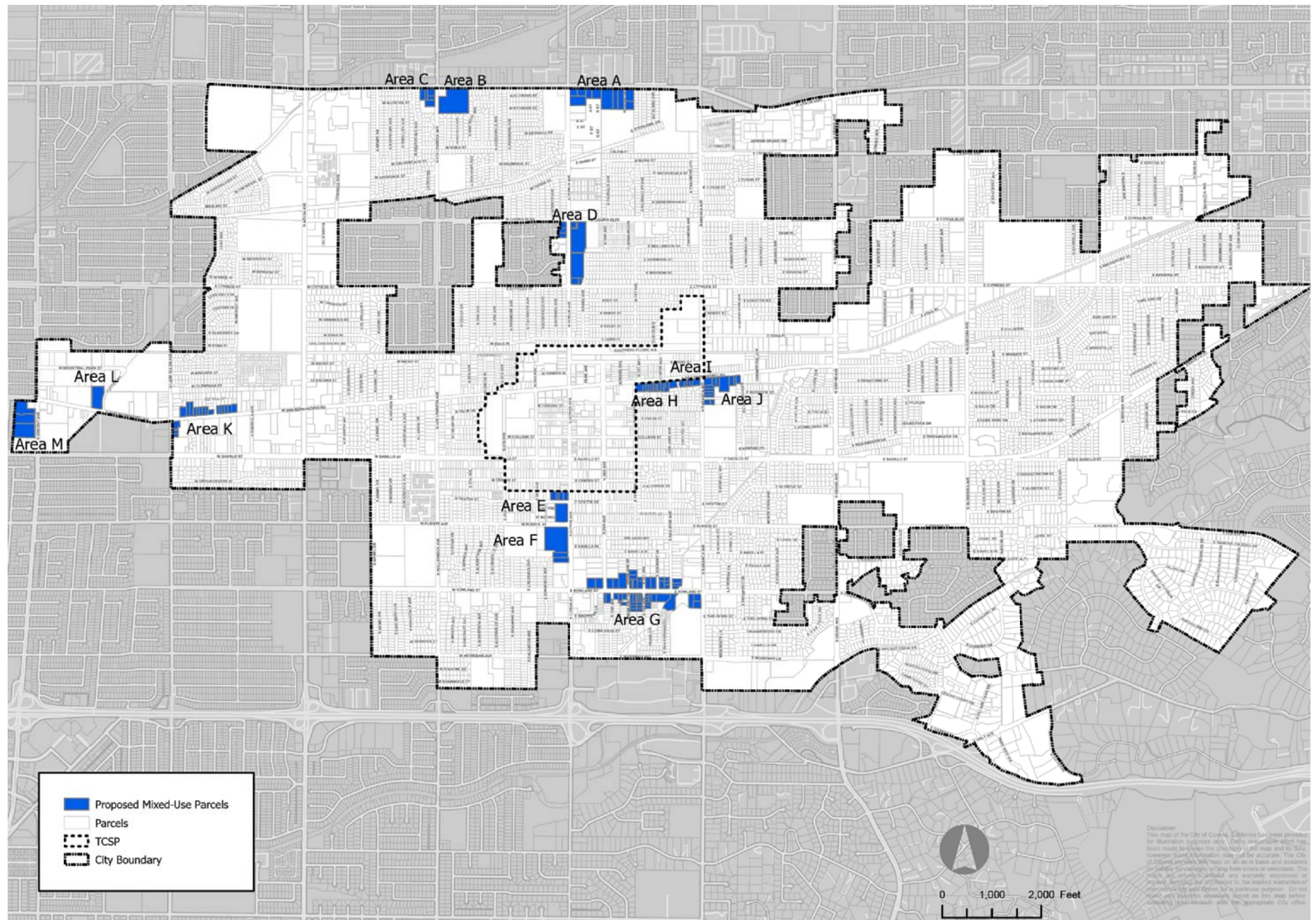
The existing site conditions associated with the 13 Project Areas consist of developed lots and generally comprise commercial uses, asphalt surface parking lots, and ornamental landscaping and trees. The existing general plan designations for the 141 parcels within the 13 Project Areas consist of General Commercial (GC), Town Center Commercial (TC-C), and General Industrial (GI). The existing zoning classifications for the 141 parcels within the 13 Project Areas consist of C-P (Administrative and Professional Office), C-2 (Neighborhood Shopping Center), C-3 (Central Business), C-3A (Commercial Zone, Regional or Community Shopping Center), C-3A (Planned Community Development [PCD]) (PCD Administrative and Professional Office), C-4 (Commercial Zone, Highway), C-5 (Specified Highway), M-1 (Industrial Zone), TC-C (Town Center Zone), and RD-1500 (Multiple-Family). The existing general plan designations and zoning classification for each of the 13 Project Areas are provided in *Table 2-1*.

2.3 Proposed Project Description

The purpose of the City's Mixed-Use Overlay District (MUOD) is to guide and regulate future mixed-use development and redevelopment under the policies and objectives of the Mixed-Use general plan designation as established in the City's General Plan. The MUOD allows horizontal mixed-use and vertical mixed-use development and redevelopment and creates specific development regulations and design criteria and standards to achieve a high-quality mixed-use residential project. The MUOD applies on an as-requested, project-by-project basis, to General Commercial (GC), Town Center Commercial (TC-C), and General Industrial (GI) general plan designations. The MUOD is an overlay zone, that may be added to, but not replace, the underlying zoning classification of the existing parcel. In addition to establishing a new chapter of the MUOD zoning regulations, the City desires to initiate a Citywide Zone Change and to amend the City's Official Zoning Map to add the MUOD to various sites.

The Regional Housing Needs Assessment (RHNA) assignment for the City of Covina is 1,908 new housing units. With the proposed updates to the Housing Element (6th Cycle), the City must

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MAP SOURCE: CITY OF COVINA

Figure 2-1
Proposed Project Areas and Mixed-Use Parcels

**Table 2-1
GENERAL PLAN DESIGNATIONS AND ZONING CLASSIFICATIONS BY PROJECT AREA**

PROJECT AREA	GENERAL PLAN DESIGNATION [1]	ZONING CLASSIFICATION [1]
Area A	General Commercial (GC)	C-3A (Commercial Zone, Regional or Community Shopping Center) and C-4 (Commercial Zone, Highway)
Area B	General Commercial (GC)	C-3A (PCD) (PCD Administrative and Professional Office)
Area C	General Commercial (GC)	C-2 (Neighborhood Shopping Center)
Area D	General Commercial (GC)	C-2 (Neighborhood Shopping Center) and C-4 (Commercial Zone, Highway)
Area E	Town Center Commercial (TC-C)	C-3 (Central Business) and TC-C (Town Center Zone)
Area F	General Commercial (GC)	C-3A (Commercial Zone, Regional or Community Shopping Center), C-3 (Central Business), and C-4 (Commercial Zone, Highway)
Area G	General Commercial (GC)	C-2 (Neighborhood Shopping Center), C-3A (Commercial Zone, Regional or Community Shopping Center), C-P (Administrative and Professional Office), and RD-1500 (Multiple-Family). RD-1500 (Multiple-Family)
Area H	General Commercial (GC)	C-2 (Neighborhood Shopping Center), C-5 (Specified Highway), and C-P (Administrative and Professional Office)
Area I	General Commercial (GC)	C-2 (Neighborhood Shopping Center) and C-4 (Commercial Zone, Highway)
Area J	General Commercial (GC)	C-5 (Specified Highway), C-4 (Commercial Zone, Highway), and C-P (Administrative and Professional Office)
Area K	General Commercial (GC)	C-4 (Commercial Zone, Highway) and C-P (Administrative and Professional Office)
Area L	General Industrial (GI)	M-1 (Industrial Zone)
Area M	General Commercial (GC)	C-2 (Neighborhood Shopping Center)

[1] Sources: City of Covina Community Development Department and Environmental Science Associates, January 2022.

demonstrate to the State Housing and Community Development (HCD) that the City will address several required components. One component is an inventory of sites available for future housing developments. Another component is that the City has reduced the CEQA and land use obstacles by rezoning potential sites within the MUOD. The City's second objective is to comply with the proposed updated Housing Element (6th Cycle). The City's proposed updated Housing Element (6th Cycle) is on a different time track, while the proposed MUOD will follow after the Housing Element.

The Project consists of adding a new chapter of mixed-use overlay regulations to the City's Zoning Ordinance and amending the City's Official Zoning Map through the addition of a MUOD to various sites comprising a total of 141 parcels within 13 Project Areas throughout the City, excluding the Covina Town Center Specific Plan (TCSP). The total acreage is approximately 74.83 with parcels less than 1 acre in size having a density range of 14 to 22 units per acre and parcels of more than 1.01 acres in size having a density range of 22 to 40 units per acre. City staff assumed that 60 percent of the acreage for mixed-use development and redevelopment is for residential uses and the remaining 40 percent is for either commercial or industrial uses. The assumption is that 60 percent of the total approximate 74.83 acres would be allocated for residential uses at an average density of 30 dwelling units per acre, resulting in an estimated 1,360 proposed dwelling units. A summary of each Project Area parcel designation, acreage, and potential number of future dwelling units is provided in **Table 2-2**.

2.4 Project Construction

The MUOD applies on an as-requested, project-by-project basis, to General Commercial (GC) and General Industrial (GI) general plan designations. As such, the construction schedule and activities associated with the future development and redevelopment of the Project Site is indeterminant at this time, until specific projects are proposed and Applicants have submitted entitlement applications to the City for review.

2.5 Project Trip Generation

2.5.1 Project Trip Generation Forecast

Traffic trip generation is expressed in vehicle trip ends, defined as one-way vehicular movements, either entering or exiting the generating land use. Traffic volumes to be generated by the proposed project were forecast for the weekday AM and PM peak hours, and over a 24-hour period. Trip generation rates provided in the Institute of Transportation Engineers' (ITE) *Trip Generation Manual*³ were utilized to forecast project traffic generation for the proposed project. ITE Land Use Code 221 (Multi-Family Housing [Mid-Rise]) trip generation rates were used to forecast the traffic volumes expected to be generated by the proposed residential units.

The trip generation forecast for the proposed project is summarized in **Table 2-3**. As presented in **Table 2-3**, the proposed project is expected to generate 504 vehicle trips (117 inbound trips and 387 outbound trips) during the weekday AM peak hour. During the weekday PM peak hour, the

³ Institute of Transportation Engineers *Trip Generation Manual*, 11th Edition, Washington, D.C., 2021.

**TABLE 2-2
POTENTIAL DWELLING UNITS BY PROJECT AREA**

Project Area	Number of Parcels	Acreage	Potential Dwelling Units [a]
A	9	7.4395	133
B	1	6.328	113
C	5	2.0528	37
D	10	8.9483	159
E	4	1.3815	24
F	4	8.6438	154
G	54	16.3965	295
H	11	3.0056	54
I	5	1.3362	24
J	13	4.9018	90
K	20	5.2349	95
L	1	2.2735	59
M	4	6.8869	123
TOTAL	141	74.8293	1,360

[a] Source: City of Covina Community Development Department, January 2022. City staff used 60% of the land area in the calculations to satisfy HCD's criteria. City staff employed 30 units per acre for the density.

Table 2-3
MIXED-USE OVERLAY DISTRICT TRIP GENERATION [1]

PROJECT AREA/ LAND USE	SIZE	DAILY TRIP ENDS [2] VOLUMES	AM PEAK HOUR VOLUMES [2]			PM PEAK HOUR VOLUMES [2]		
			IN	OUT	TOTAL	IN	OUT	TOTAL
Area A Residential [3]	133 DU	604	11	38	49	32	20	52
Area B Residential [3]	113 DU	513	10	32	42	27	17	44
Area C Residential [3]	37 DU	168	3	11	14	9	5	14
Area D Residential [3]	159 DU	722	14	45	59	38	24	62
Area E Residential [3]	24 DU	109	2	7	9	5	4	9
Area F Residential [3]	154 DU	699	13	44	57	37	23	60
Area G Residential [3]	295 DU	1,339	25	84	109	70	45	115
Area H Residential [3]	54 DU	245	5	15	20	13	8	21
Area I Residential [3]	24 DU	109	2	7	9	5	4	9
Area J Residential [3]	90 DU	409	8	25	33	21	14	35
Area K Residential [3]	95 DU	431	8	27	35	23	14	37
Area L Residential [3]	59 DU	268	5	17	22	14	9	23
Area M Residential [3]	123 DU	558	11	35	46	29	19	48
TOTAL	1,360 DU	6,174	117	387	504	323	206	529

[1] Source: ITE "Trip Generation Manual", 11th Edition, 2021.

[2] Trips are one-way traffic movements, entering or leaving.

[3] ITE Land Use Code 221 (Multifamily Housing Mid-Rise [General Urban/Suburban]) trip generation average rates.

- Daily Trip Rate: 4.54 trips/dwelling unit; 50% inbound/50% outbound
- AM Peak Hour Trip Rate: 0.37 trips/dwelling units; 23% inbound/77% outbound
- PM Peak Hour Trip Rate: 0.39 trips/dwelling units; 61% inbound/39% outbound

proposed project is expected to generate 529 vehicle trips (323 inbound trips and 206 outbound trips). Over a 24-hour period, the proposed project is forecast to generate 6,174 daily trip ends during a typical weekday (3,087 inbound trips and 3,087 outbound trips). The above trip generation forecast is considered very conservative, in that no specific vehicle trip generation credits have been applied to the forecast to account for existing and occupied land uses that may be demolished as part of any future entitlement application.

3.0 VEHICLE MILES TRAVELED ANALYSIS

The State of California Governor's Office of Planning and Research (OPR) issued proposed updates to the CEQA guidelines in November 2017 and an accompanying technical advisory guidance finalized in December 2018 (*OPR Technical Advisory*) that amends the Appendix G question for transportation impacts to delete reference to vehicle delay and level of service and instead refer to Section 15064.3, subdivision (b)(1) of the CEQA Guidelines asking if the project will result in a substantial increase in vehicle miles traveled (VMT). The California Natural Resources Agency certified and adopted the CEQA Guidelines in December of 2018, and are now in effect.

The City of Covina is a member agency of the San Gabriel Valley Council of Governments (SGVCOG). The SGVCOG undertook the SGVCOG SB 743 Implementation Study to assist with answering important implementation questions about the methodology, thresholds, and mitigation approaches for VMT impact analysis for its member agencies. As part of the SGVCOG SB 743 Implementation Study, a VMT Evaluation Tool was developed, which is a web-based tool that can be used for VMT screening and mitigation recommendation.

As a member agency of the SGVCOG, the City of Covina utilized the information produced through the Implementation Study to adopt a methodology and significance thresholds for use in CEQA compliance. The City of Covina has adopted VMT as the metric for determining environmental impacts and released its *Transportation Study Guidelines on Vehicle Miles Traveled and Level of Service Assessment*, dated October 2020. The guidelines outline the steps for complying with the new CEQA VMT analysis. The guidelines have established screening criteria pertaining to project trip generation forecasts, project land use types (i.e., local serving retail, affordable housing, etc.), proximity to transit, and locality within a low VMT-generating area. The guidelines provide the following three (3) types of potential screening criteria that may be applied to screen projects from project-level assessment:

- Transit Priority Areas Screening
- Low VMT-generating Areas Screening
- Project Type Screening

3.1 Transit Priority Area Screening

Projects located within a Transit Priority Area (TPA) may be presumed to have a less than significant impact. A TPA is defined as one-half mile of either an existing major transit stop⁴ or an existing stop along a high-quality transit corridor⁵. Thus development projects that are located within one-half mile of either an existing major transit stop or a stop along an existing high-quality transit corridor may also be presumed to cause a less than significant transportation impact.

⁴ Pub. Resources Code 21064.3: Major transit stop means a site containing an existing rail transit station, a ferry terminal served by either a bus or rail transit service, or the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.

⁵ Pub. Resources Code 21155: A high-quality transit corridor means a corridor with fixed route bus service with service intervals no longer than 15 minutes during peak commute hours.

Similarly, development projects that decrease VMTs in the project area compared to existing conditions may be considered to have a less than significant transportation impact. However, according to the City's guidelines, the presumption might not be appropriate if the project:

- Has a floor area ratio of less than 0.75;
- Includes more parking for use by residents, customers, or employees of the project than required by the jurisdiction (if the jurisdiction requires the project to supply parking);
- Is inconsistent with the applicable Sustainable Communities Strategy (as determined by the Lead Agency with input from the Metropolitan Planning Organization).
- Replaces affordable residential units with a smaller number of moderate- or high-income residential units.

3.2 Low VMT Area Screening

As outlined in the City's guidelines, residential and office development projects located within a low VMT-generating area may be presumed to have a less than significant impact absent any substantial evidence to the contrary. Other employment-related and mixed-use land use projects may also qualify for the screening if the project can reasonably be expected to generate VMT per resident, per worker or per service population that is similar to the existing land uses in the low VMT-generating area.

If the proposed project is residential, the project is considered screened out if it is located within the Low VMT areas of the "PA/Residential Home-Based VMT per Capita". Alternatively, if the predominant land uses in the vicinity are nominally of the same type as the proposed project and the proposed project is reasonably expected to generate similar VMT as the existing land uses, the project is considered screened out if it is in the low VMT area for the "Total Daily VMT per Service Population".

3.3 Project Type Screening

Some project types have been identified in the City's guidelines as having the presumption of a less than significant impact. The following uses can be presumed to have a less than significant impact absent substantial evidence to the contrary as their uses are local serving in nature:

- Local-serving K-12 schools
- Local parks
- Day care centers
- Local-serving retail uses less than 50,000 square feet, including:
- Gas stations
- Banks

- Restaurants
- Shopping Center
- Local-serving hotels (e.g., non-destination hotels)
- Local-serving assembly uses (places of worship, community organizations)
- Community institutions (public libraries, fire stations, local government)
- Affordable, supportive, or transitional housing
- Assisted living facilities
- Senior housing (as defined by HUD)
- Local serving community colleges that are consistent with the assumptions noted in the

RTP/SCS

- Student housing projects on or adjacent to a college campus
- Other local-serving uses as approved by the City Traffic Engineer
- Projects generating less than 110 daily vehicle trips^{6, 7}
- This generally corresponds to the following “typical” development potentials:
 - 11 single family housing units
 - 16 multi-family, condominiums, or townhouse housing units
 - 10,000 sq. ft. of office
 - 15,000 sq. ft. of light industrial⁸
 - 63,000 sq. ft. of warehousing⁶
 - 79,000 sq. ft. of high cube transload and short-term storage warehouse

Local serving retail projects with a total square footage less than 50,000 square feet may be presumed to have a less than significant impact absent substantial evidence to the contrary. Local serving retail generally improves the convenience of shopping close to home and has the effect of

⁶ Note that a redevelopment project replacing an existing use would estimate the net increase in trips above trips what already exists.

⁷ This threshold ties directly to the OPR technical advisory and notes that CEQA provides a categorical exemption for existing facilities, including additions to existing structures of up to 10,000 square feet, so long as the project is in an area where public infrastructure is available to allow for maximum planned development and the project is not in an environmentally sensitive area. (CEQA Guidelines, § 15301, subd.(e)(2).) Typical project types for which trip generation increases relatively linearly with building footprint (i.e., general office building, single tenant office building, office park, and business park) generate or attract an additional 110-124 trips per 10,000 square feet. Therefore, absent substantial evidence otherwise, it is reasonable to conclude that the addition of 110 or fewer trips could be considered not to lead to a significant impact.

⁸ This number was estimated using rates from ITE’s Trip Generation Manual. Some industrial and warehousing tenants may generate traffic differently than what is documented in ITE. In these cases, documentation of the project generating less than 110 daily trips will be required for review and approval by the City Traffic Engineer.

reducing vehicle travel. Any project that uses the designation of “local-serving” should be able to demonstrate that its users (employees, customers, visitors) would be existing within the community. The project would not generate new “demand” for the project land uses but would meet the existing demand that would shorten the distance existing residents, employees, customers, or visitors would need to travel.

3.4 Impact Criteria and Methodology

As outlined in the City’s guidelines, a project would result in a significant project-generated VMT impact if either of the following conditions are satisfied:

1. The baseline project-generated VMT per service population exceeds the 15% below the SGVCOG Southeast subarea baseline VMT per service population, or
2. The cumulative project-generated VMT per service population exceeds 15% below the SGVCOG Southeast subarea baseline VMT per service population

3.5 Transportation Demand Management Measures

The VMT expected to be generated by each Project Area was forecast using the SGVCOG VMT Evaluation Tool. The SGVCOG VMT Evaluation Tool is designed to assist in screening and estimating project-generated VMT for certain types of land use projects in the San Gabriel Valley and calculating VMT reductions associated with certain VMT-reducing measures. The SGVCOG VMT Evaluation Tool utilizes the Southern California Association of Governments Regional Travel Demand Model (SCAG RTDM).

The SGVCOG VMT Estimation Tool estimates the effectiveness of potential VMT reduction strategies in addition to estimating whether a development project exceeds the VMT thresholds. Strategies are built into the VMT Estimation Tool, covering several categories including parking, transit, education and encouragement, commute trip reductions, shared mobility, bicycle infrastructure, and neighborhood enhancements. These strategies address the potential VMT reductions available due to certain types of project site modifications, programming, and operational changes which are collectively known as Transportation Demand Management (TDM) strategies. The effectiveness of each strategy is primarily based on research documented in *Quantifying Greenhouse Gas Mitigation Measures (CAPCOA, 2010)*⁹. The VMT Estimation Tool utilizes the methodology provided in the CAPCOA document directly. A detailed review of the TDM strategies included in the VMT Estimation Tool, including the definitions, benefits, and applicability of each measure, is presented in Attachment D to the City’s Guidelines, *VMT Reduction Strategies*.

3.6 Project VMT Analysis

The VMT expected to be generated by each Project Area was forecast using the SGVCOG VMT Evaluation Tool. A summary of the VMT assessment for each Project Area is provided in **Table 3-**

⁹ *Quantifying Greenhouse Gas Mitigation Measures*, California Air Pollution Control Officers Association (CAPCOA), 2010.

I. As shown, 10 of the 13 Project Areas screen out from a full VMT assessment. The remaining 3 Project Areas result in Low VMT with application of the Increase Density TDM Measure, as described below.

- Increase Residential Density (T-1)

This measure accounts for the VMT reduction achieved by a project that is designed with a higher density of dwelling units (du) compared to the average residential density in the U.S. Increased densities affect the distance people travel and provide greater options for the mode of travel they choose. Increasing residential density results in shorter and fewer trips by single-occupancy vehicles and thus a reduction in GHG emissions.

Therefore, the project is presumed to result in a less than significant transportation impact. Copies of the detailed SGVCOG VMT Evaluation Tool reports for each Project Area are contained in *Appendix A*.

3.7 Summary of Cumulative VMT Analysis

As stated in the City's Guidelines (refer to page 18), analyses should consider both short-term and long-term project effects on VMT. Short-term effects are evaluated in the detailed project-level VMT analysis summarized above. Long-term, or cumulative, effects are determined through a consistency check with the Southern California Association of Government's (SCAG's) Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). The RTP/SCS is the regional plan that demonstrates compliance with air quality conformity requirements and greenhouse gas (GHG) reduction targets. As such, projects that are consistent with this plan in terms of development, location, density, and intensity, are part of the regional solution for meeting air pollution and GHG reduction goals. Projects that are deemed to be consistent would have a less than significant cumulative impact on VMT. Development in a location where the RTP/SCS does not specify any development may indicate a significant impact on transportation. However, as noted in the City's Guidelines, for projects that do not demonstrate a project impact by applying an efficiency-based impact threshold (i.e., VMT per capita, VMT per employee, or VMT per service population) in the impact analysis, a less than significant project impact conclusion is sufficient in demonstrating there is no cumulative VMT impact. Projects that fall under the City's efficiency-based impact thresholds are already shown to align with the long-term VMT and GHG reduction goals of SCAG's RTP/SCS. The City's Guidelines also note that projects which do demonstrate VMT impacts through application of efficiency-based thresholds, and which are deemed inconsistent with the RTP/SCS, could contribute toward a significant cumulative impact on VMT. Therefore, no cumulative VMT impacts are anticipated.

**Table 3-1
VMT ASSESSMENT SUMMARY**

Project Area	Screening Summary			Total VMT per Service Population		VMT Reductions
	Inside TPA	Low VMT	Project Type	With Project	Project + Reductions	
Area A		X		31.9	-	
Area B		X		31.9	-	
Area C	X			40.3	-	
Area D	X			35.6/33.2	-	
Area E			X	34.1	-	
Area F				34.7/34.7	28.6/31.2	Increase Density
Area G				34.7/34.7	31.3/24.8	Increase Density
Area H	X			38.9	-	
Area I	X		X	38.9	-	
Area J				34	32.4	Increase Density
Area K	X	X		33	-	
Area L		X		33	-	
Area M		X		24.2	-	

[1] Sources: San Gabriel Valley Council of Governments' VMT Estimation Tool and City of Covina Transportation Study Guidelines, October 2020.

4.0 SUMMARY AND CONCLUSIONS

- ***Project Description*** – The Project consists of adding a new chapter of mixed-use overlay regulations to the City’s Zoning Ordinance and amending the City’s Official Zoning Map through the addition of a MUOD to various sites. The sites comprise a total of 141 parcels within 13 Project Areas throughout the City, excluding the Covina Town Center Specific Plan area. The total acreage is approximately 74.83 with parcels less than 1 acre in size having a density range of 14 to 22 units per acre and parcels of more than 1.01 acres in size having a density range of 22 to 40 units per acre. The assumption is that 60 percent of the total approximate 74.83 acres would be allocated for residential uses at an average density of 30 dwelling units per acre, resulting in an estimated 1,360 proposed dwelling units.
- ***Project Trip Generation*** – The proposed project is expected to generate 504 vehicle trips (117 inbound trips and 387 outbound trips) during the weekday AM peak hour. During the weekday PM peak hour, the proposed project is expected to generate 529 vehicle trips (323 inbound trips and 206 outbound trips). Over a 24-hour period, the proposed project is forecast to generate 6,174 daily trip ends during a typical weekday (3,087 inbound trips and 3,087 outbound trips). This trip generation forecast is considered very conservative, in that no specific vehicle trip generation credits have been applied to the forecast to account for existing and occupied land uses that may be demolished as part of any future entitlement application.
- ***VMT Analysis:*** The project is presumed to result in a less than significant transportation impact. Further, based on the project-related VMT analysis and the conclusions reported in Section 3.6, no cumulative VMT impacts are anticipated.

APPENDIX A

SGVCOG VMT ESTIMATION TOOL WORKSHEETS

Project Details

Timestamp of Analysis: March 02, 2022, 05:09:53 PM

Project Name: Covina MUOD

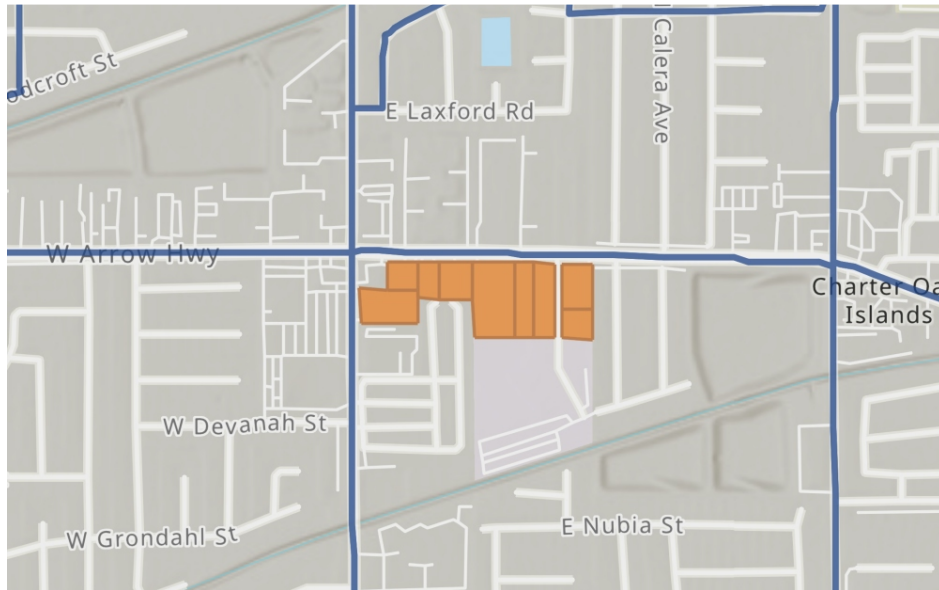
Project Description: Area A

Project Location

jurisdiction:
Covina

apn	TAZ	8406-001-018	22355100	8406-001-021	22355100
8406-001-028	22355100	8406-001-029	22355100	8406-001-034	22355100
8406-001-037	22355100	8406-001-042	22355100	8406-001-044	22355100
8406-001-045	22355100				

Inside a TPA?
No (Fail)



Analysis Details

Data Version: SCAG Regional Travel Demand Model
2016 RTP Base Year 2012

Analysis Methodology: TAZ

Baseline Year: 2022

Project Land Use

Residential:

Single Family DU:

Multifamily DU: 133

Total DUs: 133

Non-Residential:

Office KSF:

Local Serving Retail KSF:

Industrial KSF:

Residential Affordability (percent of all units):

Extremely Low Income: 0 %

Very Low Income: 0 %

Low Income: 0 %

Parking:

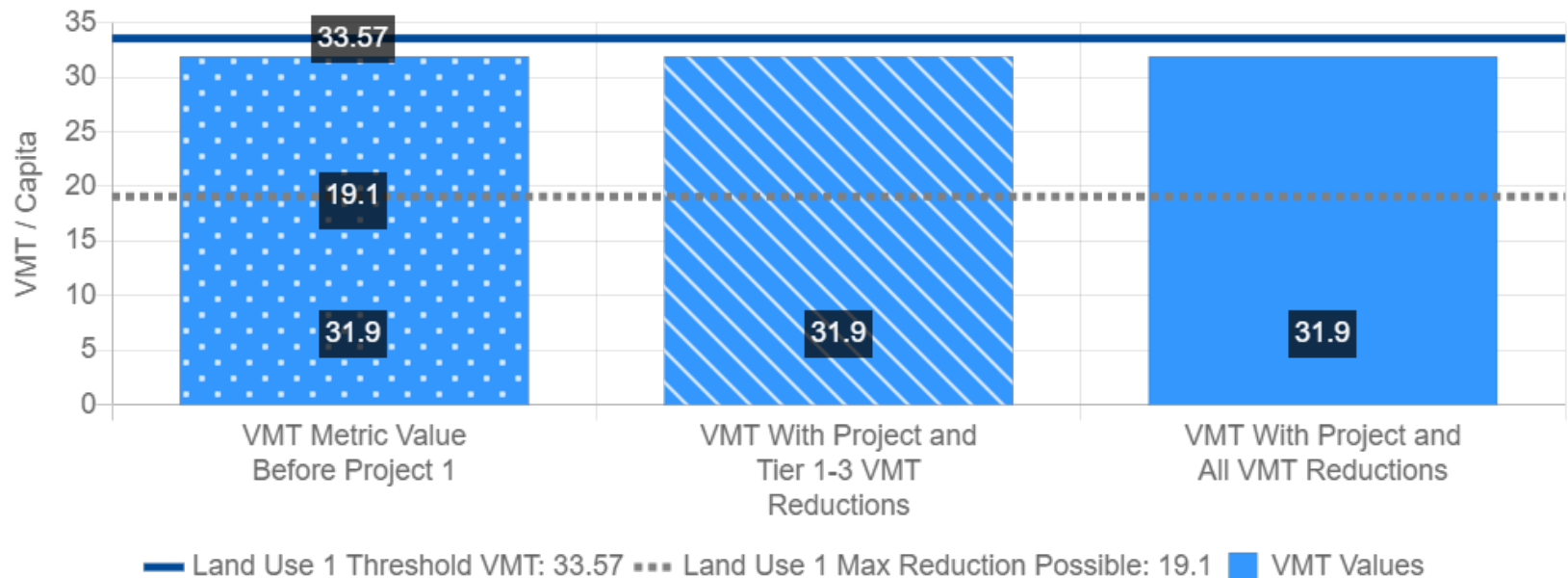
Motor Vehicle Parking:

Bicycle Parking:

Residential Vehicle Miles Traveled (VMT) Screening Results

Land Use Type 1:	Residential
VMT Without Project 1:	Total VMT per Service Population
VMT Baseline Description 1:	Subarea
VMT Baseline Value 1:	39.5
VMT Threshold Description 1:	-15%
Land Use 1 has been Pre-Screened by the Local Jurisdiction:	N/A

	Without Project	With Project & Tier 1-3 VMT Reductions	With Project & All VMT Reductions
Project Generated Vehicle Miles Traveled (VMT) Rate	31.9	31.9	31.9
Low VMT Screening Analysis	Yes (Pass)	Yes (Pass)	Yes (Pass)



Project Details

Timestamp of Analysis: March 02, 2022, 05:14:44 PM

Project Name: Covina MUOD

Project Description: Area B

Project Location

jurisdiction:	apn	TAZ
Covina	8407-032-002	22355200

Inside a TPA?

No (Fail)



Analysis Details

Data Version: SCAG Regional Travel Demand Model
2016 RTP Base Year 2012

Analysis Methodology: TAZ

Baseline Year: 2022

Project Land Use

Residential:

Single Family DU:

Multifamily DU: 113

Total DUs: 113

Non-Residential:

Office KSF:

Local Serving Retail KSF:

Industrial KSF:

Residential Affordability (percent of all units):

Extremely Low Income: 0 %

Very Low Income: 0 %

Low Income: 0 %

Parking:

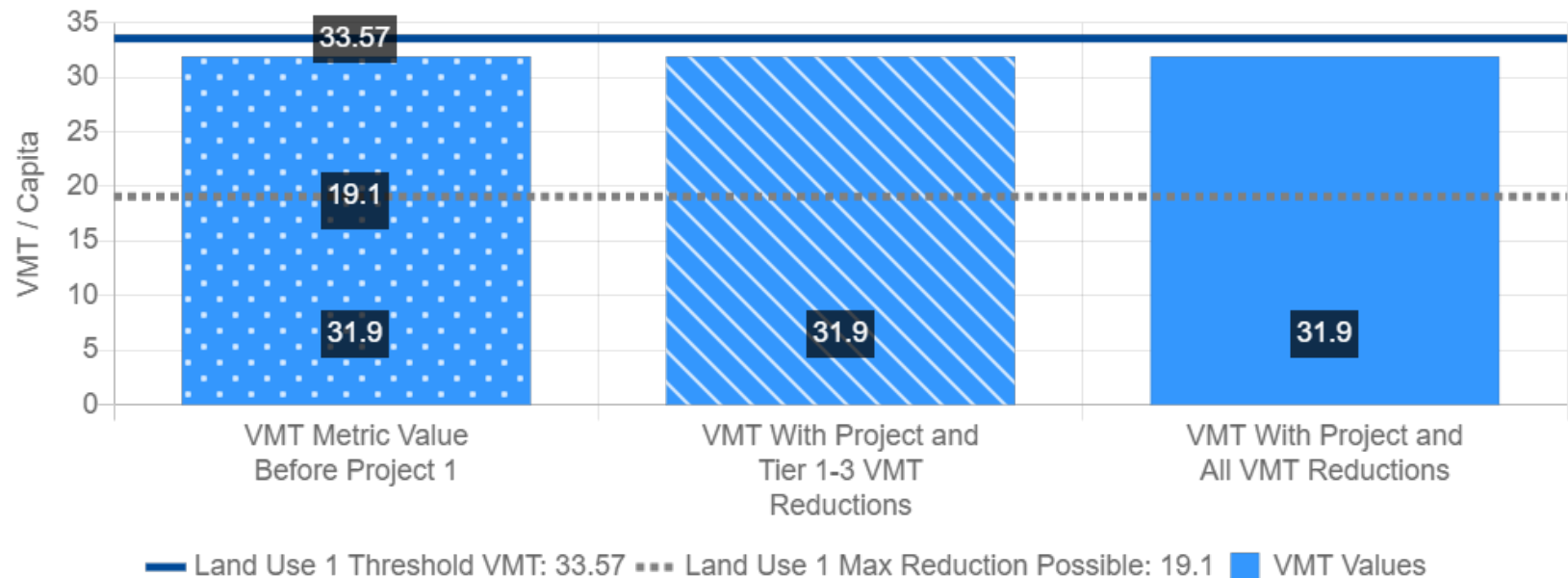
Motor Vehicle Parking:

Bicycle Parking:

Residential Vehicle Miles Traveled (VMT) Screening Results

Land Use Type 1:	Residential
VMT Without Project 1:	Total VMT per Service Population
VMT Baseline Description 1:	Subarea
VMT Baseline Value 1:	39.5
VMT Threshold Description 1:	-15%
Land Use 1 has been Pre-Screened by the Local Jurisdiction:	N/A

	Without Project	With Project & Tier 1-3 VMT Reductions	With Project & All VMT Reductions
Project Generated Vehicle Miles Traveled (VMT) Rate	31.9	31.9	31.9
Low VMT Screening Analysis	Yes (Pass)	Yes (Pass)	Yes (Pass)



Project Details

Timestamp of Analysis: March 02, 2022, 05:37:34 PM

Project Name: Covina MUOD

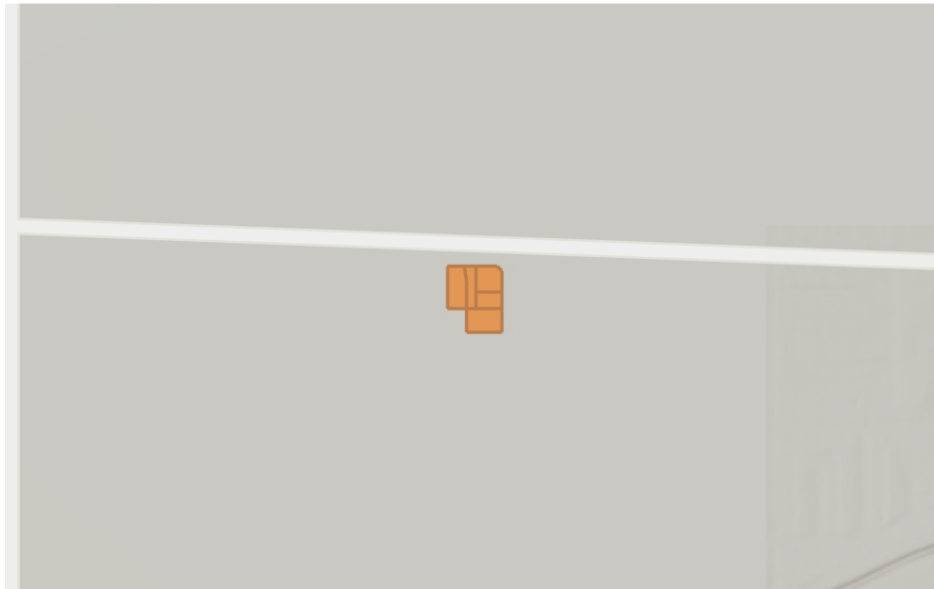
Project Description: Area C

Project Location

jurisdiction:	apn	TAZ	8408-020-015	22330100	8408-020-018	22330100
Covina	8408-020-020	22330100	8408-020-022	22330100	8408-020-023	22330100

Inside a TPA?

Yes (Pass)



Analysis Details

Data Version: SCAG Regional Travel Demand Model
2016 RTP Base Year 2012

Analysis Methodology: TAZ

Baseline Year: 2022

Project Land Use

Residential:

Single Family DU:

Multifamily DU: 37

Total DUs: 37

Non-Residential:

Office KSF:

Local Serving Retail KSF:

Industrial KSF:

Residential Affordability (percent of all units):

Extremely Low Income: 0 %

Very Low Income: 0 %

Low Income: 0 %

Parking:

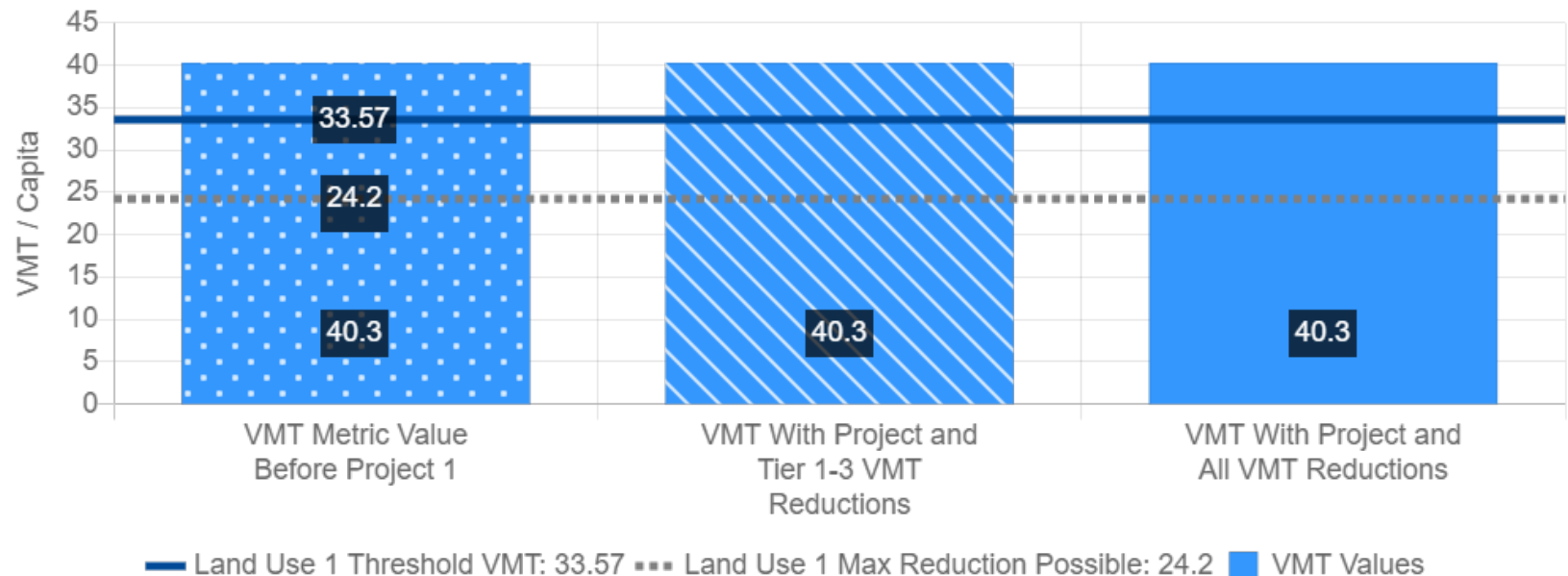
Motor Vehicle Parking:

Bicycle Parking:

Residential Vehicle Miles Traveled (VMT) Screening Results

Land Use Type 1:	Residential
VMT Without Project 1:	Total VMT per Service Population
VMT Baseline Description 1:	Subarea
VMT Baseline Value 1:	39.5
VMT Threshold Description 1:	-15%
Land Use 1 has been Pre-Screened by the Local Jurisdiction:	N/A

	Without Project	With Project & Tier 1-3 VMT Reductions	With Project & All VMT Reductions
Project Generated Vehicle Miles Traveled (VMT) Rate	40.3	40.3	40.3
Low VMT Screening Analysis	No (Fail)	No (Fail)	No (Fail)



Project Details

Timestamp of Analysis: March 02, 2022, 05:49:25 PM

Project Name: Covina MUOD

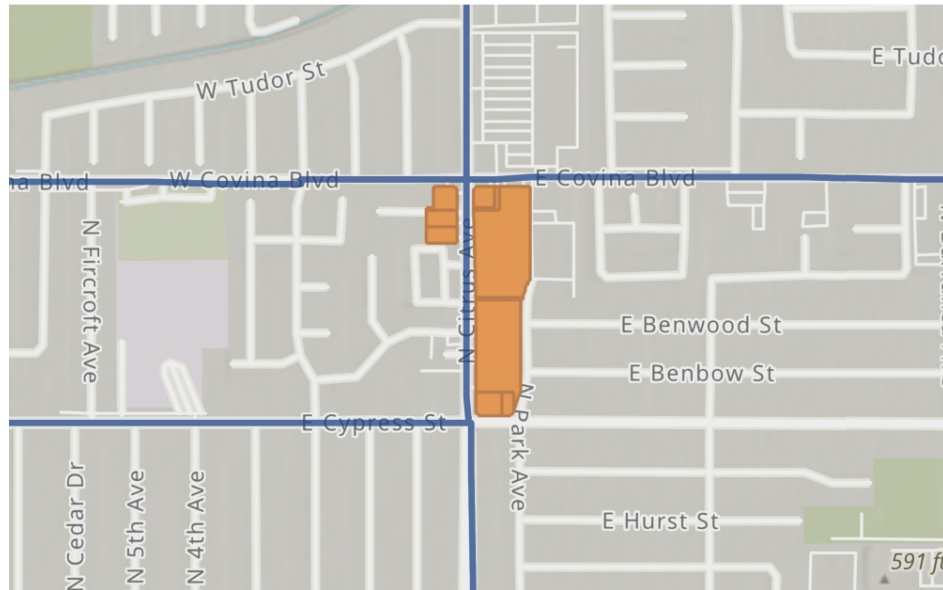
Project Description: Area D

Project Location

jurisdiction:
Covina

apn	TAZ	8421-026-024	22336100	8421-026-025	22336100
8421-026-028	22336100	8422-001-008	22363300	8422-001-009	22363300
8422-001-011	22363300	8422-001-012	22363300	8422-001-013	22363300
8422-001-015	22363300	8422-001-016	22363300		

Inside a TPA?
Yes (Pass)



Analysis Details

Data Version: SCAG Regional Travel Demand Model
2016 RTP Base Year 2012

Analysis Methodology: TAZ

Baseline Year: 2022

Project Land Use

Residential:

Single Family DU:

Multifamily DU: 159

Total DUs: 159

Non-Residential:

Office KSF:

Local Serving Retail KSF:

Industrial KSF:

Residential Affordability (percent of all units):

Extremely Low Income: 0 %

Very Low Income: 0 %

Low Income: 0 %

Parking:

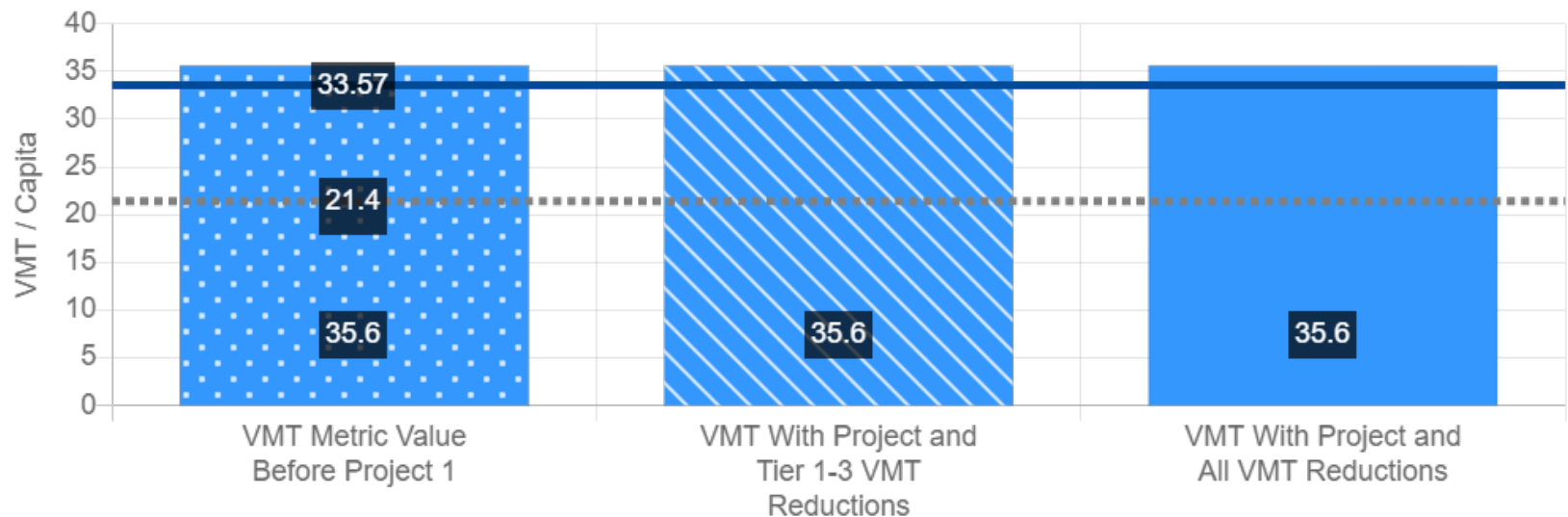
Motor Vehicle Parking:

Bicycle Parking:

Residential Vehicle Miles Traveled (VMT) Screening Results

Land Use Type 1:	Residential
VMT Without Project 1:	Total VMT per Service Population
VMT Baseline Description 1:	Subarea
VMT Baseline Value 1:	39.5
TAZ:	22336100
VMT Threshold Description 1:	-15%
Land Use 1 has been Pre-Screened by the Local Jurisdiction:	N/A

	Without Project	With Project & Tier 1-3 VMT Reductions	With Project & All VMT Reductions
Project Generated Vehicle Miles Traveled (VMT) Rate	35.6	35.6	35.6
Low VMT Screening Analysis	No (Fail)	No (Fail)	No (Fail)

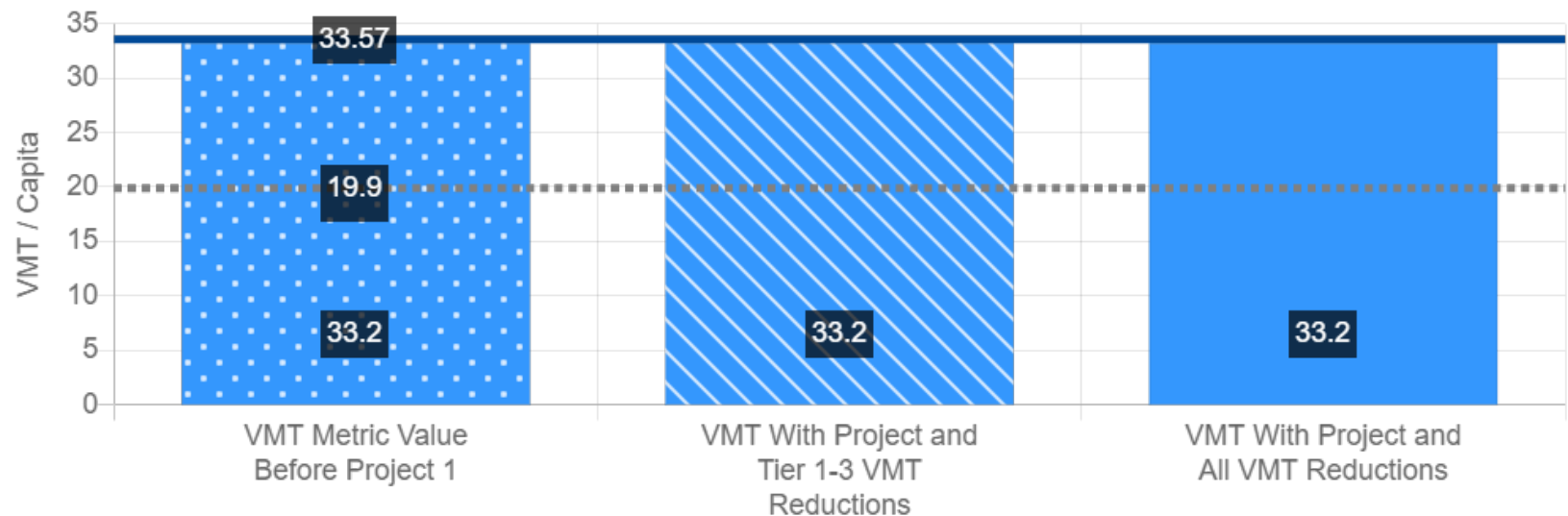


— Land Use 1 Threshold VMT: 33.57 - - - Land Use 1 Max Reduction Possible: 21.4 ■ VMT Values

Residential Vehicle Miles Traveled (VMT) Screening Results

Land Use Type 1:	Residential
VMT Without Project 1:	Total VMT per Service Population
VMT Baseline Description 1:	Subarea
VMT Baseline Value 1:	39.5
TAZ:	22363300
VMT Threshold Description 1:	-15%
Land Use 1 has been Pre-Screened by the Local Jurisdiction:	N/A

	Without Project	With Project & Tier 1-3 VMT Reductions	With Project & All VMT Reductions
Project Generated Vehicle Miles Traveled (VMT) Rate	33.2	33.2	33.2
Low VMT Screening Analysis	Yes (Pass)	Yes (Pass)	Yes (Pass)



— Land Use 1 Threshold VMT: 33.57 --- Land Use 1 Max Reduction Possible: 19.9 ■ VMT Values

Project Details

Timestamp of Analysis: March 03, 2022, 05:01:01 PM

Project Name: Covina MUOD

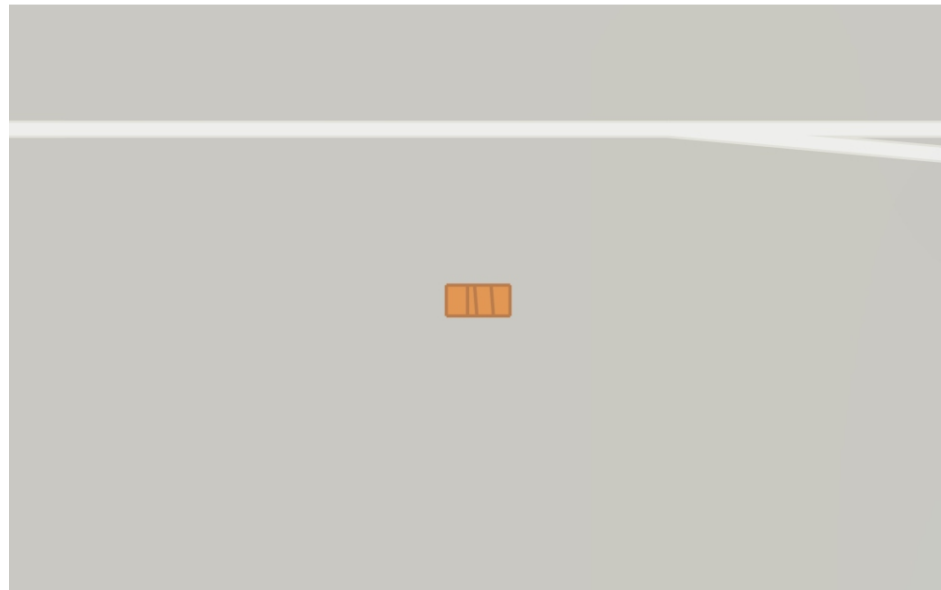
Project Description: Area E

Project Location

jurisdiction:	apn	TAZ	8444-008-017	22353300	8444-008-019	22353300
Covina	8444-008-031	22353300	8444-008-032	22353300		

Inside a TPA?

No (Fail)



Analysis Details

Data Version: SCAG Regional Travel Demand Model
2016 RTP Base Year 2012

Analysis Methodology: TAZ

Baseline Year: 2022

Project Land Use

Residential:

Single Family DU:

Multifamily DU: 24

Total DUs: 24

Non-Residential:

Office KSF:

Local Serving Retail KSF:

Industrial KSF:

Residential Affordability (percent of all units):

Extremely Low Income: 0 %

Very Low Income: 0 %

Low Income: 0 %

Parking:

Motor Vehicle Parking:

Bicycle Parking:

Project Details

Timestamp of Analysis: March 02, 2022, 05:09:53 PM

Project Name: Covina MUOD

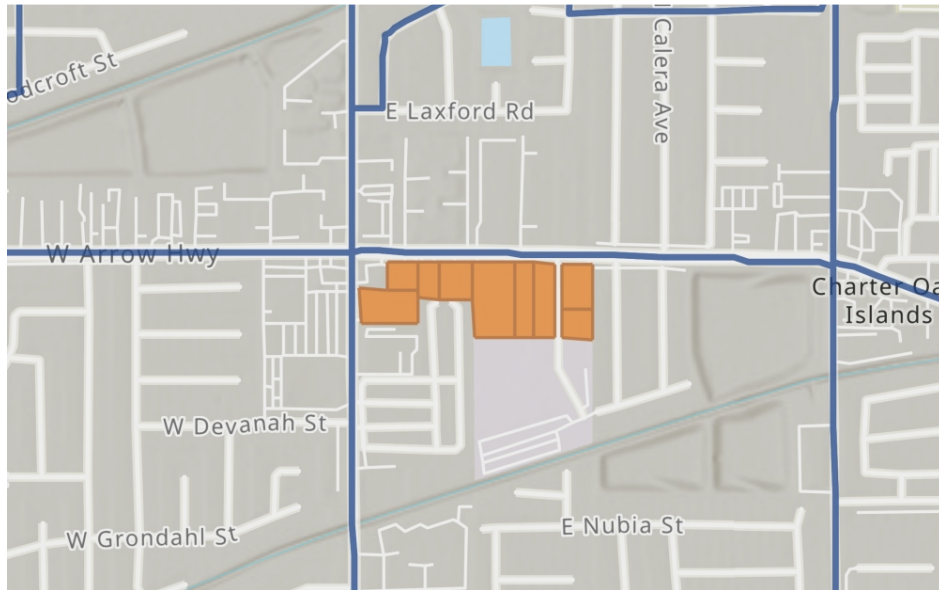
Project Description: Area A

Project Location

jurisdiction:
Covina

apn	TAZ	8406-001-018	22355100	8406-001-021	22355100
8406-001-028	22355100	8406-001-029	22355100	8406-001-034	22355100
8406-001-037	22355100	8406-001-042	22355100	8406-001-044	22355100
8406-001-045	22355100				

Inside a TPA?
No (Fail)



Analysis Details

Data Version: SCAG Regional Travel Demand Model
2016 RTP Base Year 2012

Analysis Methodology: TAZ

Baseline Year: 2022

Project Land Use

Residential:

Single Family DU:

Multifamily DU: 133

Total DUs: 133

Non-Residential:

Office KSF:

Local Serving Retail KSF:

Industrial KSF:

Residential Affordability (percent of all units):

Extremely Low Income: 0 %

Very Low Income: 0 %

Low Income: 0 %

Parking:

Motor Vehicle Parking:

Bicycle Parking:

Project Details

Timestamp of Analysis: March 02, 2022, 05:14:44 PM

Project Name: Covina MUOD

Project Description: Area B

Project Location

jurisdiction:	apn	TAZ
Covina	8407-032-002	22355200

Inside a TPA?

No (Fail)



Analysis Details

Data Version: SCAG Regional Travel Demand Model
2016 RTP Base Year 2012

Analysis Methodology: TAZ

Baseline Year: 2022

Project Land Use

Residential:

Single Family DU:

Multifamily DU: 113

Total DUs: 113

Non-Residential:

Office KSF:

Local Serving Retail KSF:

Industrial KSF:

Residential Affordability (percent of all units):

Extremely Low Income: 0 %

Very Low Income: 0 %

Low Income: 0 %

Parking:

Motor Vehicle Parking:

Bicycle Parking:

Project Details

Timestamp of Analysis: March 02, 2022, 05:09:53 PM

Project Name: Covina MUOD

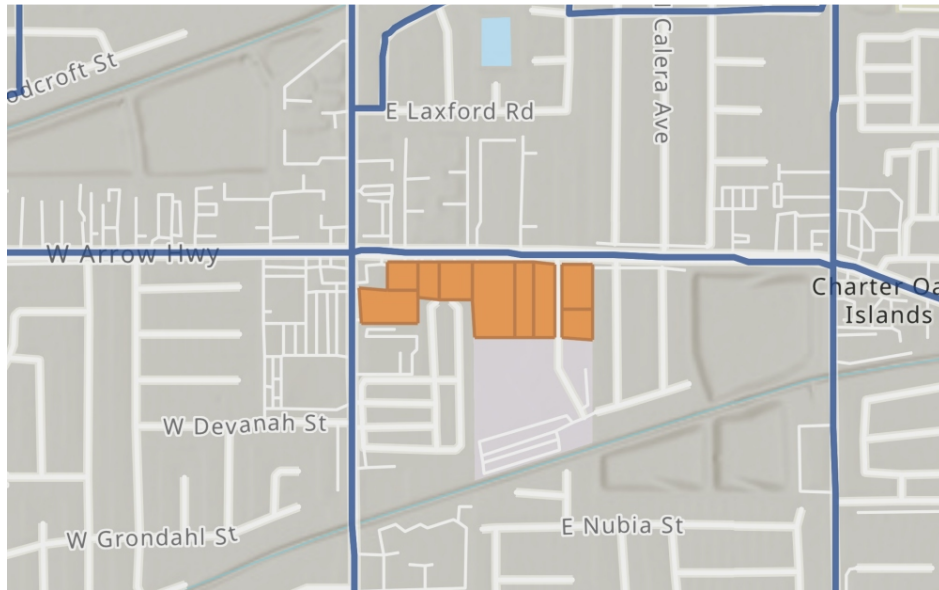
Project Description: Area A

Project Location

jurisdiction:
Covina

apn	TAZ	8406-001-018	22355100	8406-001-021	22355100
8406-001-028	22355100	8406-001-029	22355100	8406-001-034	22355100
8406-001-037	22355100	8406-001-042	22355100	8406-001-044	22355100
8406-001-045	22355100				

Inside a TPA?
No (Fail)



Analysis Details

Data Version: SCAG Regional Travel Demand Model
2016 RTP Base Year 2012

Analysis Methodology: TAZ

Baseline Year: 2022

Project Land Use

Residential:

Single Family DU:

Multifamily DU: 133

Total DUs: 133

Non-Residential:

Office KSF:

Local Serving Retail KSF:

Industrial KSF:

Residential Affordability (percent of all units):

Extremely Low Income: 0 %

Very Low Income: 0 %

Low Income: 0 %

Parking:

Motor Vehicle Parking:

Bicycle Parking:

Project Details

Timestamp of Analysis: March 02, 2022, 05:14:44 PM

Project Name: Covina MUOD

Project Description: Area B

Project Location

jurisdiction:	apn	TAZ
Covina	8407-032-002	22355200

Inside a TPA?

No (Fail)



Analysis Details

Data Version: SCAG Regional Travel Demand Model
2016 RTP Base Year 2012

Analysis Methodology: TAZ

Baseline Year: 2022

Project Land Use

Residential:

Single Family DU:

Multifamily DU: 113

Total DUs: 113

Non-Residential:

Office KSF:

Local Serving Retail KSF:

Industrial KSF:

Residential Affordability (percent of all units):

Extremely Low Income: 0 %

Very Low Income: 0 %

Low Income: 0 %

Parking:

Motor Vehicle Parking:

Bicycle Parking:

Project Details

Timestamp of Analysis: March 02, 2022, 05:37:34 PM

Project Name: Covina MUOD

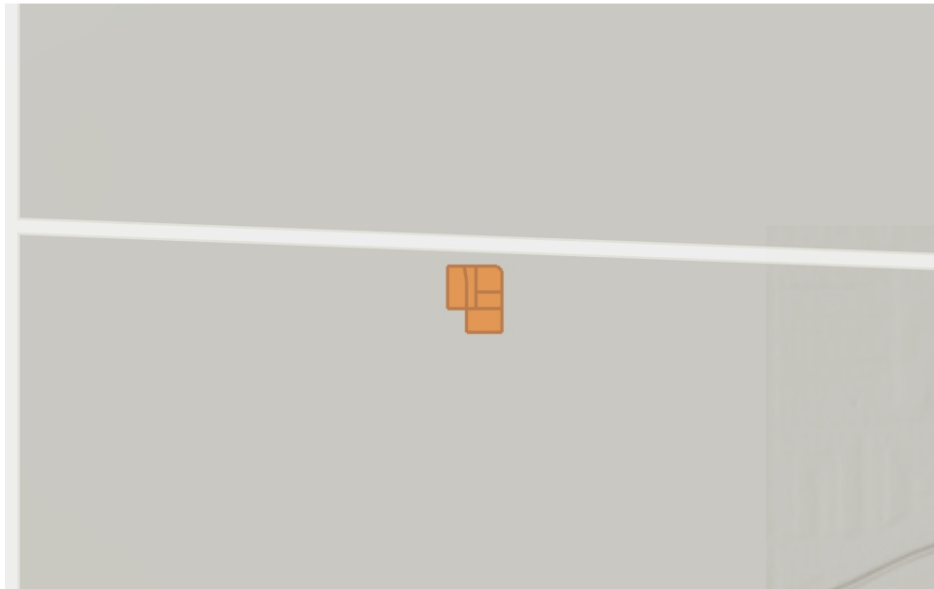
Project Description: Area C

Project Location

jurisdiction:	apn	TAZ	8408-020-015	22330100	8408-020-018	22330100
Covina	8408-020-020	22330100	8408-020-022	22330100	8408-020-023	22330100

Inside a TPA?

Yes (Pass)



Analysis Details

Data Version: SCAG Regional Travel Demand Model
2016 RTP Base Year 2012

Analysis Methodology: TAZ

Baseline Year: 2022

Project Land Use

Residential:

Single Family DU:

Multifamily DU: 37

Total DUs: 37

Non-Residential:

Office KSF:

Local Serving Retail KSF:

Industrial KSF:

Residential Affordability (percent of all units):

Extremely Low Income: 0 %

Very Low Income: 0 %

Low Income: 0 %

Parking:

Motor Vehicle Parking:

Bicycle Parking:

Project Details

Timestamp of Analysis: March 02, 2022, 05:49:25 PM

Project Name: Covina MUOD

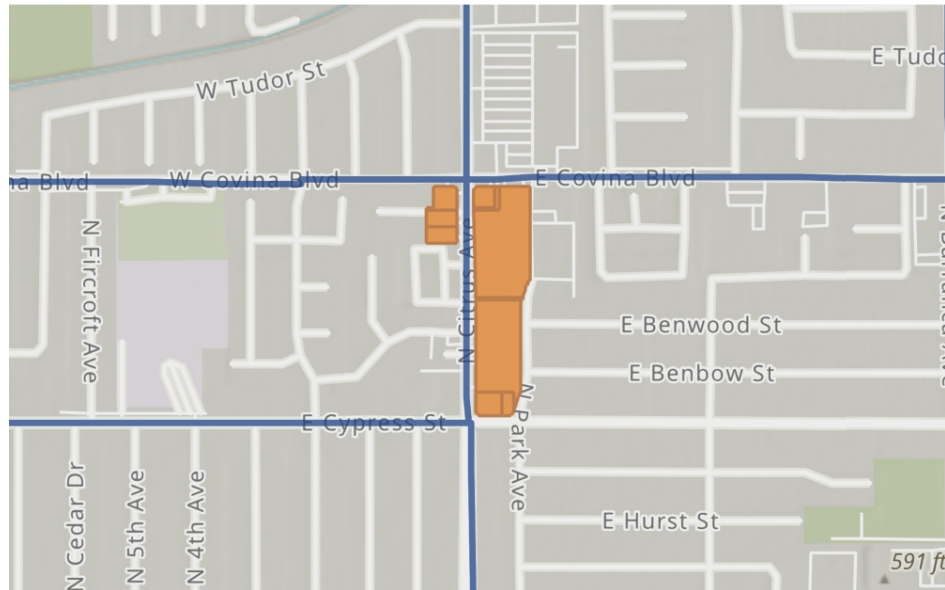
Project Description: Area D

Project Location

jurisdiction:
Covina

apn	TAZ	8421-026-024	22336100	8421-026-025	22336100
8421-026-028	22336100	8422-001-008	22363300	8422-001-009	22363300
8422-001-011	22363300	8422-001-012	22363300	8422-001-013	22363300
8422-001-015	22363300	8422-001-016	22363300		

Inside a TPA?
Yes (Pass)



Analysis Details

Data Version: SCAG Regional Travel Demand Model
2016 RTP Base Year 2012

Analysis Methodology: TAZ

Baseline Year: 2022

Project Land Use

Residential:

Single Family DU:

Multifamily DU: 159

Total DUs: 159

Non-Residential:

Office KSF:

Local Serving Retail KSF:

Industrial KSF:

Residential Affordability (percent of all units):

Extremely Low Income: 0 %

Very Low Income: 0 %

Low Income: 0 %

Parking:

Motor Vehicle Parking:

Bicycle Parking:

Project Details

Timestamp of Analysis: March 03, 2022, 05:01:01 PM

Project Name: Covina MUOD

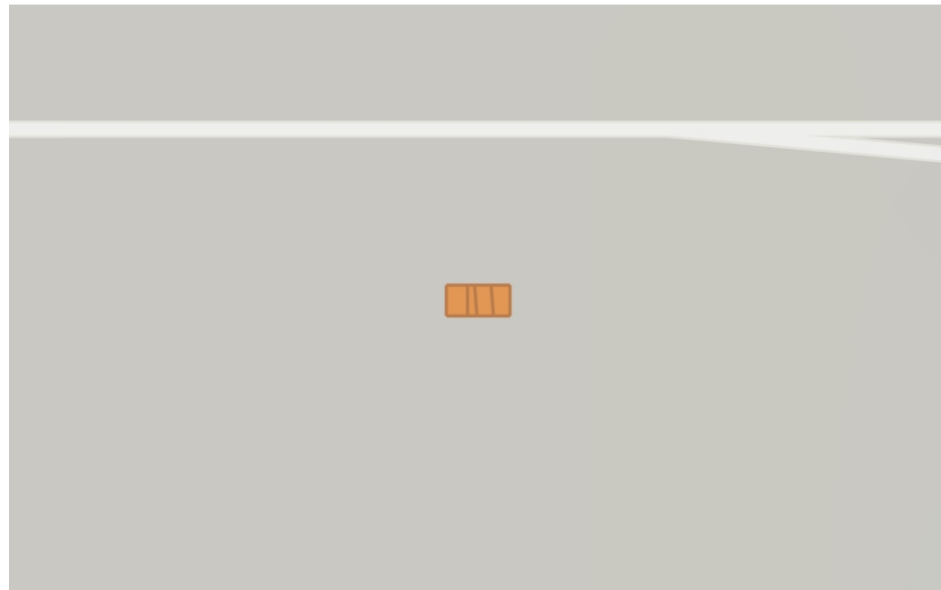
Project Description: Area E

Project Location

jurisdiction:	apn	TAZ	8444-008-017	22353300	8444-008-019	22353300
Covina	8444-008-031	22353300	8444-008-032	22353300		

Inside a TPA?

No (Fail)



Analysis Details

Data Version: SCAG Regional Travel Demand Model
2016 RTP Base Year 2012

Analysis Methodology: TAZ

Baseline Year: 2022

Project Land Use

Residential:

Single Family DU:

Multifamily DU: 24

Total DUs: 24

Non-Residential:

Office KSF:

Local Serving Retail KSF:

Industrial KSF:

Residential Affordability (percent of all units):

Extremely Low Income: 0 %

Very Low Income: 0 %

Low Income: 0 %

Parking:

Motor Vehicle Parking:

Bicycle Parking:

Project Details

Timestamp of Analysis: March 02, 2022, 05:37:34 PM

Project Name: Covina MUOD

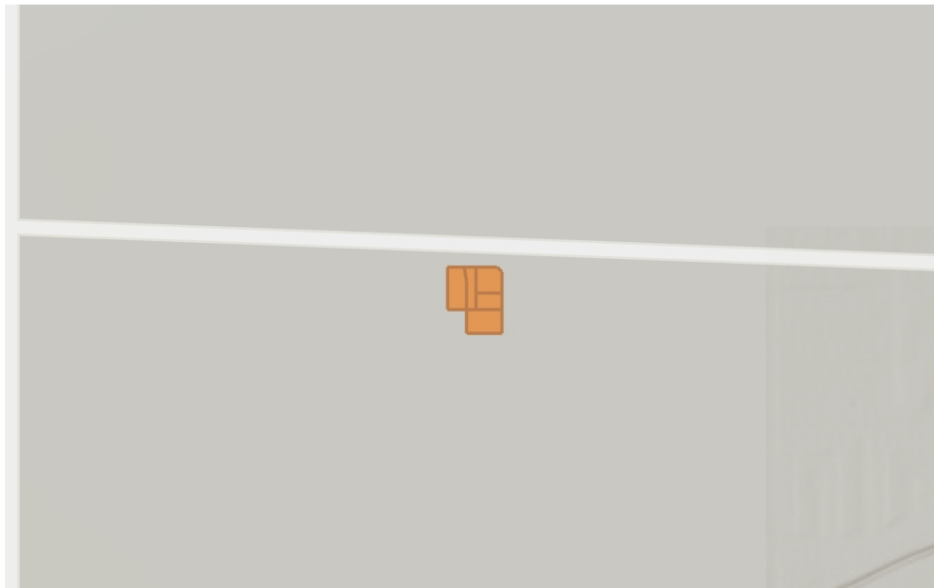
Project Description: Area C

Project Location

jurisdiction:	apn	TAZ	8408-020-015	22330100	8408-020-018	22330100
Covina	8408-020-020	22330100	8408-020-022	22330100	8408-020-023	22330100

Inside a TPA?

Yes (Pass)



Analysis Details

Data Version: SCAG Regional Travel Demand Model
2016 RTP Base Year 2012

Analysis Methodology: TAZ

Baseline Year: 2022

Project Land Use

Residential:

Single Family DU:

Multifamily DU: 37

Total DUs: 37

Non-Residential:

Office KSF:

Local Serving Retail KSF:

Industrial KSF:

Residential Affordability (percent of all units):

Extremely Low Income: 0 %

Very Low Income: 0 %

Low Income: 0 %

Parking:

Motor Vehicle Parking:

Bicycle Parking:

Project Details

Timestamp of Analysis: March 02, 2022, 05:49:25 PM

Project Name: Covina MUOD

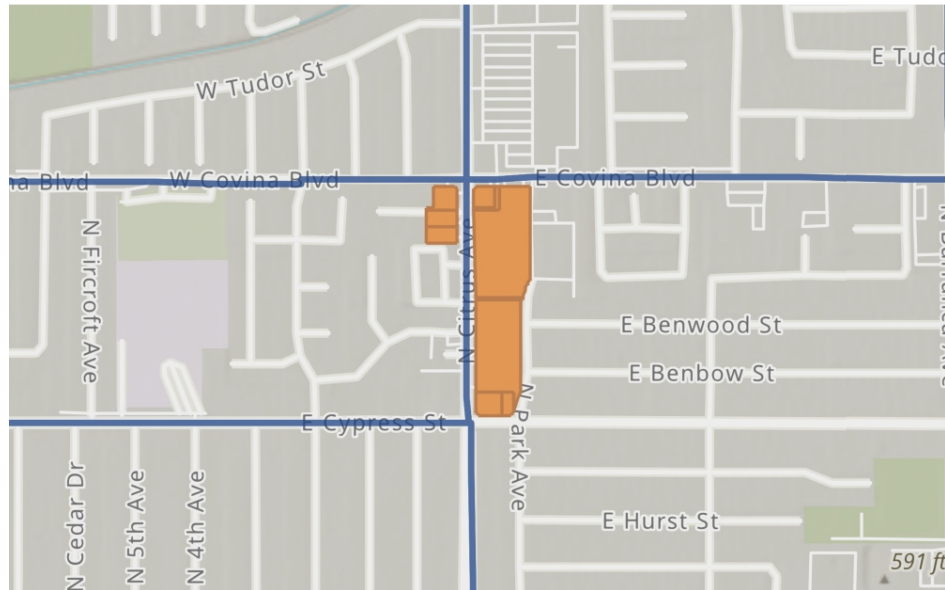
Project Description: Area D

Project Location

jurisdiction:
Covina

apn	TAZ	8421-026-024	22336100	8421-026-025	22336100
8421-026-028	22336100	8422-001-008	22363300	8422-001-009	22363300
8422-001-011	22363300	8422-001-012	22363300	8422-001-013	22363300
8422-001-015	22363300	8422-001-016	22363300		

Inside a TPA?
Yes (Pass)



Analysis Details

Data Version: SCAG Regional Travel Demand Model
2016 RTP Base Year 2012

Analysis Methodology: TAZ

Baseline Year: 2022

Project Land Use

Residential:

Single Family DU:

Multifamily DU: 159

Total DUs: 159

Non-Residential:

Office KSF:

Local Serving Retail KSF:

Industrial KSF:

Residential Affordability (percent of all units):

Extremely Low Income: 0 %

Very Low Income: 0 %

Low Income: 0 %

Parking:

Motor Vehicle Parking:

Bicycle Parking:

Project Details

Timestamp of Analysis: March 03, 2022, 05:01:01 PM

Project Name: Covina MUOD

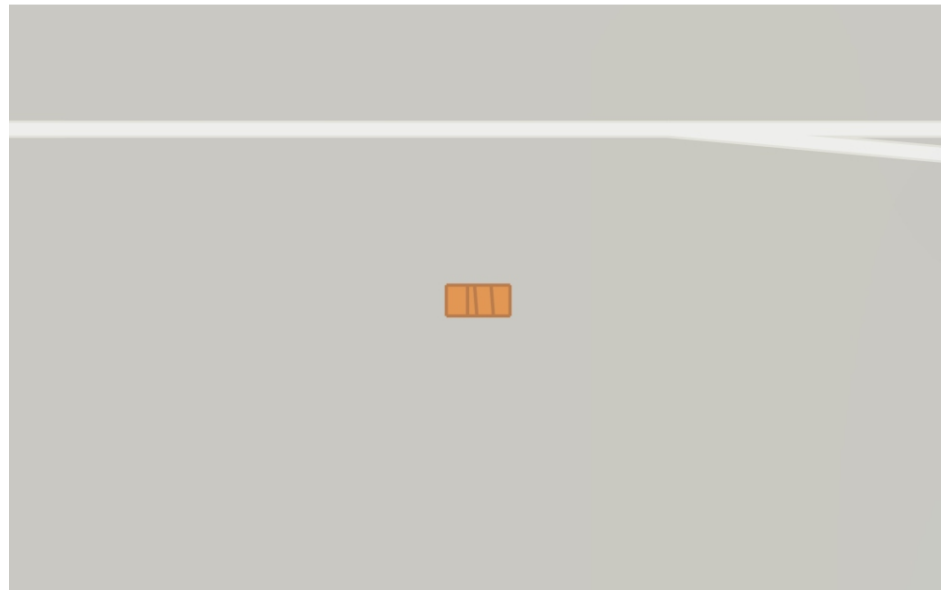
Project Description: Area E

Project Location

jurisdiction:	apn	TAZ	8444-008-017	22353300	8444-008-019	22353300
Covina	8444-008-031	22353300	8444-008-032	22353300		

Inside a TPA?

No (Fail)



Analysis Details

Data Version: SCAG Regional Travel Demand Model
2016 RTP Base Year 2012

Analysis Methodology: TAZ

Baseline Year: 2022

Project Land Use

Residential:

Single Family DU:

Multifamily DU: 24

Total DUs: 24

Non-Residential:

Office KSF:

Local Serving Retail KSF:

Industrial KSF:

Residential Affordability (percent of all units):

Extremely Low Income: 0 %

Very Low Income: 0 %

Low Income: 0 %

Parking:

Motor Vehicle Parking:

Bicycle Parking:

Project Details

Timestamp of Analysis: March 02, 2022, 05:09:53 PM

Project Name: Covina MUOD

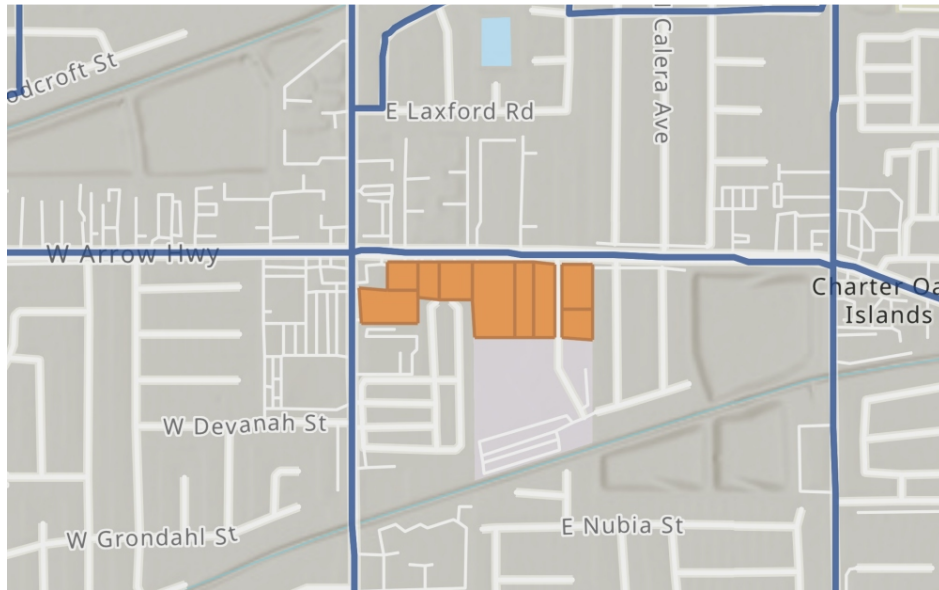
Project Description: Area A

Project Location

jurisdiction:
Covina

apn	TAZ	8406-001-018	22355100	8406-001-021	22355100
8406-001-028	22355100	8406-001-029	22355100	8406-001-034	22355100
8406-001-037	22355100	8406-001-042	22355100	8406-001-044	22355100
8406-001-045	22355100				

Inside a TPA?
No (Fail)



Analysis Details

Data Version: SCAG Regional Travel Demand Model
2016 RTP Base Year 2012

Analysis Methodology: TAZ

Baseline Year: 2022

Project Land Use

Residential:

Single Family DU:

Multifamily DU: 133

Total DUs: 133

Non-Residential:

Office KSF:

Local Serving Retail KSF:

Industrial KSF:

Residential Affordability (percent of all units):

Extremely Low Income: 0 %

Very Low Income: 0 %

Low Income: 0 %

Parking:

Motor Vehicle Parking:

Bicycle Parking:

Project Details

Timestamp of Analysis: March 02, 2022, 05:14:44 PM

Project Name: Covina MUOD

Project Description: Area B

Project Location

jurisdiction:	apn	TAZ
Covina	8407-032-002	22355200

Inside a TPA?

No (Fail)



Analysis Details

Data Version: SCAG Regional Travel Demand Model
2016 RTP Base Year 2012

Analysis Methodology: TAZ

Baseline Year: 2022

Project Land Use

Residential:

Single Family DU:

Multifamily DU: 113

Total DUs: 113

Non-Residential:

Office KSF:

Local Serving Retail KSF:

Industrial KSF:

Residential Affordability (percent of all units):

Extremely Low Income: 0 %

Very Low Income: 0 %

Low Income: 0 %

Parking:

Motor Vehicle Parking:

Bicycle Parking:

Project Details

Timestamp of Analysis: March 03, 2022, 05:01:01 PM

Project Name: Covina MUOD

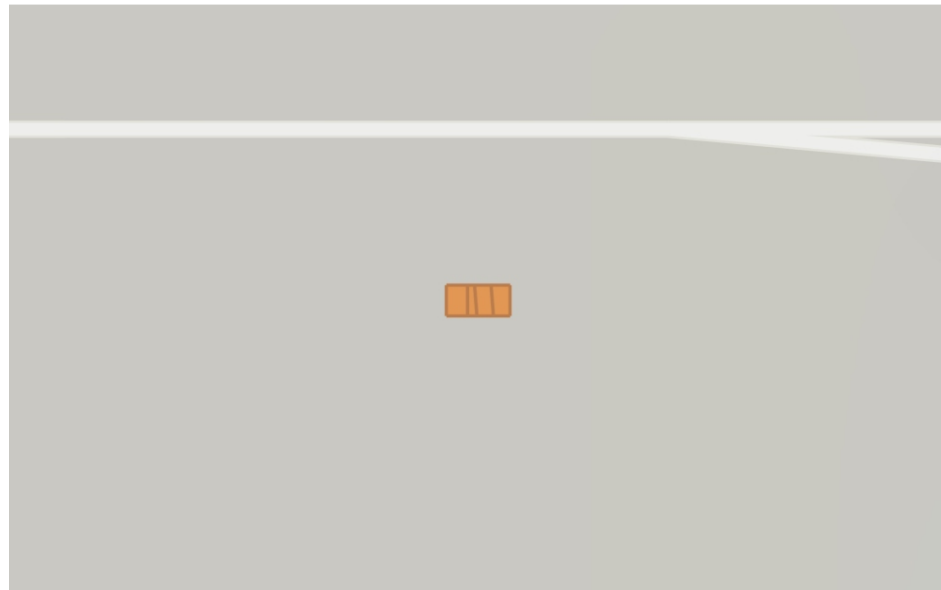
Project Description: Area E

Project Location

jurisdiction:	apn	TAZ	8444-008-017	22353300	8444-008-019	22353300
Covina	8444-008-031	22353300	8444-008-032	22353300		

Inside a TPA?

No (Fail)



Analysis Details

Data Version: SCAG Regional Travel Demand Model
2016 RTP Base Year 2012

Analysis Methodology: TAZ

Baseline Year: 2022

Project Land Use

Residential:

Single Family DU:

Multifamily DU: 24

Total DUs: 24

Non-Residential:

Office KSF:

Local Serving Retail KSF:

Industrial KSF:

Residential Affordability (percent of all units):

Extremely Low Income: 0 %

Very Low Income: 0 %

Low Income: 0 %

Parking:

Motor Vehicle Parking:

Bicycle Parking:

Project Details

Timestamp of Analysis: March 02, 2022, 05:09:53 PM

Project Name: Covina MUOD

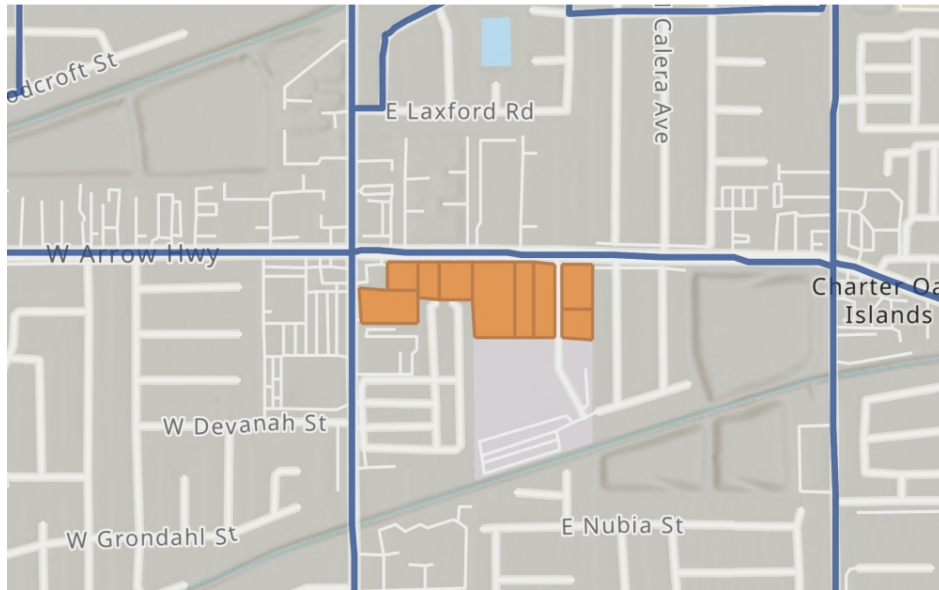
Project Description: Area A

Project Location

jurisdiction:
Covina

apn	TAZ	8406-001-018	22355100	8406-001-021	22355100
8406-001-028	22355100	8406-001-029	22355100	8406-001-034	22355100
8406-001-037	22355100	8406-001-042	22355100	8406-001-044	22355100
8406-001-045	22355100				

Inside a TPA?
No (Fail)



Analysis Details

Data Version: SCAG Regional Travel Demand Model
2016 RTP Base Year 2012

Analysis Methodology: TAZ

Baseline Year: 2022

Project Land Use

Residential:

Single Family DU:

Multifamily DU: 133

Total DUs: 133

Non-Residential:

Office KSF:

Local Serving Retail KSF:

Industrial KSF:

Residential Affordability (percent of all units):

Extremely Low Income: 0 %

Very Low Income: 0 %

Low Income: 0 %

Parking:

Motor Vehicle Parking:

Bicycle Parking:

Project Details

Timestamp of Analysis: March 02, 2022, 05:14:44 PM

Project Name: Covina MUOD

Project Description: Area B

Project Location

jurisdiction:	apn	TAZ
Covina	8407-032-002	22355200

Inside a TPA?

No (Fail)



Analysis Details

Data Version: SCAG Regional Travel Demand Model
2016 RTP Base Year 2012

Analysis Methodology: TAZ

Baseline Year: 2022

Project Land Use

Residential:

Single Family DU:

Multifamily DU: 113

Total DUs: 113

Non-Residential:

Office KSF:

Local Serving Retail KSF:

Industrial KSF:

Residential Affordability (percent of all units):

Extremely Low Income: 0 %

Very Low Income: 0 %

Low Income: 0 %

Parking:

Motor Vehicle Parking:

Bicycle Parking:

Project Details

Timestamp of Analysis: March 02, 2022, 05:09:53 PM

Project Name: Covina MUOD

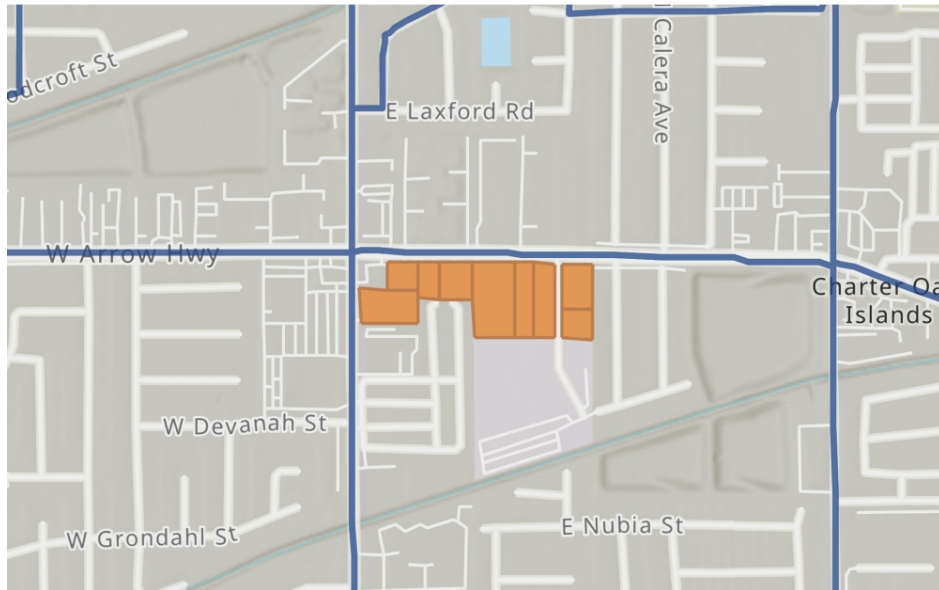
Project Description: Area A

Project Location

jurisdiction:
Covina

apn	TAZ	8406-001-018	22355100	8406-001-021	22355100
8406-001-028	22355100	8406-001-029	22355100	8406-001-034	22355100
8406-001-037	22355100	8406-001-042	22355100	8406-001-044	22355100
8406-001-045	22355100				

Inside a TPA?
No (Fail)



Analysis Details

Data Version: SCAG Regional Travel Demand Model
2016 RTP Base Year 2012

Analysis Methodology: TAZ

Baseline Year: 2022

Project Land Use

Residential:

Single Family DU:

Multifamily DU: 133

Total DUs: 133

Non-Residential:

Office KSF:

Local Serving Retail KSF:

Industrial KSF:

Residential Affordability (percent of all units):

Extremely Low Income: 0 %

Very Low Income: 0 %

Low Income: 0 %

Parking:

Motor Vehicle Parking:

Bicycle Parking:

Project Details

Timestamp of Analysis: March 02, 2022, 05:14:44 PM

Project Name: Covina MUOD

Project Description: Area B

Project Location

jurisdiction:	apn	TAZ
Covina	8407-032-002	22355200

Inside a TPA?

No (Fail)



Analysis Details

Data Version: SCAG Regional Travel Demand Model
2016 RTP Base Year 2012

Analysis Methodology: TAZ

Baseline Year: 2022

Project Land Use

Residential:

Single Family DU:

Multifamily DU: 113

Total DUs: 113

Non-Residential:

Office KSF:

Local Serving Retail KSF:

Industrial KSF:

Residential Affordability (percent of all units):

Extremely Low Income: 0 %

Very Low Income: 0 %

Low Income: 0 %

Parking:

Motor Vehicle Parking:

Bicycle Parking:

Project Details

Timestamp of Analysis: March 02, 2022, 05:37:34 PM

Project Name: Covina MUOD

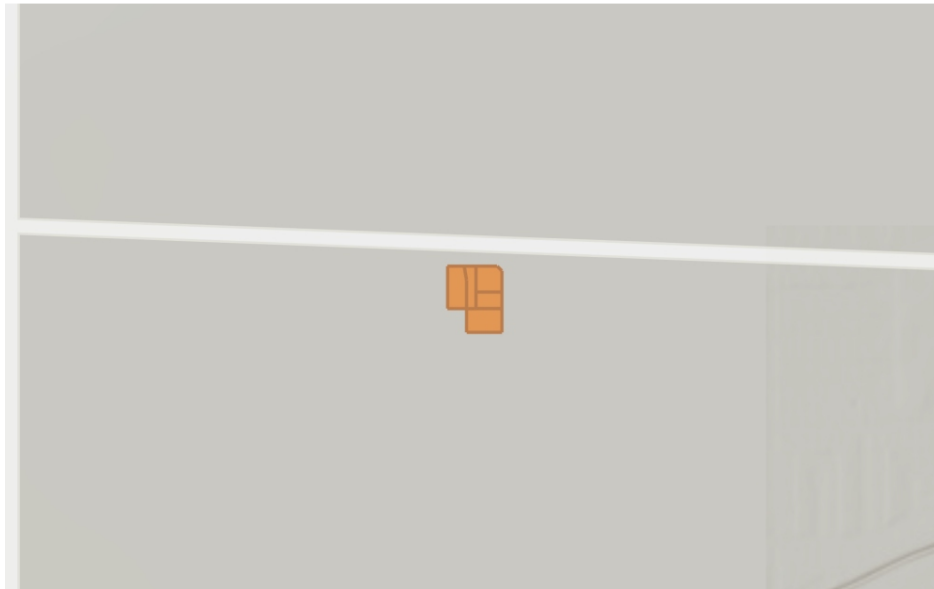
Project Description: Area C

Project Location

jurisdiction:	apn	TAZ	8408-020-015	22330100	8408-020-018	22330100
Covina	8408-020-020	22330100	8408-020-022	22330100	8408-020-023	22330100

Inside a TPA?

Yes (Pass)



Analysis Details

Data Version: SCAG Regional Travel Demand Model
2016 RTP Base Year 2012

Analysis Methodology: TAZ

Baseline Year: 2022

Project Land Use

Residential:

Single Family DU:

Multifamily DU: 37

Total DUs: 37

Non-Residential:

Office KSF:

Local Serving Retail KSF:

Industrial KSF:

Residential Affordability (percent of all units):

Extremely Low Income: 0 %

Very Low Income: 0 %

Low Income: 0 %

Parking:

Motor Vehicle Parking:

Bicycle Parking:

Project Details

Timestamp of Analysis: March 02, 2022, 05:49:25 PM

Project Name: Covina MUOD

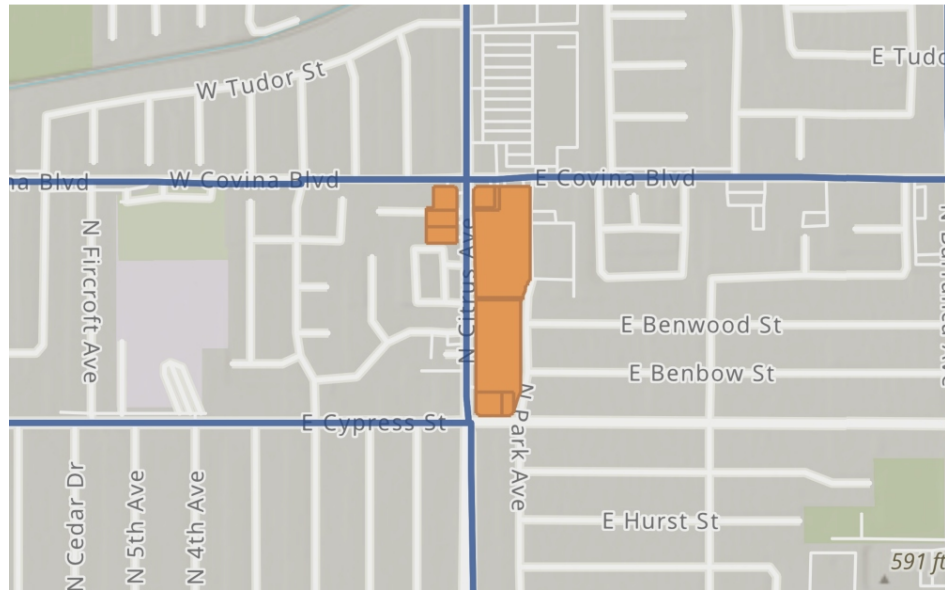
Project Description: Area D

Project Location

jurisdiction:
Covina

apn	TAZ	8421-026-024	22336100	8421-026-025	22336100
8421-026-028	22336100	8422-001-008	22363300	8422-001-009	22363300
8422-001-011	22363300	8422-001-012	22363300	8422-001-013	22363300
8422-001-015	22363300	8422-001-016	22363300		

Inside a TPA?
Yes (Pass)



Analysis Details

Data Version: SCAG Regional Travel Demand Model
2016 RTP Base Year 2012

Analysis Methodology: TAZ

Baseline Year: 2022

Project Land Use

Residential:

Single Family DU:

Multifamily DU: 159

Total DUs: 159

Non-Residential:

Office KSF:

Local Serving Retail KSF:

Industrial KSF:

Residential Affordability (percent of all units):

Extremely Low Income: 0 %

Very Low Income: 0 %

Low Income: 0 %

Parking:

Motor Vehicle Parking:

Bicycle Parking:

Project Details

Timestamp of Analysis: March 03, 2022, 05:01:01 PM

Project Name: Covina MUOD

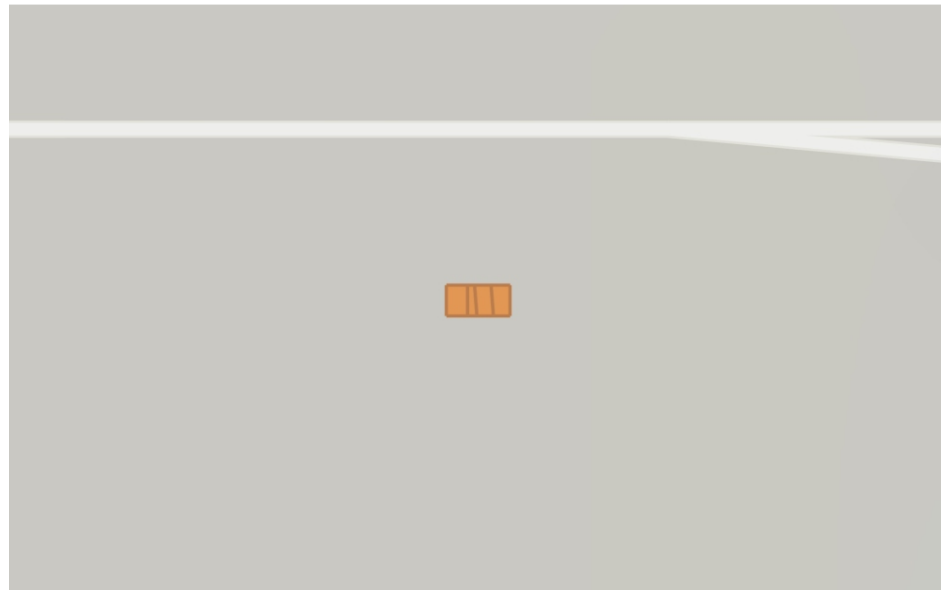
Project Description: Area E

Project Location

jurisdiction:	apn	TAZ	8444-008-017	22353300	8444-008-019	22353300
Covina	8444-008-031	22353300	8444-008-032	22353300		

Inside a TPA?

No (Fail)



Analysis Details

Data Version: SCAG Regional Travel Demand Model
2016 RTP Base Year 2012

Analysis Methodology: TAZ

Baseline Year: 2022

Project Land Use

Residential:

Single Family DU:

Multifamily DU: 24

Total DUs: 24

Non-Residential:

Office KSF:

Local Serving Retail KSF:

Industrial KSF:

Residential Affordability (percent of all units):

Extremely Low Income: 0 %

Very Low Income: 0 %

Low Income: 0 %

Parking:

Motor Vehicle Parking:

Bicycle Parking:

Project Details

Timestamp of Analysis: March 02, 2022, 05:37:34 PM

Project Name: Covina MUOD

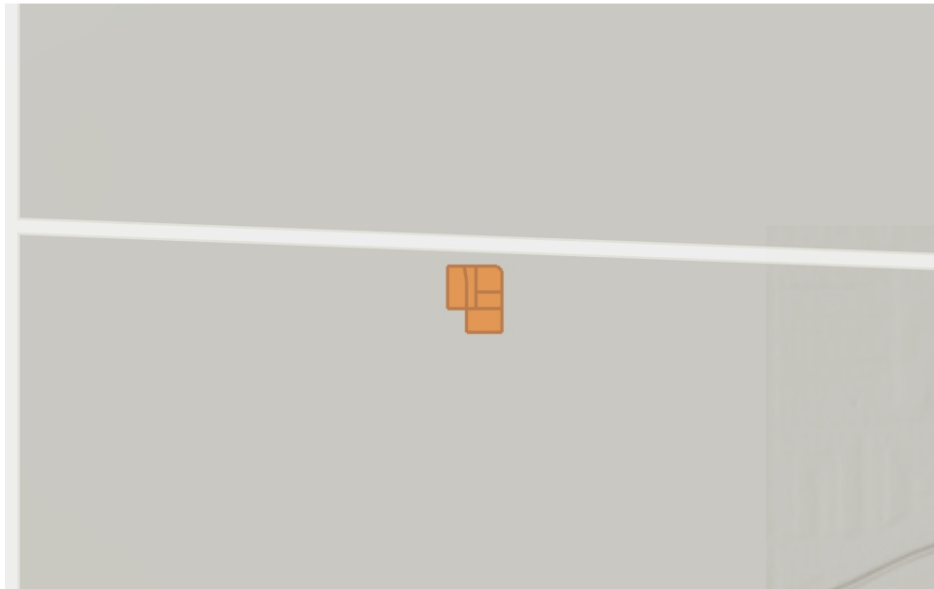
Project Description: Area C

Project Location

jurisdiction:	apn	TAZ	8408-020-015	22330100	8408-020-018	22330100
Covina	8408-020-020	22330100	8408-020-022	22330100	8408-020-023	22330100

Inside a TPA?

Yes (Pass)



Analysis Details

Data Version: SCAG Regional Travel Demand Model
2016 RTP Base Year 2012

Analysis Methodology: TAZ

Baseline Year: 2022

Project Land Use

Residential:

Single Family DU:

Multifamily DU: 37

Total DUs: 37

Non-Residential:

Office KSF:

Local Serving Retail KSF:

Industrial KSF:

Residential Affordability (percent of all units):

Extremely Low Income: 0 %

Very Low Income: 0 %

Low Income: 0 %

Parking:

Motor Vehicle Parking:

Bicycle Parking:

Project Details

Timestamp of Analysis: March 02, 2022, 05:49:25 PM

Project Name: Covina MUOD

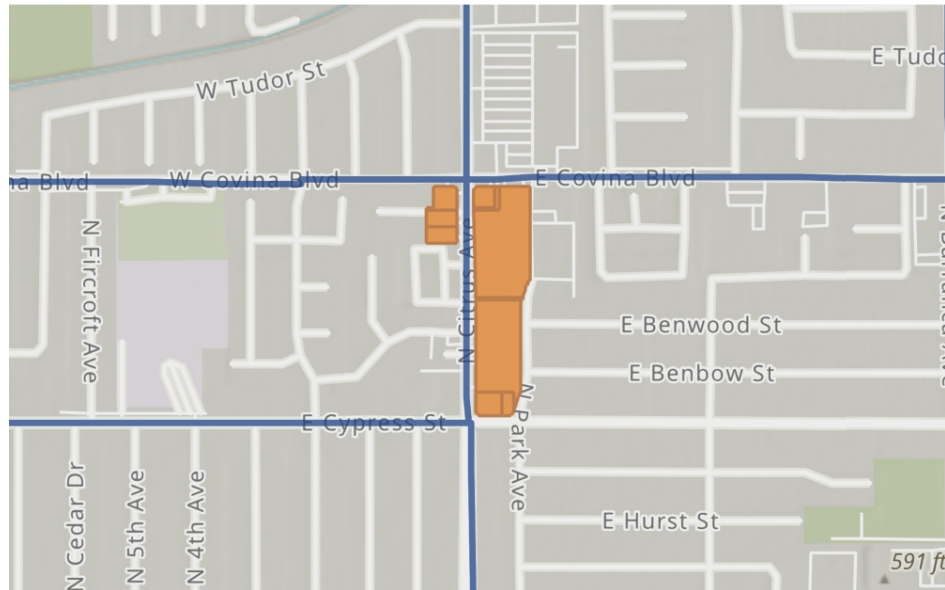
Project Description: Area D

Project Location

jurisdiction:
Covina

apn	TAZ	8421-026-024	22336100	8421-026-025	22336100
8421-026-028	22336100	8422-001-008	22363300	8422-001-009	22363300
8422-001-011	22363300	8422-001-012	22363300	8422-001-013	22363300
8422-001-015	22363300	8422-001-016	22363300		

Inside a TPA?
Yes (Pass)



Analysis Details

Data Version: SCAG Regional Travel Demand Model
2016 RTP Base Year 2012

Analysis Methodology: TAZ

Baseline Year: 2022

Project Land Use

Residential:

Single Family DU:

Multifamily DU: 159

Total DUs: 159

Non-Residential:

Office KSF:

Local Serving Retail KSF:

Industrial KSF:

Residential Affordability (percent of all units):

Extremely Low Income: 0 %

Very Low Income: 0 %

Low Income: 0 %

Parking:

Motor Vehicle Parking:

Bicycle Parking:

Project Details

Timestamp of Analysis: March 03, 2022, 05:01:01 PM

Project Name: Covina MUOD

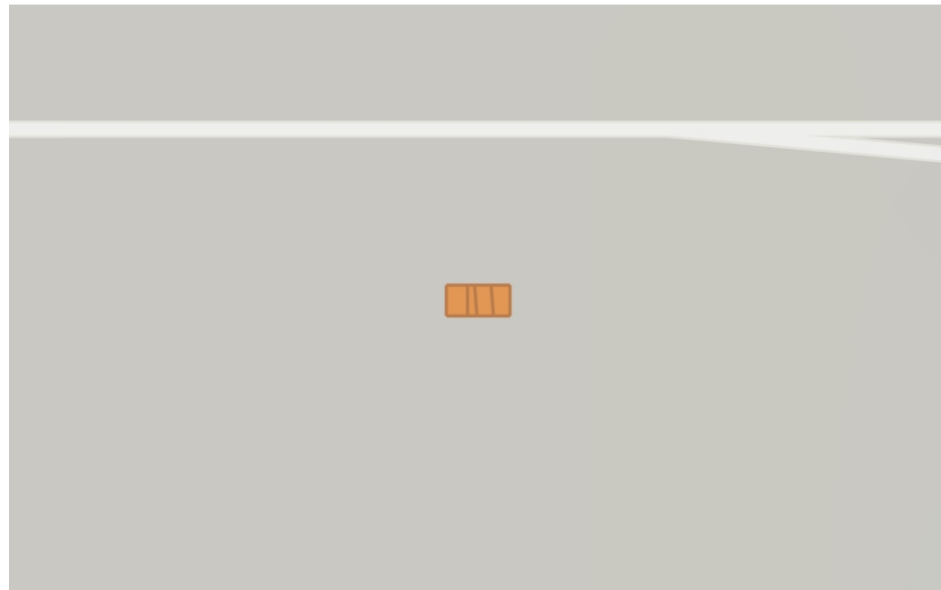
Project Description: Area E

Project Location

jurisdiction:	apn	TAZ	8444-008-017	22353300	8444-008-019	22353300
Covina	8444-008-031	22353300	8444-008-032	22353300		

Inside a TPA?

No (Fail)



Analysis Details

Data Version: SCAG Regional Travel Demand Model
2016 RTP Base Year 2012

Analysis Methodology: TAZ

Baseline Year: 2022

Project Land Use

Residential:

Single Family DU:

Multifamily DU: 24

Total DUs: 24

Non-Residential:

Office KSF:

Local Serving Retail KSF:

Industrial KSF:

Residential Affordability (percent of all units):

Extremely Low Income: 0 %

Very Low Income: 0 %

Low Income: 0 %

Parking:

Motor Vehicle Parking:

Bicycle Parking:

Project Details

Timestamp of Analysis: March 02, 2022, 05:09:53 PM

Project Name: Covina MUOD

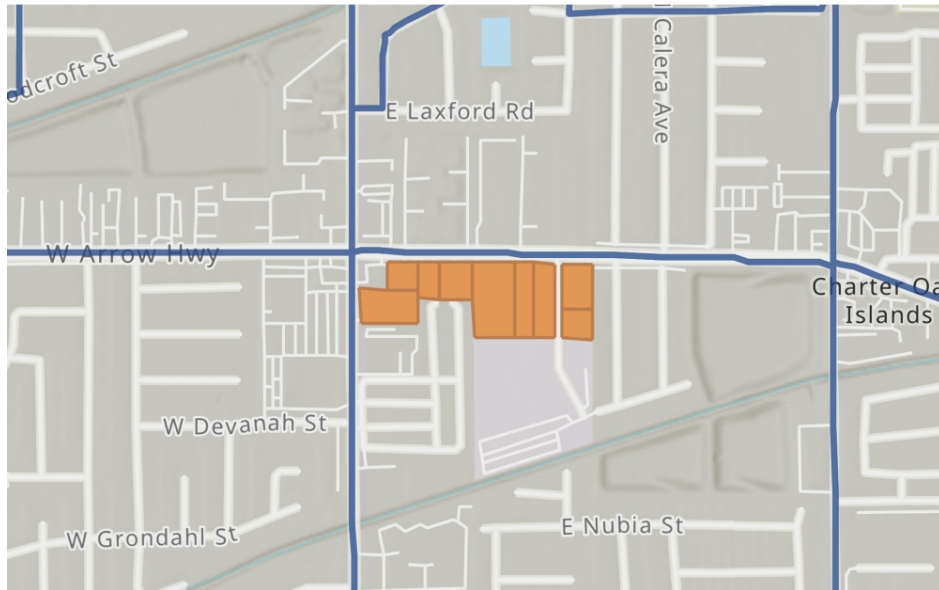
Project Description: Area A

Project Location

jurisdiction:
Covina

apn	TAZ	8406-001-018	22355100	8406-001-021	22355100
8406-001-028	22355100	8406-001-029	22355100	8406-001-034	22355100
8406-001-037	22355100	8406-001-042	22355100	8406-001-044	22355100
8406-001-045	22355100				

Inside a TPA?
No (Fail)



Analysis Details

Data Version: SCAG Regional Travel Demand Model
2016 RTP Base Year 2012

Analysis Methodology: TAZ

Baseline Year: 2022

Project Land Use

Residential:

Single Family DU:

Multifamily DU: 133

Total DUs: 133

Non-Residential:

Office KSF:

Local Serving Retail KSF:

Industrial KSF:

Residential Affordability (percent of all units):

Extremely Low Income: 0 %

Very Low Income: 0 %

Low Income: 0 %

Parking:

Motor Vehicle Parking:

Bicycle Parking:

Project Details

Timestamp of Analysis: March 02, 2022, 05:14:44 PM

Project Name: Covina MUOD

Project Description: Area B

Project Location

jurisdiction:	apn	TAZ
Covina	8407-032-002	22355200

Inside a TPA?

No (Fail)



Analysis Details

Data Version: SCAG Regional Travel Demand Model
2016 RTP Base Year 2012

Analysis Methodology: TAZ

Baseline Year: 2022

Project Land Use

Residential:

Single Family DU:

Multifamily DU: 113

Total DUs: 113

Non-Residential:

Office KSF:

Local Serving Retail KSF:

Industrial KSF:

Residential Affordability (percent of all units):

Extremely Low Income: 0 %

Very Low Income: 0 %

Low Income: 0 %

Parking:

Motor Vehicle Parking:

Bicycle Parking:

Project Details

Timestamp of Analysis: March 02, 2022, 05:37:34 PM

Project Name: Covina MUOD

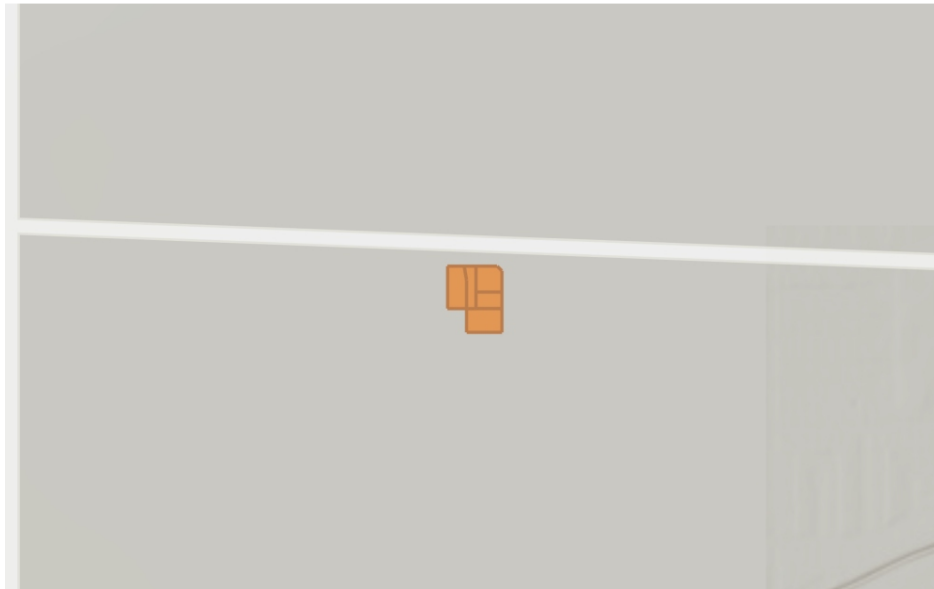
Project Description: Area C

Project Location

jurisdiction:	apn	TAZ	8408-020-015	22330100	8408-020-018	22330100
Covina	8408-020-020	22330100	8408-020-022	22330100	8408-020-023	22330100

Inside a TPA?

Yes (Pass)



Analysis Details

Data Version: SCAG Regional Travel Demand Model
2016 RTP Base Year 2012

Analysis Methodology: TAZ

Baseline Year: 2022

Project Land Use

Residential:

Single Family DU:

Multifamily DU: 37

Total DUs: 37

Non-Residential:

Office KSF:

Local Serving Retail KSF:

Industrial KSF:

Residential Affordability (percent of all units):

Extremely Low Income: 0 %

Very Low Income: 0 %

Low Income: 0 %

Parking:

Motor Vehicle Parking:

Bicycle Parking:

Project Details

Timestamp of Analysis: March 02, 2022, 05:49:25 PM

Project Name: Covina MUOD

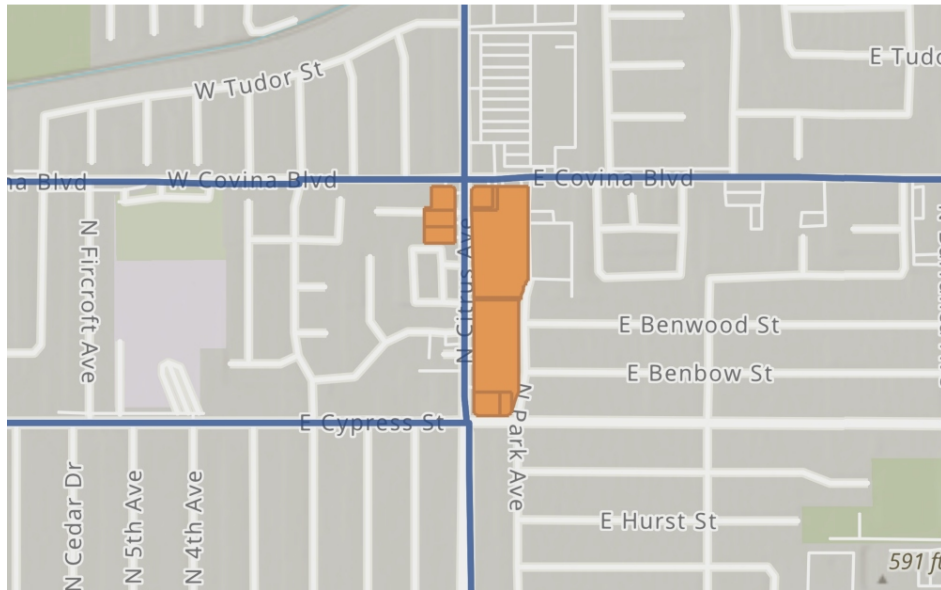
Project Description: Area D

Project Location

jurisdiction:
Covina

apn	TAZ	8421-026-024	22336100	8421-026-025	22336100
8421-026-028	22336100	8422-001-008	22363300	8422-001-009	22363300
8422-001-011	22363300	8422-001-012	22363300	8422-001-013	22363300
8422-001-015	22363300	8422-001-016	22363300		

Inside a TPA?
Yes (Pass)



Analysis Details

Data Version: SCAG Regional Travel Demand Model
2016 RTP Base Year 2012

Analysis Methodology: TAZ

Baseline Year: 2022

Project Land Use

Residential:

Single Family DU:

Multifamily DU: 159

Total DUs: 159

Non-Residential:

Office KSF:

Local Serving Retail KSF:

Industrial KSF:

Residential Affordability (percent of all units):

Extremely Low Income: 0 %

Very Low Income: 0 %

Low Income: 0 %

Parking:

Motor Vehicle Parking:

Bicycle Parking:

Project Details

Timestamp of Analysis: March 02, 2022, 05:37:34 PM

Project Name: Covina MUOD

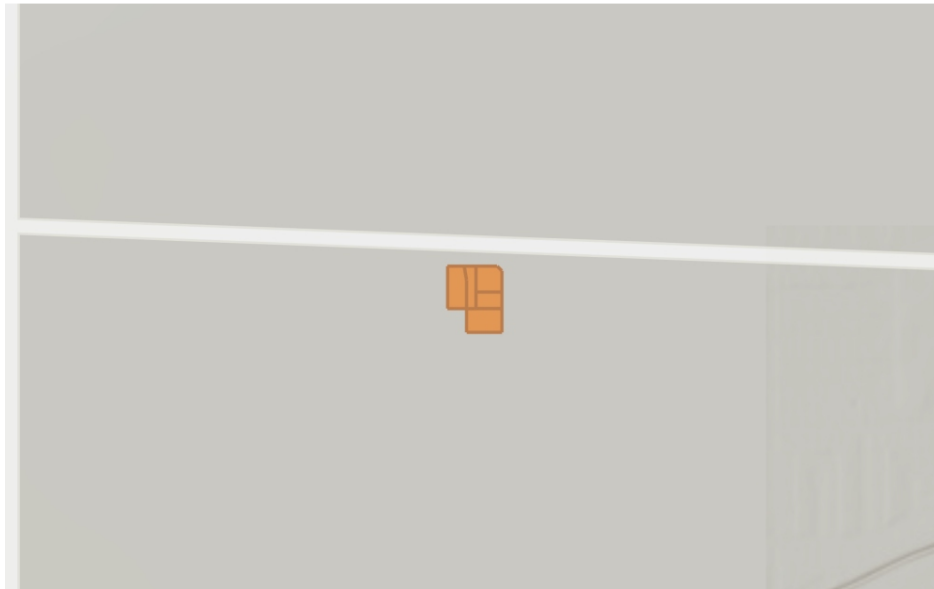
Project Description: Area C

Project Location

jurisdiction:	apn	TAZ	8408-020-015	22330100	8408-020-018	22330100
Covina	8408-020-020	22330100	8408-020-022	22330100	8408-020-023	22330100

Inside a TPA?

Yes (Pass)



Analysis Details

Data Version: SCAG Regional Travel Demand Model
2016 RTP Base Year 2012

Analysis Methodology: TAZ

Baseline Year: 2022

Project Land Use

Residential:

Single Family DU:

Multifamily DU: 37

Total DUs: 37

Non-Residential:

Office KSF:

Local Serving Retail KSF:

Industrial KSF:

Residential Affordability (percent of all units):

Extremely Low Income: 0 %

Very Low Income: 0 %

Low Income: 0 %

Parking:

Motor Vehicle Parking:

Bicycle Parking:

Project Details

Timestamp of Analysis: March 02, 2022, 05:49:25 PM

Project Name: Covina MUOD

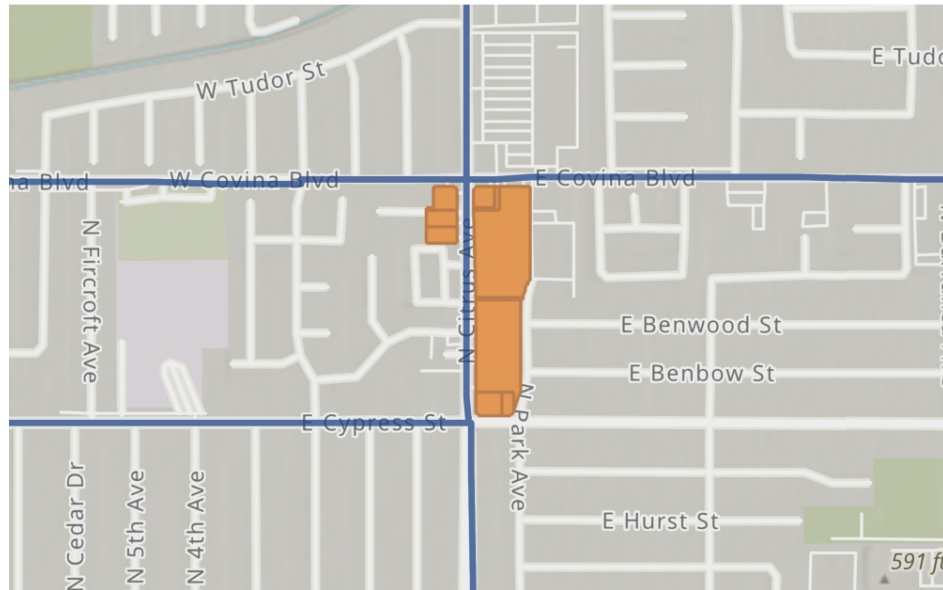
Project Description: Area D

Project Location

jurisdiction:
Covina

apn	TAZ	8421-026-024	22336100	8421-026-025	22336100
8421-026-028	22336100	8422-001-008	22363300	8422-001-009	22363300
8422-001-011	22363300	8422-001-012	22363300	8422-001-013	22363300
8422-001-015	22363300	8422-001-016	22363300		

Inside a TPA?
Yes (Pass)



Analysis Details

Data Version: SCAG Regional Travel Demand Model
2016 RTP Base Year 2012

Analysis Methodology: TAZ

Baseline Year: 2022

Project Land Use

Residential:

Single Family DU:

Multifamily DU: 159

Total DUs: 159

Non-Residential:

Office KSF:

Local Serving Retail KSF:

Industrial KSF:

Residential Affordability (percent of all units):

Extremely Low Income: 0 %

Very Low Income: 0 %

Low Income: 0 %

Parking:

Motor Vehicle Parking:

Bicycle Parking:

Project Details

Timestamp of Analysis: March 03, 2022, 05:01:01 PM

Project Name: Covina MUOD

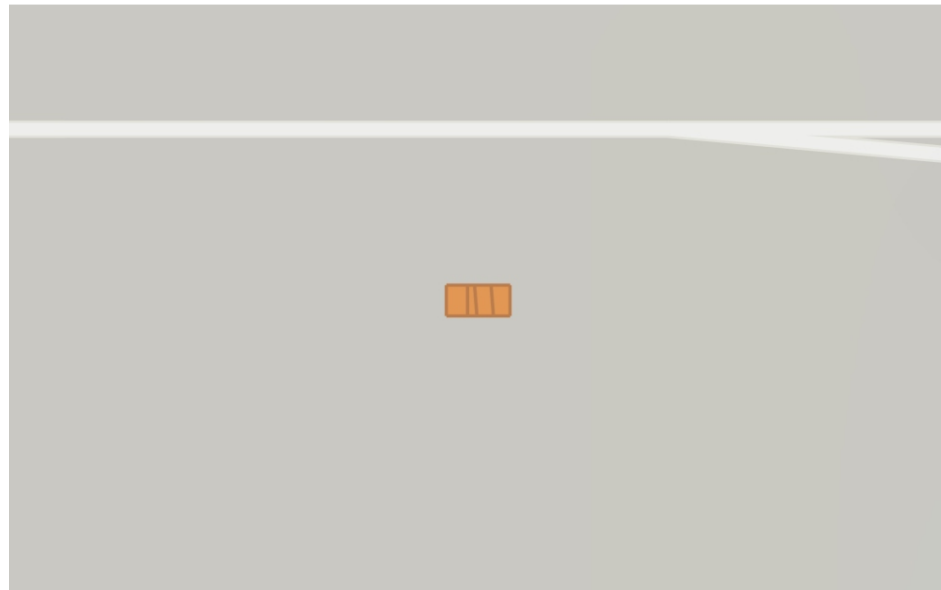
Project Description: Area E

Project Location

jurisdiction:	apn	TAZ	8444-008-017	22353300	8444-008-019	22353300
Covina	8444-008-031	22353300	8444-008-032	22353300		

Inside a TPA?

No (Fail)



Analysis Details

Data Version: SCAG Regional Travel Demand Model
2016 RTP Base Year 2012

Analysis Methodology: TAZ

Baseline Year: 2022

Project Land Use

Residential:

Single Family DU:

Multifamily DU: 24

Total DUs: 24

Non-Residential:

Office KSF:

Local Serving Retail KSF:

Industrial KSF:

Residential Affordability (percent of all units):

Extremely Low Income: 0 %

Very Low Income: 0 %

Low Income: 0 %

Parking:

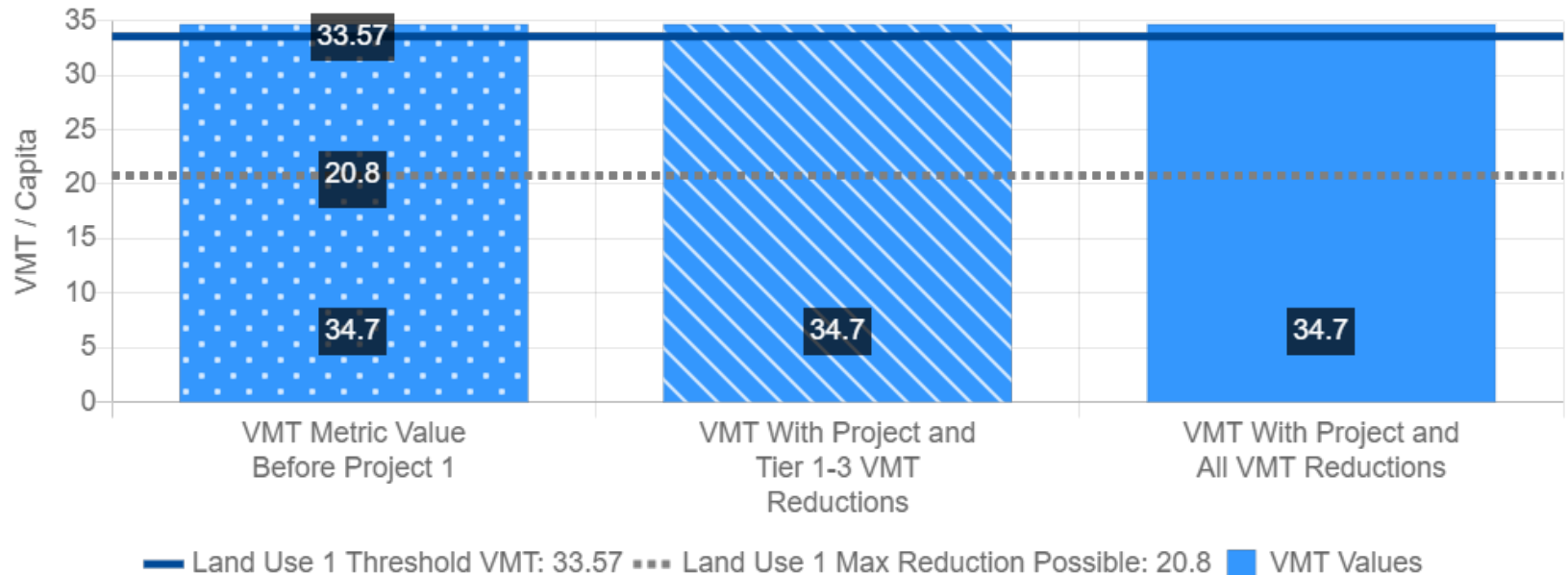
Motor Vehicle Parking:

Bicycle Parking:

Residential Vehicle Miles Traveled (VMT) Screening Results

Land Use Type 1:	Residential
VMT Without Project 1:	Total VMT per Service Population
VMT Baseline Description 1:	Subarea
VMT Baseline Value 1:	39.5
VMT Threshold Description 1:	-15%
Land Use 1 has been Pre-Screened by the Local Jurisdiction:	N/A

	Without Project	With Project & Tier 1-3 VMT Reductions	With Project & All VMT Reductions
Project Generated Vehicle Miles Traveled (VMT) Rate	34.7	34.7	34.7
Low VMT Screening Analysis	No (Fail)	No (Fail)	No (Fail)



Project Details

Timestamp of Analysis: March 02, 2022, 11:48:01 PM

Project Name: Covina MUOD

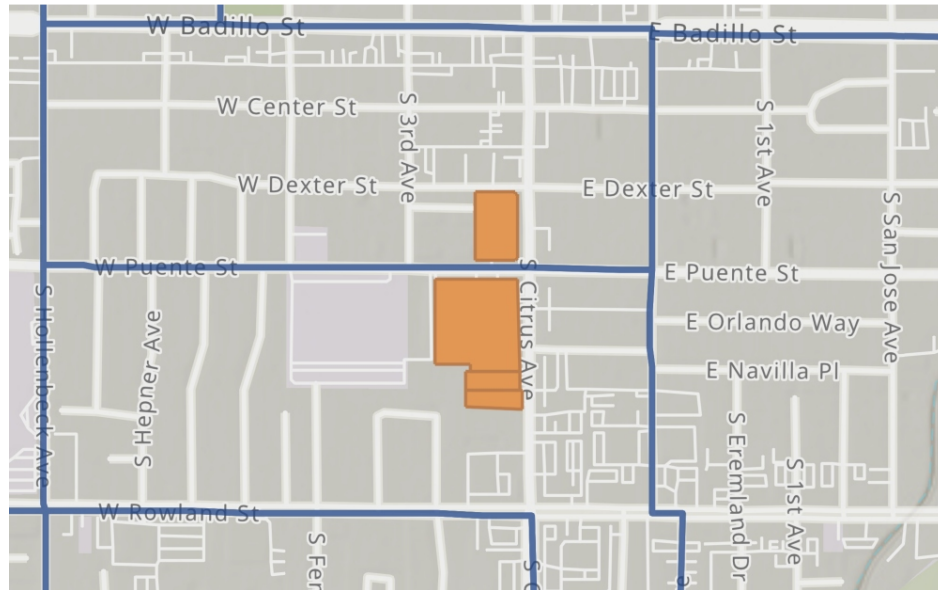
Project Description: Area F

Project Location

jurisdiction:	apn	TAZ	8444-009-010	22353300	8444-021-004	22353200
Covina	8444-021-005	22353200	8444-022-001	22353200		

Inside a TPA?

No (Fail)



Analysis Details

Data Version: SCAG Regional Travel Demand Model
2016 RTP Base Year 2012

Analysis Methodology: TAZ

Baseline Year: 2022

Project Land Use

Residential:

Single Family DU:

Multifamily DU: 154

Total DUs: 154

Non-Residential:

Office KSF:

Local Serving Retail KSF:

Industrial KSF:

Residential Affordability (percent of all units):

Extremely Low Income: 0 %

Very Low Income: 0 %

Low Income: 0 %

Parking:

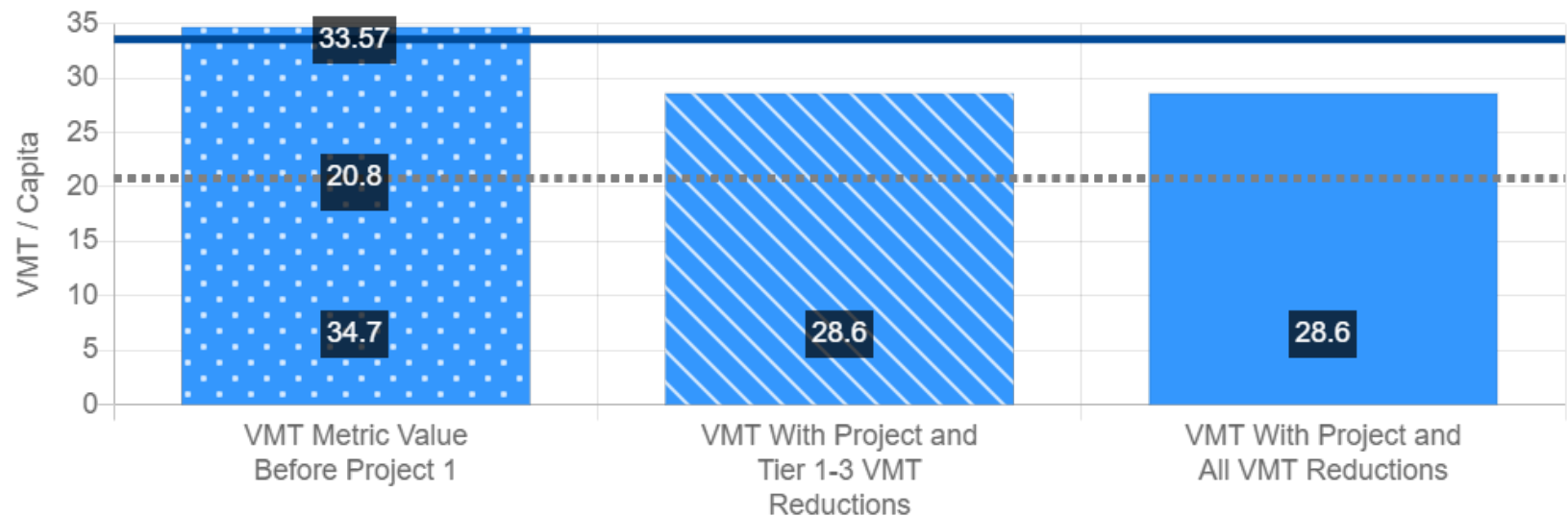
Motor Vehicle Parking:

Bicycle Parking:

Residential Vehicle Miles Traveled (VMT) Screening Results

Land Use Type 1:	Residential
VMT Without Project 1:	Total VMT per Service Population
VMT Baseline Description 1:	Subarea
VMT Baseline Value 1:	39.5
TAZ:	22353200
VMT Threshold Description 1:	-15%
Land Use 1 has been Pre-Screened by the Local Jurisdiction:	N/A

	Without Project	With Project & Tier 1-3 VMT Reductions	With Project & All VMT Reductions
Project Generated Vehicle Miles Traveled (VMT) Rate	34.7	28.6	28.6
Low VMT Screening Analysis	No (Fail)	Yes (Pass)	Yes (Pass)

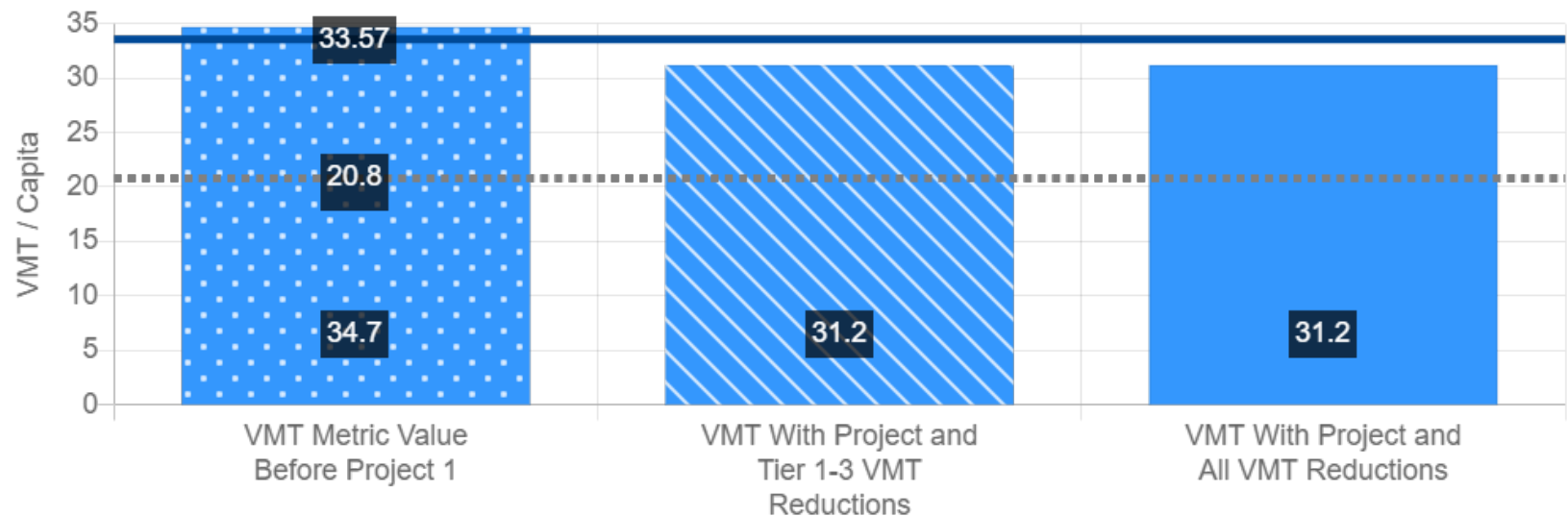


— Land Use 1 Threshold VMT: 33.57 - - - Land Use 1 Max Reduction Possible: 20.8 ■ VMT Values

Residential Vehicle Miles Traveled (VMT) Screening Results

Land Use Type 1:	Residential
VMT Without Project 1:	Total VMT per Service Population
VMT Baseline Description 1:	Subarea
VMT Baseline Value 1:	39.5
TAZ:	22353300
VMT Threshold Description 1:	-15%
Land Use 1 has been Pre-Screened by the Local Jurisdiction:	N/A

	Without Project	With Project & Tier 1-3 VMT Reductions	With Project & All VMT Reductions
Project Generated Vehicle Miles Traveled (VMT) Rate	34.7	31.2	31.2
Low VMT Screening Analysis	No (Fail)	Yes (Pass)	Yes (Pass)



— Land Use 1 Threshold VMT: 33.57 - - - Land Use 1 Max Reduction Possible: 20.8 ■ VMT Values

Tier 1 Project Characteristics

PC01 Increase Residential Density

Existing Residential Density:	8.75
With Project Residential Density:	13.63

Project Details

Timestamp of Analysis: March 03, 2022, 12:37:37 AM

Project Name: Covina MUOD

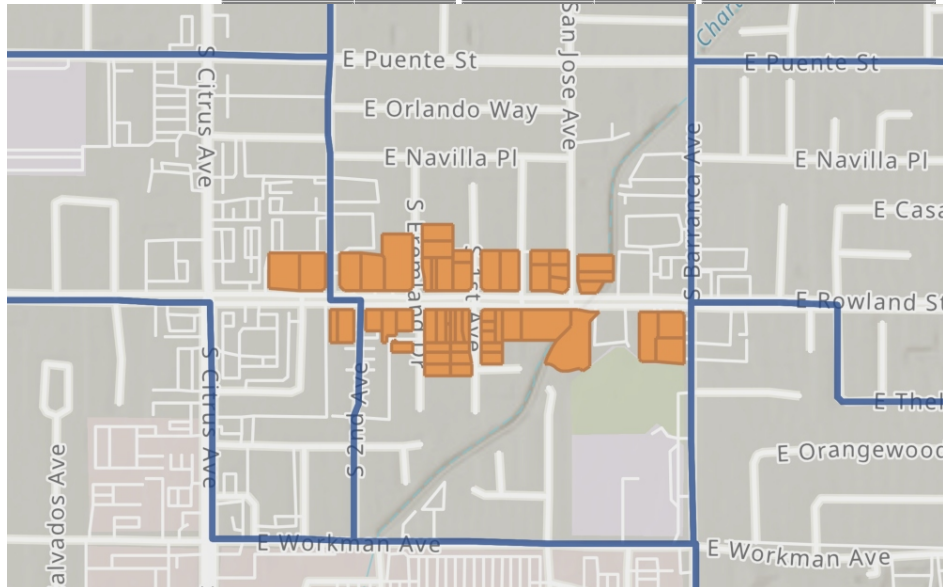
Project Description: Area G

Project Location

jurisdiction:
Covina

Inside a TPA?
No (Fail)

apn	TAZ	8445-024-009	22353100	8445-024-010	22353100
8445-024-021	22353100	8445-025-006	22353100	8445-025-009	22353100
8445-025-010	22353100	8445-025-011	22353100	8445-025-022	22353100
8445-026-028	22353100	8445-026-029	22353100	8445-027-009	22353100
8445-027-010	22353100	8445-027-018	22353100	8445-027-023	22353100
8445-027-024	22353100	8445-027-029	22353100	8445-027-030	22353100
8445-028-011	22353100	8445-028-012	22353100	8445-028-025	22353100
8445-029-008	22353200	8445-029-014	22353200	8451-001-019	22353200
8451-001-020	22353200	8451-003-018	22353100	8451-003-019	22353100
8451-003-020	22353100	8451-003-024	22353100	8451-007-023	22353100
8451-007-024	22353100	8451-007-025	22353100	8451-007-026	22353100



Analysis Details

Data Version: SCAG Regional Travel Demand Model
2016 RTP Base Year 2012

Analysis Methodology: TAZ

Baseline Year: 2022

Project Land Use

Residential:

Single Family DU:

Multifamily DU: 295

Total DUs: 295

Non-Residential:

Office KSF:

Local Serving Retail KSF:

Industrial KSF:

Residential Affordability (percent of all units):

Extremely Low Income: 0 %

Very Low Income: 0 %

Low Income: 0 %

Parking:

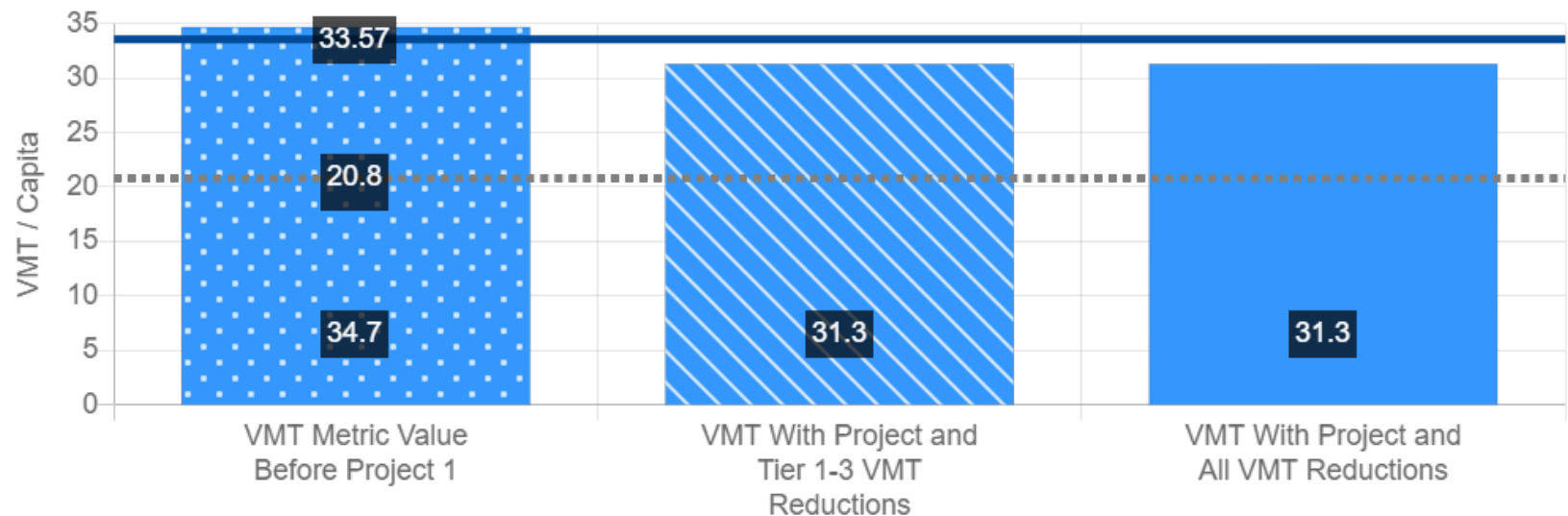
Motor Vehicle Parking:

Bicycle Parking:

Residential Vehicle Miles Traveled (VMT) Screening Results

Land Use Type 1:	Residential
VMT Without Project 1:	Total VMT per Service Population
VMT Baseline Description 1:	Subarea
VMT Baseline Value 1:	39.5
TAZ:	22353100
VMT Threshold Description 1:	-15%
Land Use 1 has been Pre-Screened by the Local Jurisdiction:	N/A

	Without Project	With Project & Tier 1-3 VMT Reductions	With Project & All VMT Reductions
Project Generated Vehicle Miles Traveled (VMT) Rate	34.7	31.3	31.3
Low VMT Screening Analysis	No (Fail)	Yes (Pass)	Yes (Pass)

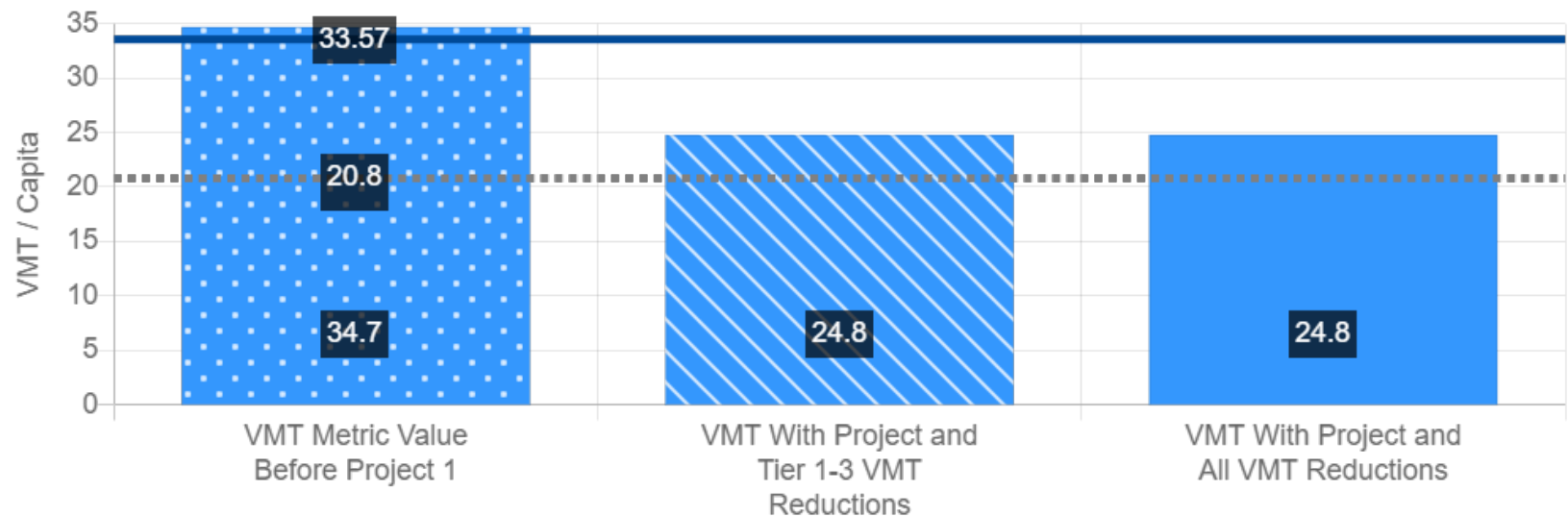


— Land Use 1 Threshold VMT: 33.57 - - - Land Use 1 Max Reduction Possible: 20.8 ■ VMT Values

Residential Vehicle Miles Traveled (VMT) Screening Results

Land Use Type 1:	Residential
VMT Without Project 1:	Total VMT per Service Population
VMT Baseline Description 1:	Subarea
VMT Baseline Value 1:	39.5
TAZ:	22353200
VMT Threshold Description 1:	-15%
Land Use 1 has been Pre-Screened by the Local Jurisdiction:	N/A

	Without Project	With Project & Tier 1-3 VMT Reductions	With Project & All VMT Reductions
Project Generated Vehicle Miles Traveled (VMT) Rate	34.7	24.8	24.8
Low VMT Screening Analysis	No (Fail)	Yes (Pass)	Yes (Pass)



— Land Use 1 Threshold VMT: 33.57 - - - Land Use 1 Max Reduction Possible: 20.8 ■ VMT Values

Tier 1 Project Characteristics

PC01 Increase Residential Density

Existing Residential Density:	19.54
With Project Residential Density:	23.4

Project Details

Timestamp of Analysis: March 03, 2022, 12:02:41 AM

Project Name: Covina MUOD

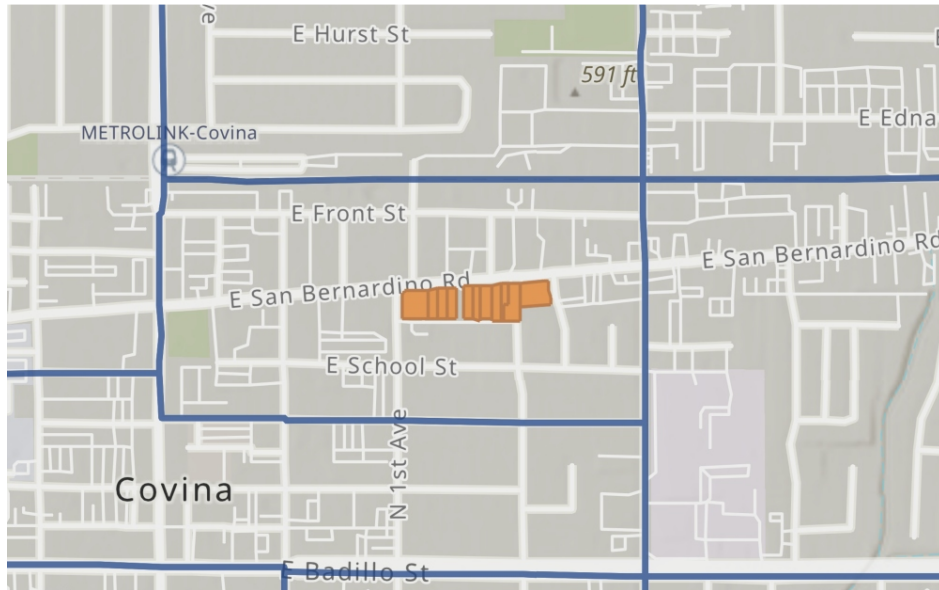
Project Description: Area H

Project Location

jurisdiction:
Covina

apn	TAZ	8430-030-012	22356100	8430-030-027	22356100
8430-030-031	22356100	8430-030-033	22356100	8430-030-034	22356100
8430-030-035	22356100	8430-030-036	22356100	8430-030-037	22356100
8430-030-038	22356100	8430-032-012	22356100	8430-032-016	22356100

Inside a TPA?
Yes (Pass)



Analysis Details

Data Version: SCAG Regional Travel Demand Model
2016 RTP Base Year 2012

Analysis Methodology: TAZ

Baseline Year: 2022

Project Land Use

Residential:

Single Family DU:

Multifamily DU: 54

Total DUs: 54

Non-Residential:

Office KSF:

Local Serving Retail KSF:

Industrial KSF:

Residential Affordability (percent of all units):

Extremely Low Income: 0 %

Very Low Income: 0 %

Low Income: 0 %

Parking:

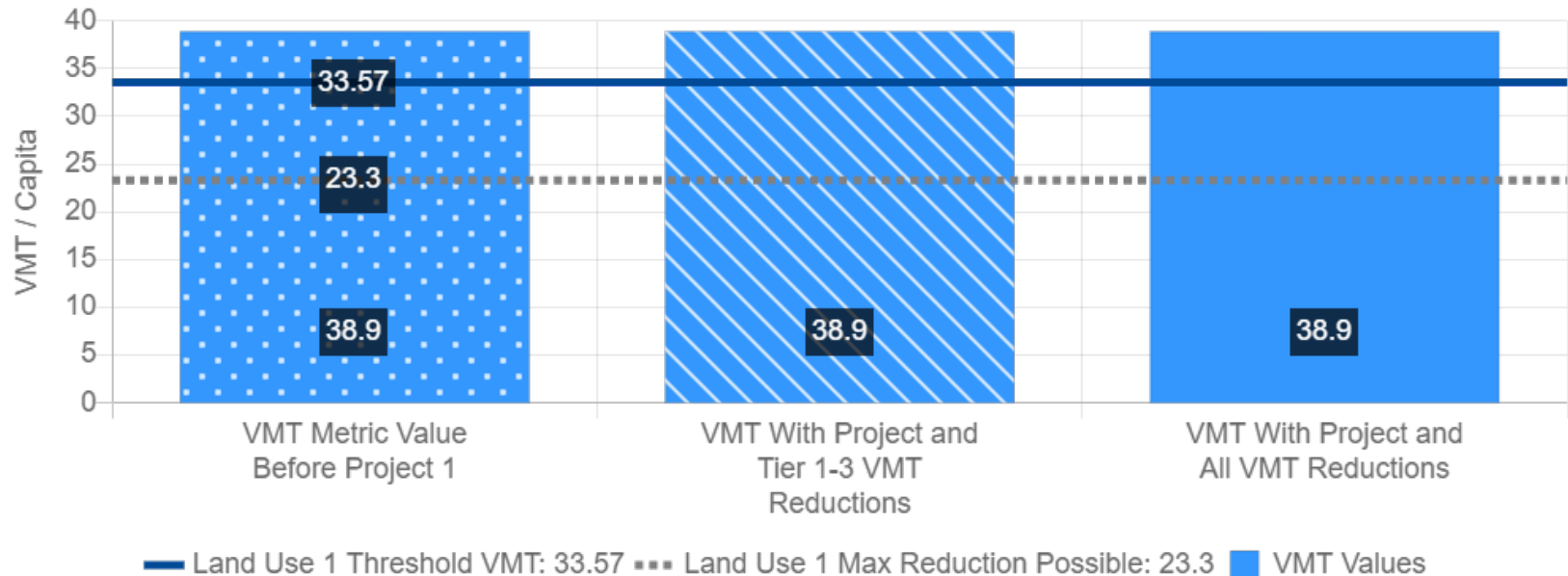
Motor Vehicle Parking:

Bicycle Parking:

Residential Vehicle Miles Traveled (VMT) Screening Results

Land Use Type 1:	Residential
VMT Without Project 1:	Total VMT per Service Population
VMT Baseline Description 1:	Subarea
VMT Baseline Value 1:	39.5
VMT Threshold Description 1:	-15%
Land Use 1 has been Pre-Screened by the Local Jurisdiction:	N/A

	Without Project	With Project & Tier 1-3 VMT Reductions	With Project & All VMT Reductions
Project Generated Vehicle Miles Traveled (VMT) Rate	38.9	38.9	38.9
Low VMT Screening Analysis	No (Fail)	No (Fail)	No (Fail)



Project Details

Timestamp of Analysis: March 03, 2022, 12:05:23 AM

Project Name: Covina MUOD

Project Description: Area I

Project Location

jurisdiction:	apn	TAZ	8430-034-006	22356100	8430-034-024	22356100
Covina	8430-034-028	22356100	8430-034-029	22356100	8430-034-030	22356100

Inside a TPA?

Yes (Pass)



Analysis Details

Data Version: SCAG Regional Travel Demand Model
2016 RTP Base Year 2012

Analysis Methodology: TAZ

Baseline Year: 2022

Project Land Use

Residential:

Single Family DU:

Multifamily DU: 24

Total DUs: 24

Non-Residential:

Office KSF:

Local Serving Retail KSF:

Industrial KSF:

Residential Affordability (percent of all units):

Extremely Low Income: 0 %

Very Low Income: 0 %

Low Income: 0 %

Parking:

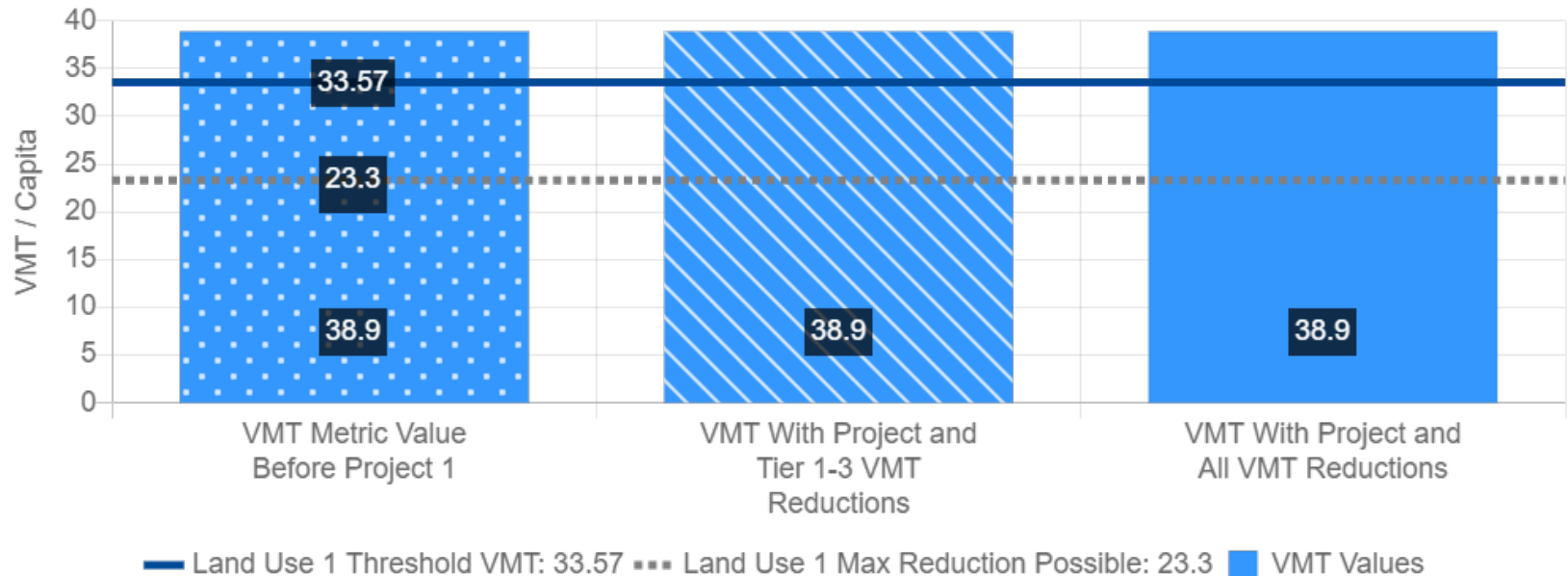
Motor Vehicle Parking:

Bicycle Parking:

Residential Vehicle Miles Traveled (VMT) Screening Results

Land Use Type 1:	Residential
VMT Without Project 1:	Total VMT per Service Population
VMT Baseline Description 1:	Subarea
VMT Baseline Value 1:	39.5
VMT Threshold Description 1:	-15%
Land Use 1 has been Pre-Screened by the Local Jurisdiction:	N/A

	Without Project	With Project & Tier 1-3 VMT Reductions	With Project & All VMT Reductions
Project Generated Vehicle Miles Traveled (VMT) Rate	38.9	38.9	38.9
Low VMT Screening Analysis	No (Fail)	No (Fail)	No (Fail)



Project Details

Timestamp of Analysis: March 03, 2022, 12:10:08 AM

Project Name: Covina MUOD

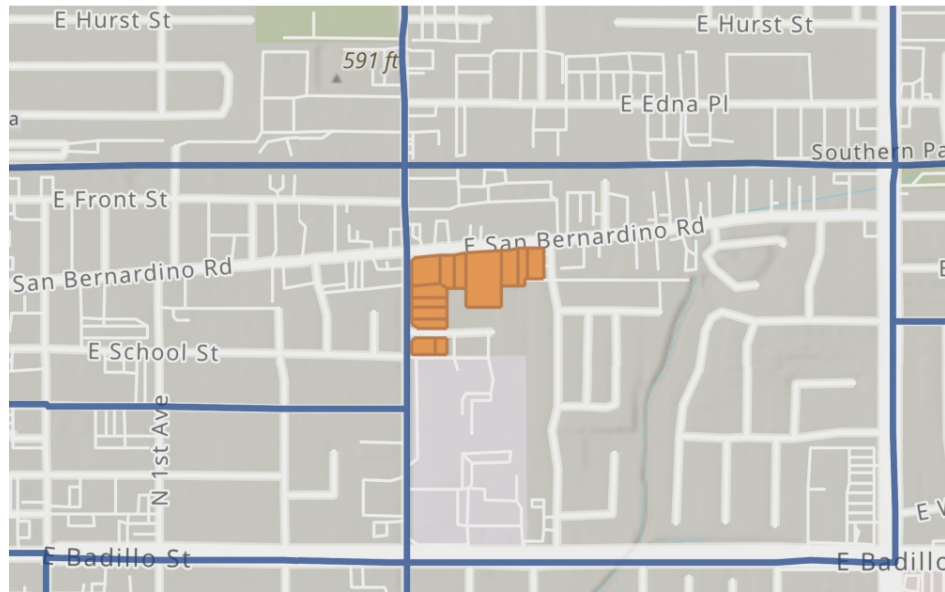
Project Description: Area J

Project Location

jurisdiction:
Covina

apn	TAZ	8429-032-001	22367300	8429-035-001	22367300
8429-035-004	22367300	8429-035-005	22367300	8429-035-006	22367300
8429-035-007	22367300	8429-035-008	22367300	8429-035-009	22367300
8429-035-012	22367300	8429-035-018	22367300	8429-035-019	22367300
8429-035-020	22367300	8429-035-021	22367300		

Inside a TPA?
No (Fail)



Analysis Details

Data Version: SCAG Regional Travel Demand Model
2016 RTP Base Year 2012

Analysis Methodology: TAZ

Baseline Year: 2022

Project Land Use

Residential:

Single Family DU:

Multifamily DU: 90

Total DUs: 90

Non-Residential:

Office KSF:

Local Serving Retail KSF:

Industrial KSF:

Residential Affordability (percent of all units):

Extremely Low Income: 0 %

Very Low Income: 0 %

Low Income: 0 %

Parking:

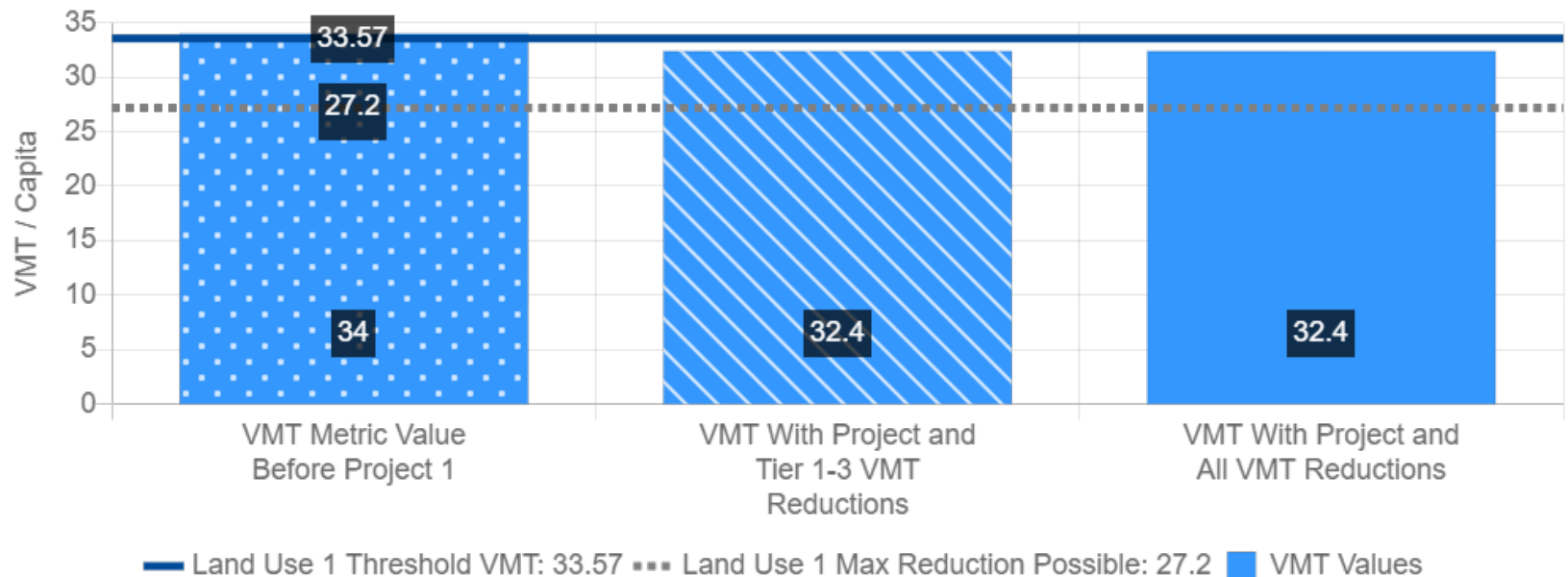
Motor Vehicle Parking:

Bicycle Parking:

Residential Vehicle Miles Traveled (VMT) Screening Results

Land Use Type 1:	Residential
VMT Without Project 1:	Total VMT per Service Population
VMT Baseline Description 1:	Subarea
VMT Baseline Value 1:	39.5
VMT Threshold Description 1:	-15%
Land Use 1 has been Pre-Screened by the Local Jurisdiction:	N/A

	Without Project	With Project & Tier 1-3 VMT Reductions	With Project & All VMT Reductions
Project Generated Vehicle Miles Traveled (VMT) Rate	34	32.4	32.4
Low VMT Screening Analysis	No (Fail)	Yes (Pass)	Yes (Pass)



Tier 1 Project Characteristics

PC01 Increase Residential Density

Existing Residential Density:	8.95
With Project Residential Density:	10.11

Project Details

Timestamp of Analysis: March 03, 2022, 12:15:34 AM

Project Name: Covina MUOD

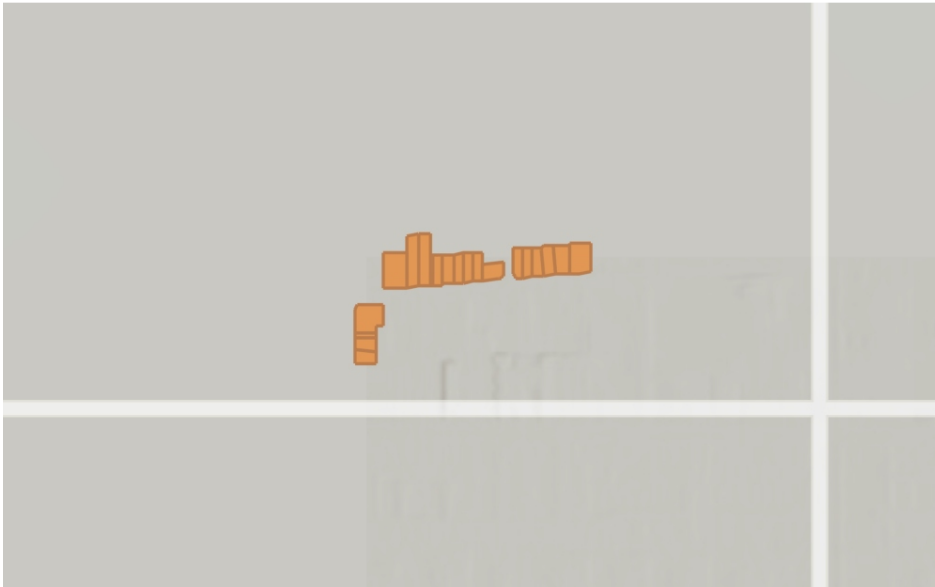
Project Description: Area K

Project Location

jurisdiction:
Covina

Inside a TPA?
Yes (Pass)

apn	TAZ	8434-002-011	22327200	8434-002-013	22327200
8434-002-014	22327200	8434-002-018	22327200	8434-002-021	22327200
8434-002-024	22327200	8434-003-014	22327200	8434-003-015	22327200
8434-003-016	22327200	8434-003-017	22327200	8434-003-018	22327200
8434-003-019	22327200	8434-003-022	22327200	8434-004-020	22327200
8434-004-023	22327200	8434-004-033	22327200	8434-016-010	22327200
8434-016-011	22327200	8434-016-033	22327200	8434-016-037	22327200



Analysis Details

Data Version: SCAG Regional Travel Demand Model
2016 RTP Base Year 2012

Analysis Methodology: TAZ

Baseline Year: 2022

Project Land Use

Residential:

Single Family DU:

Multifamily DU: 95

Total DUs: 95

Non-Residential:

Office KSF:

Local Serving Retail KSF:

Industrial KSF:

Residential Affordability (percent of all units):

Extremely Low Income: 0 %

Very Low Income: 0 %

Low Income: 0 %

Parking:

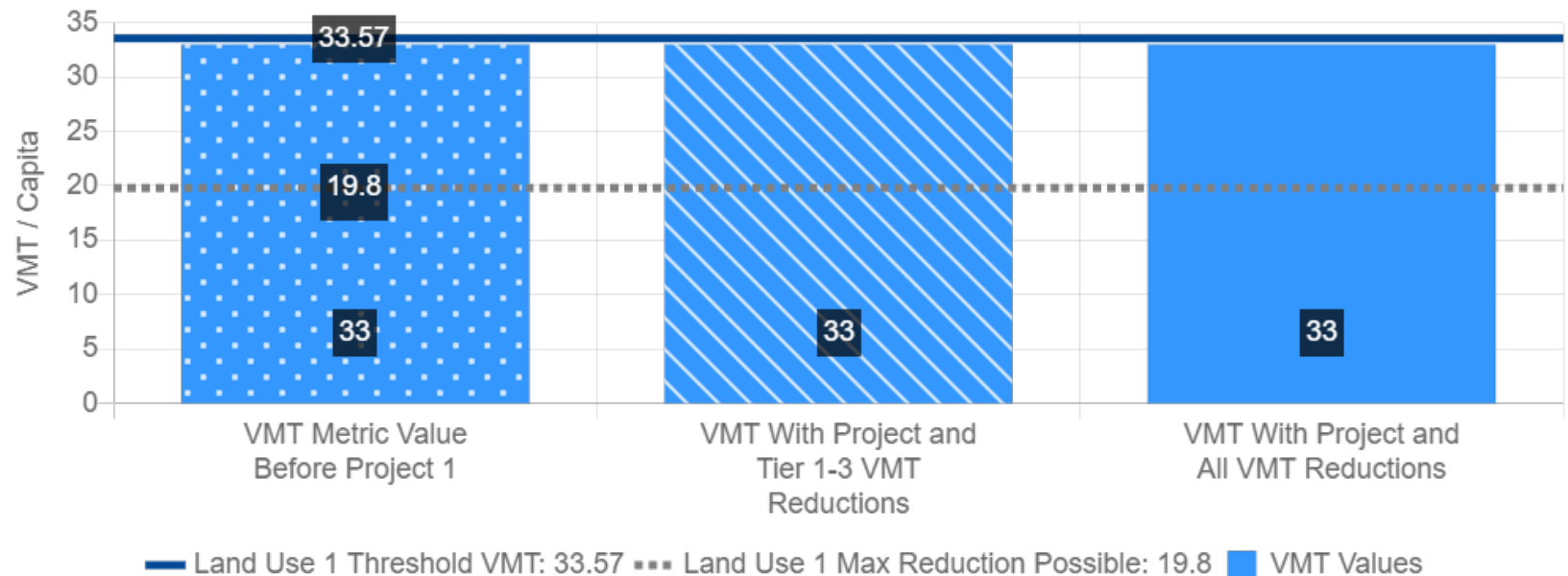
Motor Vehicle Parking:

Bicycle Parking:

Residential Vehicle Miles Traveled (VMT) Screening Results

Land Use Type 1:	Residential
VMT Without Project 1:	Total VMT per Service Population
VMT Baseline Description 1:	Subarea
VMT Baseline Value 1:	39.5
VMT Threshold Description 1:	-15%
Land Use 1 has been Pre-Screened by the Local Jurisdiction:	N/A

	Without Project	With Project & Tier 1-3 VMT Reductions	With Project & All VMT Reductions
Project Generated Vehicle Miles Traveled (VMT) Rate	33	33	33
Low VMT Screening Analysis	Yes (Pass)	Yes (Pass)	Yes (Pass)



Project Details

Timestamp of Analysis: March 03, 2022, 12:18:42 AM

Project Name: Covina MUOD

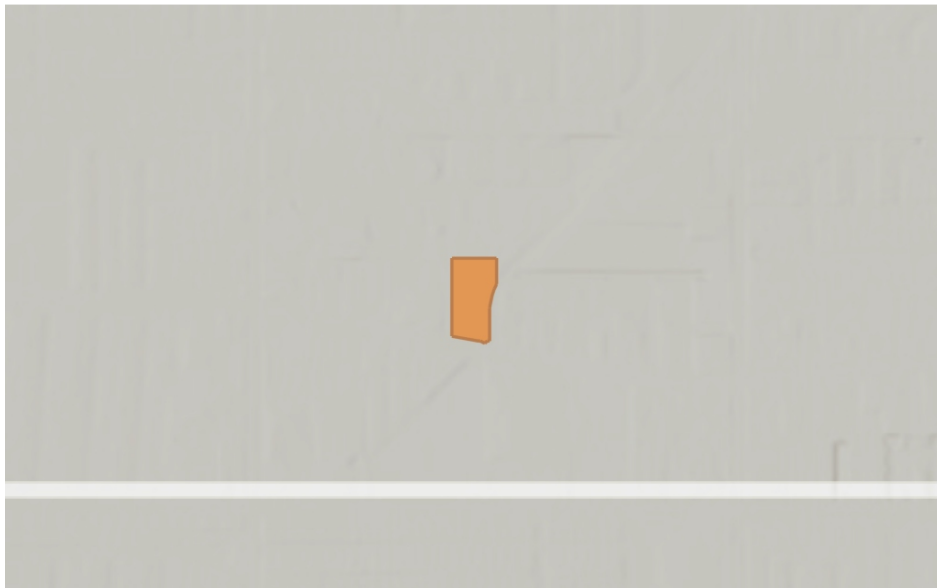
Project Description: Area L

Project Location

jurisdiction:	apn	TAZ
Covina	8434-013-010	22327200

Inside a TPA?

No (Fail)



Analysis Details

Data Version: SCAG Regional Travel Demand Model
2016 RTP Base Year 2012

Analysis Methodology: TAZ

Baseline Year: 2022

Project Land Use

Residential:

Single Family DU:

Multifamily DU: 59

Total DUs: 59

Non-Residential:

Office KSF:

Local Serving Retail KSF:

Industrial KSF:

Residential Affordability (percent of all units):

Extremely Low Income: 0 %

Very Low Income: 0 %

Low Income: 0 %

Parking:

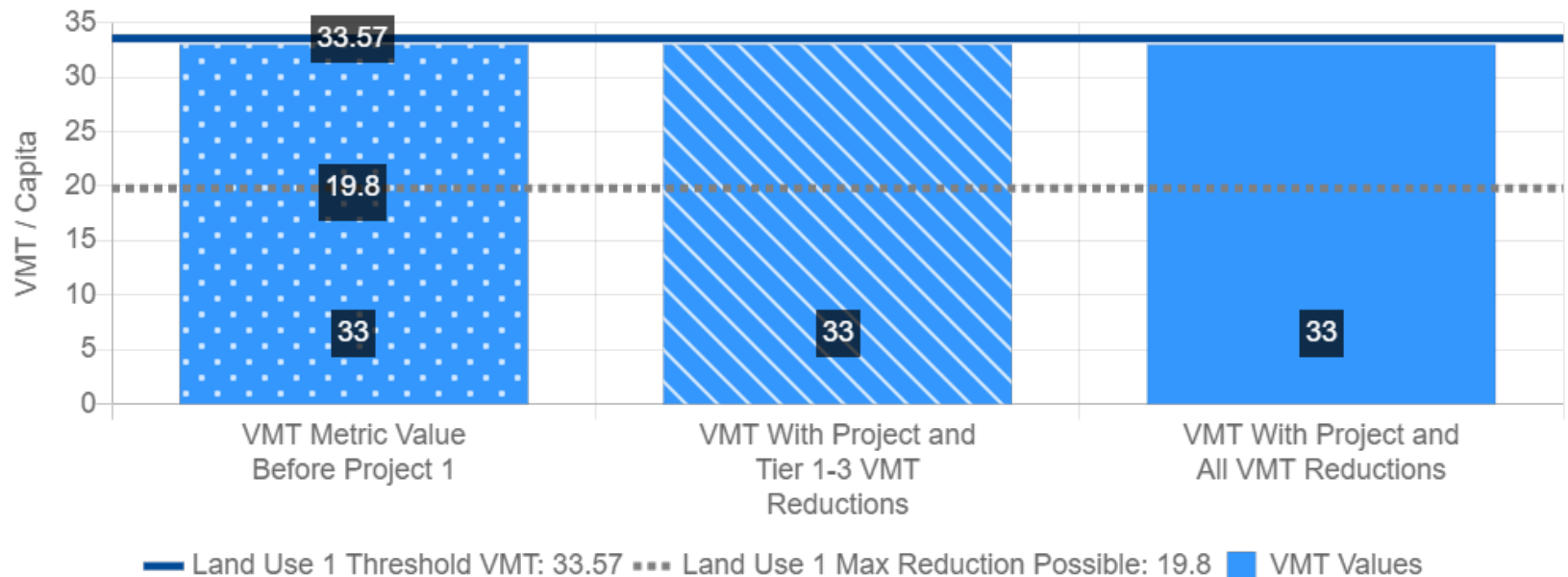
Motor Vehicle Parking:

Bicycle Parking:

Residential Vehicle Miles Traveled (VMT) Screening Results

Land Use Type 1:	Residential
VMT Without Project 1:	Total VMT per Service Population
VMT Baseline Description 1:	Subarea
VMT Baseline Value 1:	39.5
VMT Threshold Description 1:	-15%
Land Use 1 has been Pre-Screened by the Local Jurisdiction:	N/A

	Without Project	With Project & Tier 1-3 VMT Reductions	With Project & All VMT Reductions
Project Generated Vehicle Miles Traveled (VMT) Rate	33	33	33
Low VMT Screening Analysis	Yes (Pass)	Yes (Pass)	Yes (Pass)



Project Details

Timestamp of Analysis: March 03, 2022, 12:25:17 AM

Project Name: Covina MUOD

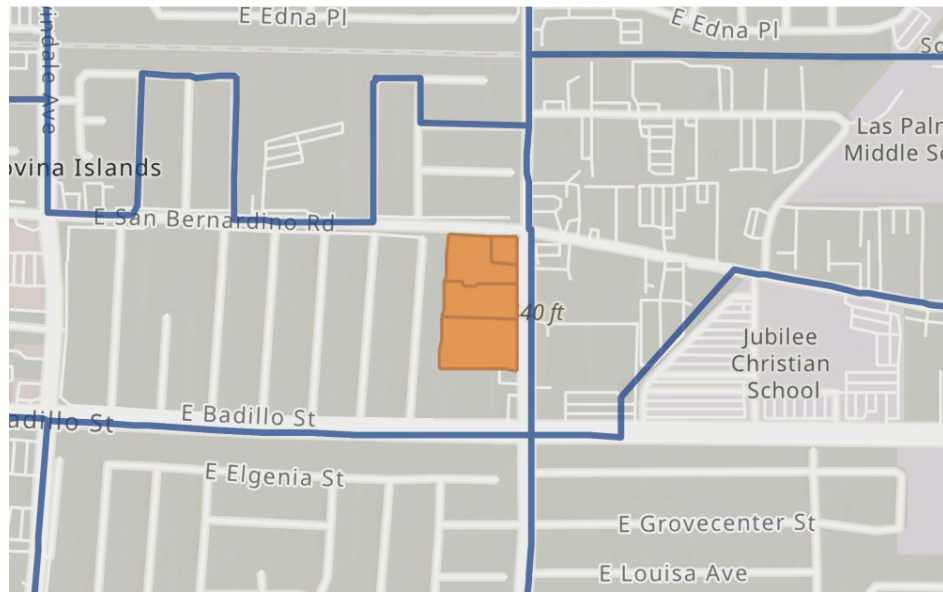
Project Description: Area M

Project Location

jurisdiction:	apn	TAZ	8435-033-017	22311200	8435-033-023	22311200
Covina	8435-033-024	22311200	8435-033-028	22311200		

Inside a TPA?

No (Fail)



Analysis Details

Data Version: SCAG Regional Travel Demand Model
2016 RTP Base Year 2012

Analysis Methodology: TAZ

Baseline Year: 2022

Project Land Use

Residential:

Single Family DU:

Multifamily DU: 123

Total DUs: 123

Non-Residential:

Office KSF:

Local Serving Retail KSF:

Industrial KSF:

Residential Affordability (percent of all units):

Extremely Low Income: 0 %

Very Low Income: 0 %

Low Income: 0 %

Parking:

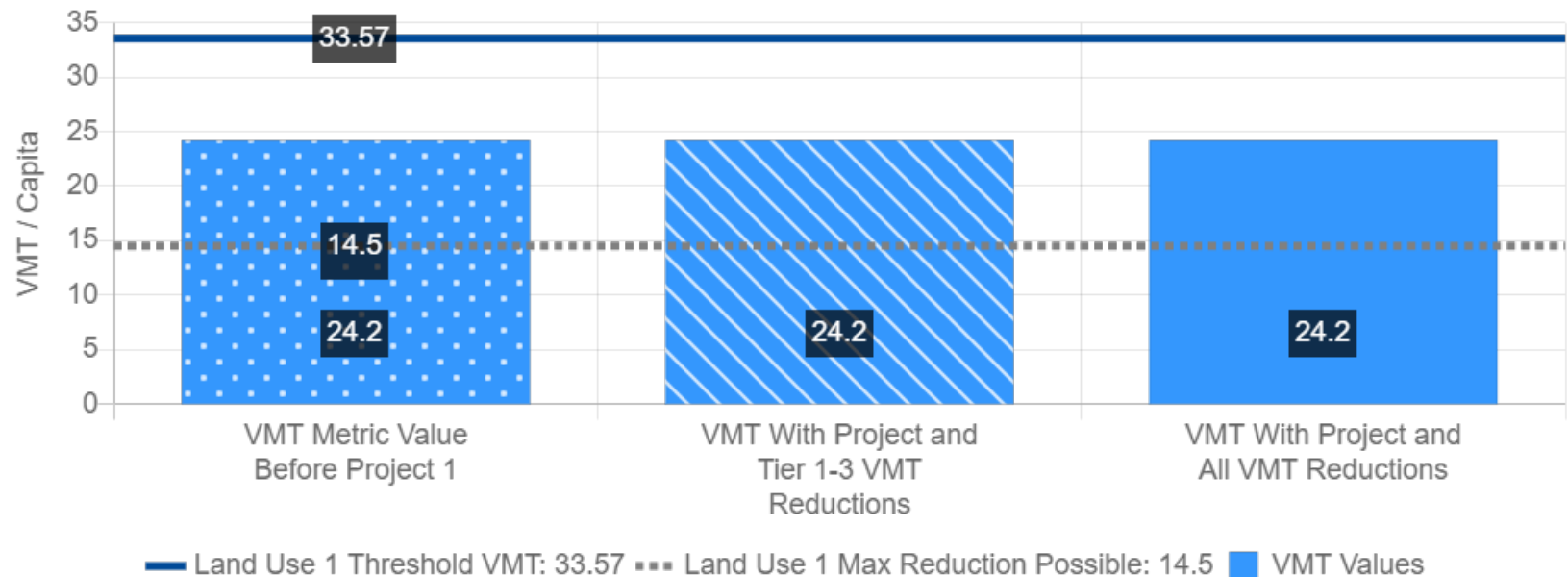
Motor Vehicle Parking:

Bicycle Parking:

Residential Vehicle Miles Traveled (VMT) Screening Results

Land Use Type 1:	Residential
VMT Without Project 1:	Total VMT per Service Population
VMT Baseline Description 1:	Subarea
VMT Baseline Value 1:	39.5
VMT Threshold Description 1:	-15%
Land Use 1 has been Pre-Screened by the Local Jurisdiction:	N/A

	Without Project	With Project & Tier 1-3 VMT Reductions	With Project & All VMT Reductions
Project Generated Vehicle Miles Traveled (VMT) Rate	24.2	24.2	24.2
Low VMT Screening Analysis	Yes (Pass)	Yes (Pass)	Yes (Pass)



Appendix E

Tribal Consultation Supporting Documentation





CITY OF COVINA

125 East College Street • Covina, CA 91723-2199

www.covinaca.gov

(626) 384-5400

March 29, 2022

Andrew Salas, Chairperson
Gabrielino Band of Mission Indian-Kish Nation
P.O. Box 393
Covina, CA 91723

Re: Formal Notification of City of Covina's Mixed-Use Overlay District Project Pursuant to Assembly Bill 52

Dear Mr. Andrew Salas:

The City of Covina (City) is contacting you in compliance with the California Assembly Bill (AB) 52 (including the California Public Resources Code Section 21080.3.1) because you are listed as the contact person in a tribal request for notice of proposed projects in this geographic area for which the City is the lead agency in compliance with the California Environmental Quality Act.

The City proposes the addition of a new chapter of mixed-use overlay regulations to the City's Zoning Code, as well as amending the City's Official Zoning Map through the addition of a mixed-use overlay district (MUOD) to various sites located in 141 parcels within 13 Project Areas throughout the City (excluding the Covina Town Center Specific Plan) within the San Gabriel Valley of Los Angeles County (**Figures 1 and 2**). The purpose of the MUOD is to guide and regulate future mixed-use development under the policies and objectives of the Mixed-Use land use category as established in the City's General Plan. The total acreage for the parcels is approximately 74.83. The existing site conditions of the 13 Project Areas consist of developed lots generally comprising of commercial uses, asphalt surface parking lots, and ornamental landscaping and trees.

If you wish to initiate formal consultation under AB 52, the deadline to request consultation with the City is set by State law [California Public Resources Code Section 21080.3.1(d)] and requires that you send a written request for consultation to the address below within 30 days of the receipt of this notice. Please send written responses for the proposed project to:

Nancy Fong, AICP
Community Development Consultant
City of Covina
125 E College Street
Covina, CA 91723

If you do not wish to initiate formal consultation on this proposed project, no response to this notice is needed. If you do not wish to formally consult under AB 52 on this proposed project, you may participate in the California Environmental Quality Act process for this project on any issue of concern as an interested California Native American tribe, person, citizen, or member of the public.

If you have any questions, please feel free to contact me at 626-384-5463 or email address at nfong@covinaca.gov.

Sincerely,

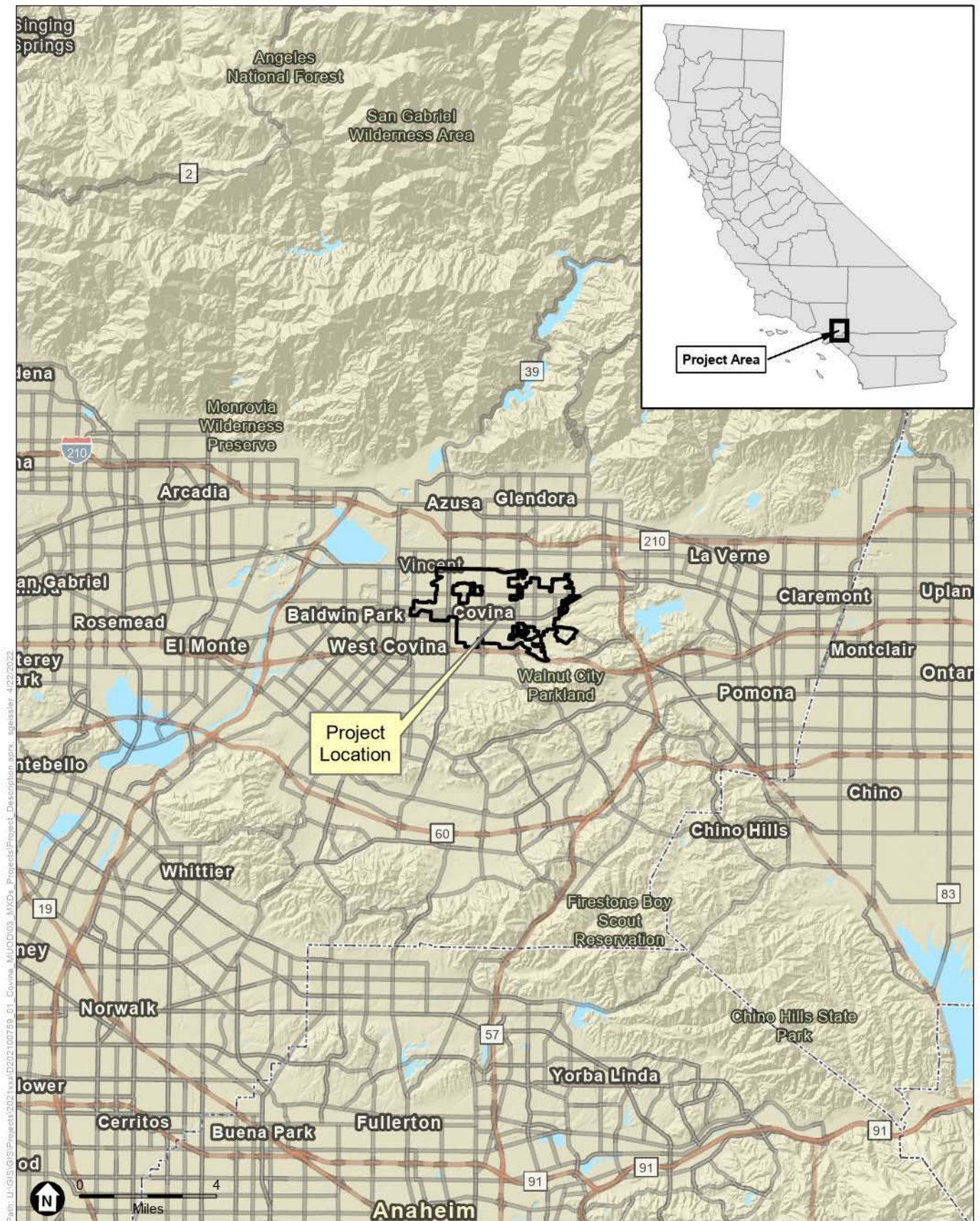


Nancy Fong, AICP
Community Development Consultant

Enclosures:

Figure 1: Regional Location Map

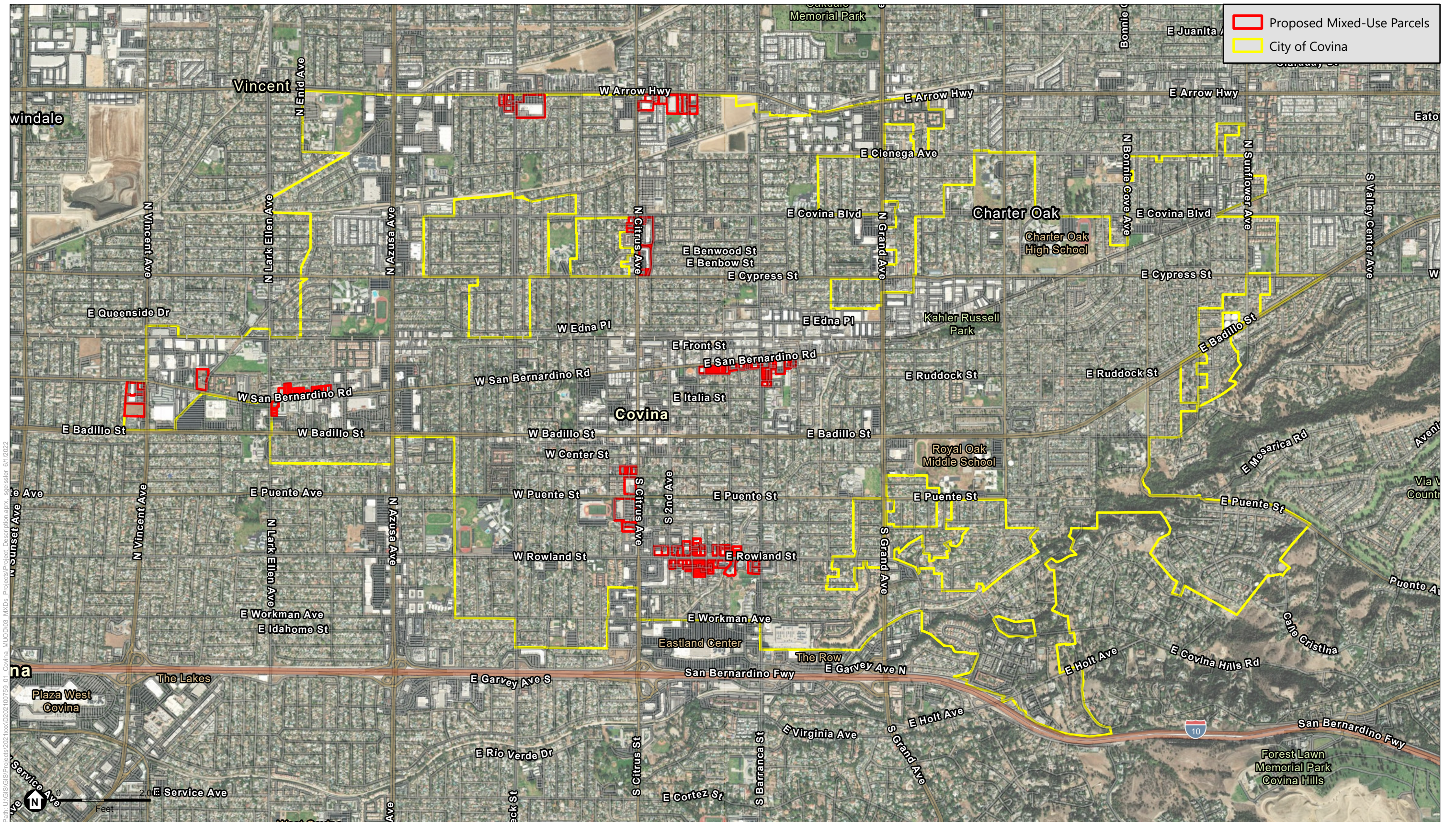
Figure 2: Local Vicinity Map



SOURCE: ESRI

City of Covina's Mixed-Use Overlay District Project

Figure 1
Regional Location Map



SOURCE: Mapbox, 2021

City of Covina's Mixed-Use Overlay District Project

Figure 2
Local Vicinity Map

Fatima Clark

From: Brian Allee
Sent: Tuesday, April 5, 2022 10:18 AM
To: Fatima Clark; Candace Ehringer
Subject: FW: Early Consultation per AB 52
Attachments: AB 52_ Covina MUOD_03-29-22 consultation request ltr.pdf

Please see below for your records and for you to save in the folder. Thanks.

Brian J. Allee

Managing Associate

ESA | Environmental Science Associates

949.870.1536 direct

559.901.7985 mobile

From: Nancy Fong <NFong@covinaca.gov>
Sent: Tuesday, April 5, 2022 10:11 AM
To: Brian Allee <BAllee@esassoc.com>
Subject: FW: Early Consultation per AB 52

Hi Brian,

FYI and for your record. I did not send the SB 18 letter of request because there is no general plan amendment. Thanks.

Nancy

From: Gabrieleno Administration <admin@gabrielenoindians.org>
Sent: Monday, April 4, 2022 2:54 PM
To: Nancy Fong <NFong@covinaca.gov>
Subject: Re: Early Consultation per AB 52

Hello Nancy

Thank you for your email. If there isn't going to be any ground disturbance taking place there will be no need for consultation. However we ask that you please notify us in the future if there will be ground disturbance occurring.

Thank you

Brandy Salas

Admin Specialist
Gabrieleno Band of Mission Indians - Kizh Nation
PO Box 393
Covina, CA 91723
Office: 844-390-0787
website: www.gabrielenoindians.org



The region where Gabrieleno culture thrived for more than eight centuries encompassed most of Los Angeles County, more than half of Orange County and portions of Riverside and San Bernardino counties. It was the labor of the Gabrieleno who built the missions, ranchos and the pueblos of Los Angeles. They were trained in the trades, and they did the construction and maintenance, as well as the farming and managing of herds of livestock. "The Gabrieleno are the ones who did all this work, and they really are the foundation of the early economy of the Los Angeles area ". "That's a contribution that Los Angeles has not recognized--the fact that in its early decades, without the Gabrieleno, the community simply would not have survived."

On Mon, Apr 4, 2022 at 9:19 AM Nancy Fong <NFong@covina.ca.gov> wrote:

Good morning,

There will not be any ground disturbances. However, Kizh Nation may provide comments indicating that any future physical development or redevelopment of the sites will require compliance with AB 52.

Nancy

From: Gabrieleno Administration <admin@gabrielenoindians.org>

Sent: Thursday, March 31, 2022 3:18 PM

To: Nancy Fong <NFong@covina.ca.gov>

Subject: Re: Early Consultation per AB 52

Hello Nancy

Thank you for your email. Will there be any type of Ground disturbances taking place?

Admin Specialist
Gabrieleno Band of Mission Indians - Kizh Nation
PO Box 393
Covina, CA 91723

Office: 844-390-0787

website: www.gabrielenoindians.org



The region where Gabrieleno culture thrived for more than eight centuries encompassed most of Los Angeles County, more than half of Orange County and portions of Riverside and San Bernardino counties. It was the labor of the Gabrieleno who built the missions, ranchos and the pueblos of Los Angeles. They were trained in the trades, and they did the construction and maintenance, as well as the farming and managing of herds of livestock. "The Gabrieleno are the ones who did all this work, and they really are the foundation of the early economy of the Los Angeles area ". "That's a contribution that Los Angeles has not recognized--the fact that in its early decades, without the Gabrieleno, the community simply would not have survived."

On Wed, Mar 30, 2022 at 3:41 PM Nancy Fong <NFong@covinaca.gov> wrote:

Hi Andy,

Attached is a letter of request for early consultation for establishing a new Mixed-Use Overlay Regulations for the Zoning Code and Zone Changes for 141 parcels by adding the Mixed-Use Overlay District to the underlying Commercial or industrial zoned properties. The purpose of the proposed Mixed-Use Overlay regulations and related Zone Changes is to meet the Housing Element RHNA numbers. The 141 parcels we have selected to receive the proposed Mixed-Use Overlay Zone are all developed with buildings and parking areas except for one parcel. We are hoping for repurposing and redeveloping these parcels sometime in the future. There is absolutely no disturbances of the ground for these selected 141 parcels. If and when there is a future development project in those Mixed-Use Overlay zoned properties, additional early consultation will be required per AB 52.

Please let us know whether your tribe request a consultation and if so please provide us with your written comments. If you have any questions, please feel free to call me at 626-384-5463 or mobile at 909-856-0307. Thanks.

Sincerely,

Nancy



Nancy Fong, AICP | Community Development Consultant

Community Development | 125 E. College Street | Covina, CA 91723

(626) 384-5463 | Email: nfong@covinaca.gov | www.covinaca.gov

Go Green! Please consider the environment before printing this email.

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