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**TUSCANA VILLAGE SPECIFIC PLAN
AIR QUALITY IMPACT ANALYSIS
CITY OF ONTARIO, CALIFORNIA**

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TUSCANA VILLAGE SPECIFIC PLAN

AIR QUALITY IMPACT ANALYSIS

CITY OF ONTARIO, CALIFORNIA

1.0 EXECUTIVE SUMMARY

1.1 Introduction

The purpose of this air quality impact analysis is to evaluate the development of the Tuscana Village Specific Plan (project) from an air quality standpoint (i.e. construction and operations). The project will provide for the development on the 44-acre site located in the City of Ontario in San Bernardino County, California. Specifically, the project will be bounded by State Route 60 (SR-60) on the north, Milliken (also known as Hamner) Avenue on the east and Riverside Drive to the south.

The project area is comprised of properties which are currently owned by three different entities:

- Katelaris – approximately 20 acres in the northwest quadrant of the intersection of Milliken (Hamner) Avenue – Riverside Drive, of which 8 acres are proposed to be sold to Pelican Homes for residential development;
- Galleano – approximately 16 acres south of SR-60; and
- Riboli – approximately 12 acres west of Milliken (Hamner) Avenue, south of Hartford Street.

The project proposes the construction of a pedestrian-oriented urban village mixed-use development which would provide commercial, business park (office) and residential land uses on these four properties. At buildout, the project would allow for development of just less than 948,000 square feet of commercial retail and office land uses and up to 200 residential units (apartments).

The project will take access from Milliken (Hamner) Avenue and Riverside Drive and is proposed to be developed in two phases of development, as follows.

Phase I (Opening Year):

Phase I will include the development of 200 residential units, along with 9,000 square feet of general retail; 2,250 square feet of fast-food restaurants; 11,026 square feet of restauranttype uses (including an event hall and brewery); 2,000 square feet of office; and 110,380 square feet of *interim* uses including a 5,000-square foot nursery sales area as well as a seasonal sales/farmer's market area, a multi-function courtyard, and an educational gardens/ growing/petting zoo area on the Katelaris property, with a completion date in 2012 (Opening Year (2012)).

Project (Specific Plan) Buildout:

Specific Plan buildout, which has an unspecified completion date, is proposed to include:

- The redevelopment of the Katelaris property's interim land uses to allow for the following *additional* land uses: 18,000 square feet of retail; 67,000 square feet of office; and 3,500 square feet of fast food restaurant uses;
- Up to a combination of 90,101 square feet of general retail and 450,506 square feet of office land uses on the Galleano property; and
- Up to a combination of 48,127 square feet of general retail and 242,821 square feet of office land uses on the Riboli property.

1.2 Summary of Findings

The results of the analysis indicate that during short-term construction activity, the project will exceed the regional pollutant thresholds established by the South Coast Air Quality Management District (SCAQMD) for emissions of VOCs. However, emissions resulting from short-term construction activity will not exceed the localized pollutant thresholds established by the SCAQMD after mitigation.

For long-term operational activities, the project will exceed the regional pollutant thresholds established by the SCAQMD during Phase I for NO_x and during project buildout for VOCs, NO_x,

and PM10. The project will not result in a significant localized CO “hotspot” from project-generated traffic.

Criteria pollutant emissions associated with buildout of the City’s General Plan were identified as a significant and unavoidable impact of the General Plan. In adopting the General Plan and associated EIR, the City was required to prepare a statement of facts and findings to identify the specific legal, social, technological, or other benefits of the General Plan update that would outweigh this unavoidable adverse impact and render it “acceptable.” Because the Project’s land use intensity and trip generation are both consistent with and reflected in the adopted Ontario General Plan, no additional impact beyond that identified in the Ontario General Plan EIR would occur based on Project development.

1.3 Standard Regulatory Requirements / Best Available Control Measures (BACMs)

The project is required to comply with the following regulatory requirements and best available control measures.

SCAQMD Rules that are currently applicable during construction activity for this project include but are not limited to: Rule 1113 (Architectural Coatings); Rule 431.2 (Low Sulfur Fuel); Rule 403 (Fugitive Dust); and Rule 1186 / 1186.1 (Street Sweepers).

The specific Rule 403 regulatory requirements that are applicable to this project are as follows:

- All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.
- The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the project are watered at least three times daily. Watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the mid-morning, afternoon, and after work is done for the day.

- The contractor shall ensure that traffic speeds on unpaved roads and project site areas are reduced to 15 miles per hour or less to reduce PM10 and PM2.5 fugitive dust haul road emissions.

1.4 Mitigation Measures – The Ontario Plan EIR

The project is required to comply with the following mitigation measures available from The Ontario Plan Environmental Impact Report (TOP EIR).

Mitigation Measure Air-1: The project shall require construction equipment rated by the United States Environmental Protection Agency as having Tier 3 or higher exhaust emission limits.

Mitigation Measure Air-2: The project shall require Super-Compliant VOC paints for coating of architectural surfaces whenever possible. A List of Super-Compliant architectural coating manufacturers can be found on the South Coast Air Quality Management District's website at: http://www.aqmd.gov/prdas/brochures/Super-Compliant_AIM.pdf.

1.5 Additional Applicable Mitigation Measures related to Greenhouse Gas Emissions Reduction

The following mitigation measures, although aimed at reducing greenhouse gas emissions, would also result in a reduction of air quality emissions related to the proposed project.

Mitigation Measure GG-1: *The following measures shall be incorporated as conditions of Project approval, and shall be incorporated in all Project plans, specifications and contract documents:*

- *To reduce solid waste generation associated with Project construction activities, a plan to reduce waste by recycling and/or salvaging nonhazardous construction and demolition debris shall be submitted and approved by the City of Ontario prior to the issuance of construction permits*
- *The Project shall connect with and utilize reclaimed (recycled) water, provided it is available from the IEUA's reclaimed water system, for the irrigation of Project landscaping;*

- *All new landscaping irrigation systems installed by the Project shall be automated, high efficiency systems to reduce water use, including bubbler irrigation, low-angle and/or low-flow spray heads, moisture sensors, or the equivalent;*
- *The Project shall provide safe and convenient access for pedestrians and bicyclists to, across, and along the Project site's circulation system;*
- *The Project shall provide vehicle access to properly wired outdoor receptacles to accommodate zero emission vehicles (ZEV) and/or plug-in electric hybrids (PHEV) or the equivalent;*
- *The Project's commercial/retail components shall provide priority parking for electric vehicles and vehicles using alternative fuels;*
- *The Project shall provide vehicle access to properly wired outdoor receptacles to accommodate zero emission vehicles (ZEV) and/or plug-in electric hybrids (PHEV) or the equivalent;*
- *The Project shall provide outdoor electrical outlets on buildings to support the use, where practical, of electric lawn and garden equipment, and other tools that would otherwise be run with small gas engines or portable generators.*
- *The Project shall, where feasible, incorporate passive solar design features, such as daylighting, and passive solar heating.*

Mitigation Measure GG-2: *Buildings shall surpass incumbent California Title 24 Energy Efficiency performance standards by a minimum of 20 percent for water heating and space heating and cooling. Verification of increased energy efficiencies shall be documented in Title 24 Compliance Reports provided by the Applicant, and reviewed and approved by the City prior to the issuance of the first building permit. Any combination of the following design features may be used to fulfill this mitigation measure provided that the total increase in efficiency meets or exceeds 20 percent:*

- *Site buildings to take advantage of shade, prevailing winds, landscaping, and sun screening, to reduce energy required for cooling;*

- *Increase in insulation such that heat transfer and thermal bridging is minimized;*
- *Limit air leakage through the structure or within the heating and cooling distribution system to minimize energy consumption;*
- *Incorporate dual-paned or other energy efficient windows;*
- *Incorporate energy efficient space heating and cooling equipment;*
- *Interior and exterior energy efficient lighting which exceeds the California Title 24 Energy Efficiency performance standards shall be installed, as deemed acceptable by the City of Ontario;*
- *Automatic devices to turn off lights when they are not needed shall be implemented in all non-residential development;*
- *To the extent that they are compatible with landscaping guidelines established by the Tuscana Village Specific Plan and the City of Ontario, shade producing trees, particularly those that shade buildings and paved surfaces such as streets and parking lots and buildings shall be planted at the Project site;*
- *Paint and surface color palette for the Project shall emphasize light and off-white colors which will reflect heat away from the buildings;*
- *Cool roofs and pavement shall be utilized, where appropriate, in all of the Project's nonresidential development;*
- *All buildings shall be designed to accommodate renewable energy sources, such as photovoltaic solar electricity systems, appropriate to their architectural design.*

Mitigation Measure GG-3: *In addition to the preceding requirements of Mitigation Measures GG-1 and GG-2, the following measures shall be incorporated as conditions of approval for the Project's Phase II, Office Park development, and shall be incorporated in all Project plans, specifications and contract documents:*

- *The Project shall provide on-site, secure and weatherproof bicycle storage/parking consistent with City of Ontario requirements;*
- *The Project shall provide safe and convenient pedestrian and bicycle connections to surrounding areas, consistent with provisions of the Ontario Development Code. Location and configurations of proposed pedestrian and bicycle connections are subject to review and approval by the City. Prior to Final Site Plan approval, pedestrian and bicycle connections shall be indicated on the Project Site Plan; and*
- *The Project shall provide preferential parking for carpools and vanpool. Locations and configurations of proposed preferential parking for carpools and vanpools are subject to review and approval by the City. Prior to Final Site Plan approval, preferential parking for carpools and vanpools shall be delineated on the Project Site Plan.*

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2.0 INTRODUCTION

2.1 Purpose of Report

The purpose of this report is to evaluate the air quality impacts resulting from the proposed project. This initial section of the air quality impact analysis report describes the project and summarizes regional air basin, physiographic, and climatic conditions. Subsequent sections of the report describe the existing air quality setting for the study area, evaluate the project air quality impacts, and present recommended emissions reduction measures that should be implemented in conjunction with the proposed project.

2.2 Project Description

The project will provide for the development on the 44-acre site located in the City of Ontario in San Bernardino County, California. Specifically, the project will be bounded by State Route 60 (SR-60) on the north, Milliken (also known as Hamner) Avenue on the east and Riverside Drive to the south. The location of the Project is provided on Exhibit 2-A.

The project area is comprised of properties which are currently owned by three different entities:

- Katelaris – approximately 20 acres in the northwest quadrant of the intersection of Milliken (Hamner) Avenue – Riverside Drive, of which 8 acres are proposed to be sold to Pelican Homes for residential development;
- Galleano – approximately 16 acres south of SR-60; and
- Riboli – approximately 12 acres west of Milliken (Hamner) Avenue, south of Hartford Street.

The site plans for the parcels to be developed by Pelican Homes and Phase I (interim land uses) of the Katelaris property are shown on Exhibit 2-B. It is assumed that the Pelican Homes and initial Katelaris development will be completed in 2012. A concept

plan for the redevelopment of the interim uses on the Katelaris property for buildout analysis is provided in Appendix X, though there is no specific date for this further development. No detailed site plans are provided for the Galleano and Riboli parcels.

The project proposes the construction of a pedestrian-oriented urban village mixed-use development which would provide commercial, business park (office) and residential land uses on these four properties. At buildout, the project would allow for development of just less than 948,000 square feet of commercial retail and office land uses and up to 200 residential units (apartments).

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- Up to a combination of 90,101 square feet of general retail and 450,506 square feet of office land uses on the Galleano property; and
- Up to a combination of 48,127 square feet of general retail and 242,821 square feet of office land uses on the Riboli property.

Table 2-1 provides a summary of the land uses assumed for the purposes of this analysis, based on the site plans provided by the Project applicant and the Tuscana Village Specific Plan prepared by Applied Planning, Inc., April 2011.

TABLE 2-1
TUSCANA VILLAGE SPECIFIC PLAN LAND USES ⁽¹⁾

Parcel	Land Use	Size	Units
PHASE I			
Pelican Homes Parcel	Apartments	200	dus ⁽²⁾
Katelaris Parcel (Interim Plan)	Office	2,000	s.f. ⁽³⁾
	Retail	9,000	s.f.
	Fast-Food with Drive-Thru	2,250	s.f.
	Restaurant (Including Event and Brewery)	11,026	s.f.
	Nursery	5,000	s.f.
	Growing Area/Seasonal Sales/Multi-Function Courtyard/Petting Zoo (4)	8,901	s.f.
	Car Wash (gas w/convenience store and car wash)	12	fueling positions ⁽⁵⁾
BUILDOUT (Total)			
Pelican Homes Parcel	Apartments	200	dus ⁽²⁾
Katelaris Parcel (Interim Plan)	Office	69,000	s.f. ⁽³⁾
	Retail	27,000	s.f.
	Fast-Food with Drive-Thru	5,750	s.f.
	Restaurant (Including Event and Brewery)	11,026	s.f.
	Car Wash (gas w/convenience store and car wash)	12	fueling positions ⁽⁵⁾
Galleano Parcel	Business Park (Office)	45,506	s.f.
	Retail	90,101	s.f.
Riboli Parcel	Business Park (Office)	242,821	s.f.
	Retail	48,127	s.f.

(1)Source: *Tuscana Village Specific Plan Project*, April 2011, Applied Planning, Inc.

(2) dus – dwelling units

(3) s.f. – square feet

(4) Interim land use – to be redeveloped after Opening Year

(5) Fueling positions assumed for trip generation; up to 3,500 square feet for convenience store building area

EXHIBIT 2-A
LOCATION MAP

EXHIBIT 2-B
SITE PLAN

3.0 EXISTING CONDITIONS

3.1 South Coast Air Basin (SCAB)

The project site is located in the SCAB within the jurisdiction of SCAQMD. The SCAQMD was created by the 1977 Lewis-Presley Air Quality Management Act, which merged four county air pollution control bodies into one regional district. Under the Act, the SCAQMD is responsible for bringing air quality in areas under its jurisdiction into conformity with federal and state air quality standards. The SCAQMD has jurisdiction over an area of approximately 10,743 square miles, consisting of the four-county Basin (Orange County and the non-desert portions of Los Angeles, Riverside and San Bernardino Counties), and the Riverside County portions of the Salton Sea Air Basin and Mojave Desert Air Basin.

The SCAB is bound by the Pacific Ocean to the west and the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east. The Los Angeles County portion of the Mojave Desert Air Basin is bound by the San Gabriel Mountains to the south and west, the Los Angeles / Kern County border to the north, and the Los Angeles / San Bernardino County border to the east. The Riverside County portion of the Salton Sea Air Basin is bound by the San Jacinto Mountains in the west and spans eastward up to the Palo Verde Valley. The federal non-attainment area known as the Coachella Valley Planning Area is a subregion of the Riverside County and Salton Sea Air Basin that is bound by the San Jacinto Mountains to the west and the eastern boundary of the Coachella Valley to the east and is under the jurisdiction of the SCAQMD.

3.2 Regional Climate

The City of Ontario is in an area where pollutants generated in coastal portions and the more urbanized areas of the Los Angeles basin undergo photochemical reactions and then move inland across the City and the project site during the daily sea breeze cycle. The resulting smog at times gives western San Bernardino County some of the worst air quality in all of California. Fortunately, significant air quality improvement in the last decade suggests that healthful air quality may be attained despite the limited regional meteorological dispersion in the area.

The regional climate significantly influences the air quality in the SCAB. In addition, the temperature, wind, humidity, precipitation, and amount of sunshine influence the air quality.

The annual average temperatures throughout the South Coast Air Basin vary from the low to middle 60s (degrees Fahrenheit). Due to a decreased marine influence, the eastern portion of the SCAB shows greater variability in average annual minimum and maximum temperatures. January is the coldest month throughout the SCAB, with average minimum temperatures of 47°F in downtown Los Angeles and 36°F in San Bernardino. All portions of the SCAB have recorded maximum temperatures above 100°F.

Although the climate of the SCAB can be characterized as semi-arid, the air near the land surface is quite moist on most days because of the presence of a marine layer. This shallow layer of sea air is an important modifier of SCAB climate. Humidity restricts visibility in the SCAB, and the conversion of sulfur dioxide to sulfates is heightened in air with high relative humidity. The marine layer provides an environment for that conversion process, especially during the spring and summer months. The annual average relative humidity within the SCAB is 71 percent along the coast and 59 percent inland. Since the ocean effect is dominant, periods of heavy early morning fog are frequent and low stratus clouds are a characteristic feature. It should be noted that these effects decrease with distance from the coast.

More than 90 percent of the SCAB's rainfall occurs from November through April. The annual average rainfall varies from approximately nine inches in Riverside to fourteen inches in downtown Los Angeles. Monthly and yearly rainfall totals are extremely variable. Summer rainfall usually consists of widely scattered thunderstorms near the coast and slightly heavier shower activity in the eastern portion of the SCAB with frequency being higher near the coast.

Due to its generally clear weather, about three-quarters of available sunshine is received in the SCAB. The remaining one-quarter is absorbed by clouds. The ultraviolet portion of this abundant radiation is a key factor in photochemical reactions. On the shortest day of the year there are approximately 10 hours of possible sunshine, and on the longest day of the year there are approximately 14-1/2 hours of possible sunshine.

The importance of wind to air pollution is considerable. The direction and speed of the wind determines the horizontal dispersion and transport of the air pollutants. During the late autumn to early spring rainy season, the SCAB is subjected to wind flows associated with the traveling storms moving through the region from the northwest. This period also brings five to ten periods of strong, dry offshore winds, locally termed “Santa Anas” each year. During the dry season, which coincides with the months of maximum photochemical smog concentrations, the wind flow is bimodal, typified by a daytime onshore sea breeze and a nighttime offshore drainage wind. Summer wind flows are created by the pressure differences between the relatively cold ocean and the unevenly heated and cooled land surfaces that modify the general northwesterly wind circulation over southern California. Nighttime drainage begins with the radiational cooling of the mountain slopes. Heavy, cool air descends the slopes and flows through the mountain passes and canyons as it follows the lowering terrain toward the ocean. Another characteristic wind regime in the SCAB is the “Catalina Eddy,” a low level cyclonic (counterclockwise) flow centered over Santa Catalina Island which results in an offshore flow to the southwest. On most spring and summer days, some indication of an eddy is apparent in coastal sections.

In the SCAB, there are two distinct temperature inversion structures that control vertical mixing of air pollution. During the summer, warm high-pressure descending (subsiding) air is undercut by a shallow layer of cool marine air. The boundary between these two layers of air is a persistent marine subsidence/inversion. This boundary prevents vertical mixing which effectively acts as an impervious lid to pollutants over the entire SCAB. The mixing height for the inversion structure is normally situated 1,000 to 1,500 feet above mean sea level.

A second inversion-type forms in conjunction with the drainage of cool air off the surrounding mountains at night followed by the seaward drift of this pool of cool air. The top of this layer forms a sharp boundary with the warmer air aloft and creates nocturnal radiation inversions. These inversions occur primarily in the winter, when nights are longer and onshore flow is weakest. They are typically only a few hundred feet above mean sea level. These inversions effectively trap pollutants, such as Oxides of Nitrogen (NO_x) and Carbon Monoxide (CO) from vehicles, as the pool of cool air drifts seaward. Winter is therefore a period of high levels of primary pollutants along the coastline.

3.3 Wind Patterns and Project Location

The distinctive climate of the project area and the SCAB is determined by its terrain and geographical location. The SCAB is located in a coastal plain with connecting broad valleys and low hills, bounded by the Pacific Ocean in the southwest quadrant with high mountains forming the remainder of the perimeter.

Wind patterns across the south coastal region are characterized by westerly and southwesterly on-shore winds during the day and easterly or northeasterly breezes at night. Winds are characteristically light although the speed is somewhat greater during the dry summer months than during the rainy winter season.

The prevailing winds in the project area move predominately from the southwest and from the north with an average wind speed of 3.35 meters per second (m/s). A Windrose exhibit is provided at Exhibit 3-A and shows prevailing wind patterns and average speed in the project area.

Meteorological data from the California Air Resources Board (CARB) for the City of Ontario was used to be representative of the project area. Meteorological data was available for use by CARB on their website:

(<http://www.arb.ca.gov/toxics/harp/metfiles.htm>).

3.4 Existing Air Quality

Existing air quality is measured based upon ambient air quality standards. These standards are the levels of air quality that are considered safe, with an adequate margin of safety, to protect the public health and welfare. National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) currently in effect, as well health effects of each pollutant regulated under these standards are shown in Table 3-1.

The determination of whether a region's air quality is healthful or unhealthful is determined by comparing contaminant levels in ambient air samples to the state and federal standards presented in Table 3-1. The air quality in a region is considered to be in attainment by the state if the measured ambient air pollutant levels for O₃, CO, SO₂, NO₂, PM₁₀, and PM_{2.5} are

not equaled or exceeded at any time in any consecutive three-year period; and the federal standards (other than O_3 , PM_{10} , $PM_{2.5}$, and those based on annual averages or arithmetic mean) are not exceeded more than once per year. The O_3 standard is attained when the fourth highest eight-hour concentration in a year, averaged over three years, is equal to or less than the standard. For PM_{10} , the 24-hour standard is attained when 99 percent of the daily concentrations, averaged over three years, are equal to or less than the standard.

CALM WINDS:

11.34%

TOTAL COUNT:

8760 hrs.

AVG. WIND SPEED:

3.51 Knots

DATE:

2/1/2010

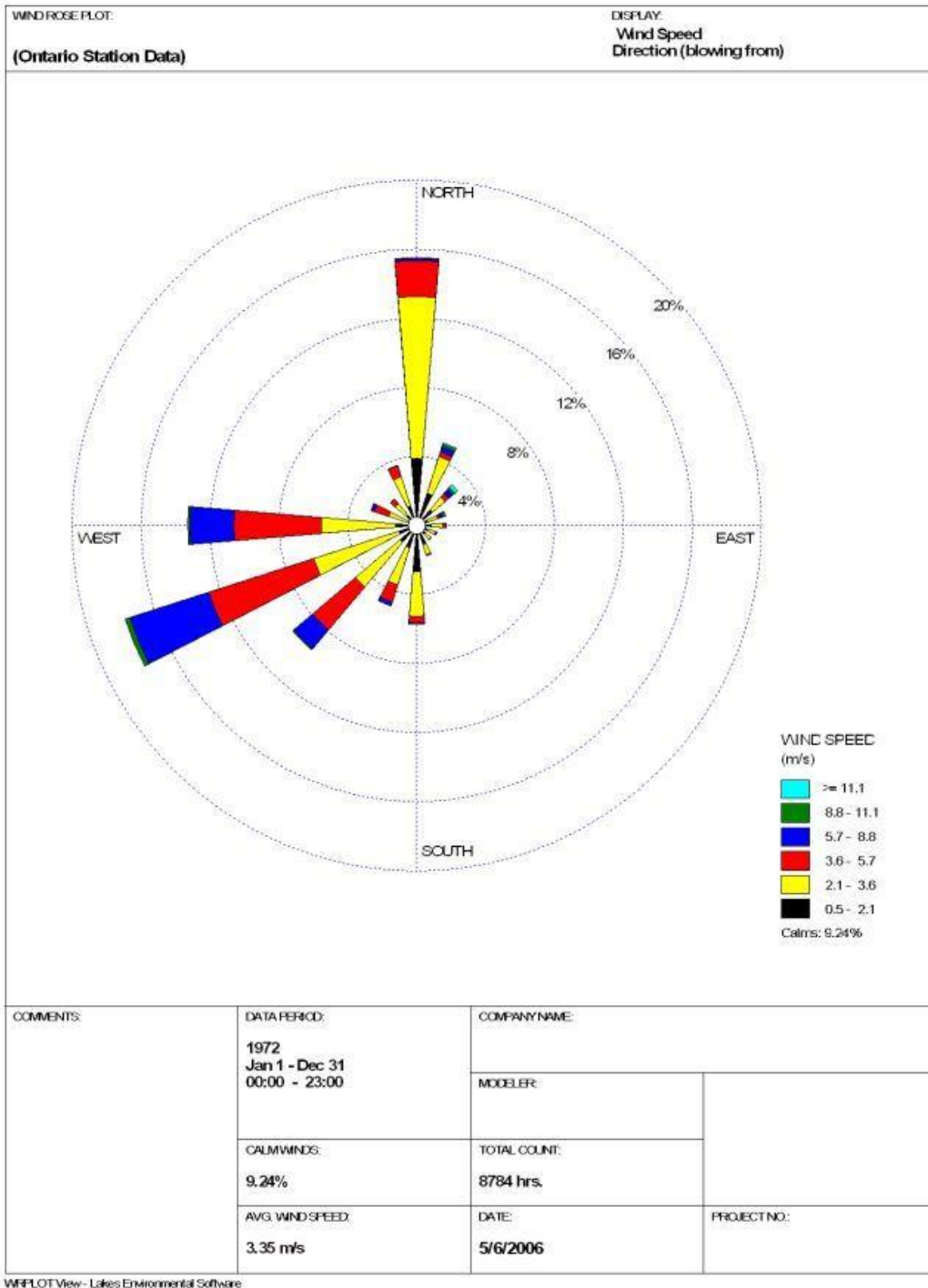


TABLE 3-1

STATE AND NATIONAL CRITERIA POLLUTANT STANDARDS, EFFECTS, AND SOURCES

Pollutant	Averaging Time	State Standard	National Standard	Health and Atmospheric Effects	Major Sources
Ozone	1 hour 8 hours	0.09 ppm 0.07 ppm ¹	--- 0.075 ppm	High concentrations can directly affect lungs, causing irritation. Long-term exposure may cause damage to lung tissue.	Formed when reactive organic gases (ROG) and nitrogen oxides (NOx) react in the presence of sunlight. Major sources include on-road motor vehicles, solvent evaporation, and commercial / industrial mobile equipment.
Carbon Monoxide	1 hour 8 hours	20 ppm 9.0 ppm	35 ppm 9 ppm	Classified as a chemical asphyxiant, carbon monoxide interferes with the transfer of fresh oxygen to the blood and deprives sensitive tissues of oxygen.	Internal combustion engines, primarily gasoline-powered motor vehicles.
Nitrogen Dioxide	1 hour Annual Avg.	0.18 ppm 0.030	100 ppb 53 ppb	Irritating to eyes and respiratory tract. Colors atmosphere reddish-brown.	Motor vehicles, petroleum refining operations, industrial sources, aircraft, ships, and railroads.
Sulfur Dioxide	1 hour 3 hours 24 hours	0.25 ppm --- 0.04 ppm	75 ppb --- ---	Irritates upper respiratory tract; injurious to lung tissue. Can yellow the leaves of plants, destructive to marble, iron, and steel. Limits visibility and reduces sunlight.	Fuel combustion, chemical plants, sulfur recovery plants, and metal processing.
Inhalable Particulate Matter (PM-10)	24 hours Annual Avg.	50 µg/m ³ 20 µg/m ³	150 µg/m ³ ---	May irritate eyes and respiratory tract, decreases in lung capacity, cancer and increased mortality. Produces haze and limits visibility.	Dust and fume-producing industrial and agricultural operations, combustion, atmospheric photochemical reactions, and natural activities (e.g., wind-raised dust and ocean sprays).
Fine Particulate Matter (PM-2.5)	24 hours Annual Avg.	--- 12 µg/m ³	35 µg/m ³ 15 µg/m ³	Increases respiratory disease, lung damage, cancer, and premature death. Reduces visibility and results in surface soiling.	Fuel combustion in motor vehicles, equipment, and industrial sources; residential and agricultural burning; Also, formed from photochemical reactions of other pollutants, including NOx, sulfur oxides, and organics.
Lead	Monthly Ave. Quarterly Rolling 3-Month Avg.	1.5 µg/m ³ --- ---	--- 1.5 µg/m ³ 0.15 µg/m ³	Disturbs gastrointestinal system, and causes anemia, kidney disease, and neuromuscular and neurological dysfunction.	Present source: lead smelters, battery manufacturing & recycling facilities. Past source: combustion of leaded gasoline.
Hydrogen Sulfide	1 hour	0.03 ppm	No National Standard	Nuisance odor (rotten egg smell), headache and breathing difficulties (higher concentrations)	Geothermal Power Plants, Petroleum Production and refining
Sulfates	24 hour	25 µg/m ³	No National Standard	Breathing difficulties, aggravates asthma, reduced visibility	Produced by the reaction in the air of SO ₂ .
Visibility Reducing Particles	8 hour	Light extinction of 0.23/km; visibility of 10 miles or more	No National Standard	Reduces visibility, reduced airport safety, lower real estate value, discourages tourism.	See PM10/PM2.5.

NOTE: ppm = parts per million; µg/m³ = micrograms per cubic meter.

¹ This concentration was approved by the Air Resources Board on April 28, 2005 and became effective May 17, 2006.

SOURCE: California Air Resources Board, 09/08/2010 (<http://www.arb.ca.gov/research/aaqs/aaqs2.pdf>). *Ambient Air Quality Standards*, available at <http://www.arb.ca.gov/research/aaqs/aaqs2.pdf> Standards last updated September 8, 2010. California Air Resources Board, 2001. *CARB Fact Sheet: Air Pollution Sources, Effects and Control*, <http://www.arb.ca.gov/research/health/fs/fs2/fs2.htm>, page last updated December 2005.

3.5 Regional Air Quality

The SCAQMD monitors levels of various criteria pollutants at 30 monitoring stations throughout the air district. In 2008, the federal and state standards were exceeded on one or more days for ozone, PM₁₀, and PM_{2.5} at most monitoring locations. No areas of the SCAB exceeded federal or state standards for NO₂, SO₂, CO, sulfates or lead. See Table 3-2 for attainment designations for the SCAB.

3.6 Local Air Quality

The South Coast Air Quality Management District (SCAQMD) operates a monitoring station in Ontario (SRA #33) that measures Inhalable Particulates (PM₁₀) and Ultra-Fine Particulates (PM_{2.5}). The nearest station to Ontario that measures Ozone (O₃), Carbon Monoxide, and Nitrogen Dioxide (NO₂) is located in Upland (SRA #32). Data for sulfur dioxide (SO₂) has been omitted from this analysis as attainment is regularly met in the SCAB and few monitoring stations measure SO₂ concentrations. The 3 years of data in Table 3-3 shows the number of days standards were exceeded for the study area.

Criteria pollutants are pollutants that are regulated through the development of human health based and/or environmentally based criteria for setting permissible levels. Examples of sources and effects of the criteria pollutants are identified below:

- Carbon Monoxide (CO): Is a colorless, odorless gas produced by the incomplete combustion of carbon-containing fuels, such as gasoline or wood. CO concentrations tend to be the highest during the winter morning, when little to no wind and surface-based inversions trap the pollutant at ground levels. Because CO is emitted directly from internal combustion engines, unlike ozone, motor vehicles operating at slow speeds are the primary source of CO in the Basin. The highest ambient CO concentrations are generally found near congested transportation corridors and intersections.

TABLE 3-2**ATTAINMENT STATUS OF CRITERIA POLLUTANTS IN THE SOUTH COAST AIR BASIN (SCAB)**

Criteria Pollutant	State Designation	Federal Designation
Ozone - 1 hour standard	Nonattainment	No Standard
Ozone - 8 hour standard	Nonattainment	Extreme Nonattainment ¹
PM ₁₀	Nonattainment	Serious Nonattainment
PM _{2.5}	Nonattainment	Nonattainment
Carbon Monoxide	Attainment	Attainment/Maintenance
Nitrogen Dioxide	Nonattainment ²	Attainment/Maintenance
Sulfur Dioxide	Attainment	Attainment
Lead	Attainment/Nonattainment ³	Attainment
All others	Attainment/Unclassified	Attainment/Unclassified

Source: California Air Resources Board 2010 (<http://www.arb.ca.gov/regact/2010/area10/area10.htm>, <http://www.arb.ca.gov/design/feddesig.htm>)

¹ The USEPA approved redesignation from Severe 17 to Extreme Nonattainment on May 5, 2010 to be effective June 4, 2010.

² The SCAB was reclassified from attainment to nonattainment for nitrogen dioxide on March 25, 2010.

³ Los Angeles County was reclassified from attainment to nonattainment for lead on March 25, 2010; the remainder of the SCAB is in attainment of the State Standard.

TABLE 3-3

PROJECT AREA AIR QUALITY MONITORING SUMMARY 2007-2009
ONTARIO (SRA #33) AND UPLAND (SRA #32) AIR MONITORING STATION DATA ^a

POLLUTANT	STANDARD	YEAR		
		2007	2008	2009
Ozone (O ₃)				
Maximum 1-Hour Concentration (ppm)		0.15	0.16	0.15
Number of Days Exceeding State 1-Hour Standard	> 0.09 ppm	32	51	51
Number of Days Exceeding State 8-Hour Standard	> 0.07 ppm	55	65	71
Number of Days Exceeding Federal 8-Hour Standard	> 0.075 ppm	35	50	49
Carbon Monoxide (CO)				
Maximum 1-Hour Concentration (ppm)		2.0	2.0	2.0
Maximum 8-Hour Concentration (ppm)		1.7	1.6	1.5
Number of Days Exceeding State 1-Hour Standard	> 20 ppm	0	0	0
Number of Days Exceeding Federal / State 8-Hour Standard	> 9.0 ppm	0	0	0
Number of Days Exceeding Federal 1-Hour Standard	> 35 ppm	0	0	0
Nitrogen Dioxide (NO ₂)				
Maximum 1-Hour Concentration (ppm)		0.10	0.09	0.11
Number of Days Exceeding State 1-Hour Standard	> 0.25 ppm ^b	0	0	--
Number of Days Exceeding State 1-Hour Standard	> 0.18 ppm	--	--	0
Inhalable Particulates (PM ₁₀)				
Maximum 24-Hour Concentration (µg/m ³)		115	90	70
Number of Samples Exceeding State Standard	> 50 µg/m ³	14/58	15/62	8/61
Number of Samples Exceeding Federal Standard	> 150 µg/m ³	0/58	0/62	0/61
Ultra-Fine Particulates (PM _{2.5})				
Maximum 24-Hour Concentration (µg/m ³)		72.8	54.2	46.9
Number of Samples Exceeding Federal 24-Hour Standard	> 35 µg/m ³	6/102	6/113	3/122

^a Ontario (SRA #33) Monitoring Station utilized for PM₁₀, and PM_{2.5}. Upland (SRA #32) utilized for all other pollutants.

^b CARB has revised the NO₂ 1-hour state standard from 0.25 ppm to 0.18 ppm, effective March 20, 2008.

-- = Standard not in effect.

Source: South Coast Air Quality Management District (SCAQMD) (www.aqmd.gov)

- Sulfur Dioxide (SO₂): Is a colorless, extremely irritating gas or liquid. It enters the atmosphere as a pollutant mainly as a result of burning high sulfur-content fuel oils and coal and from chemical processes occurring at chemical plants and refineries. When SO₂ oxidizes in the atmosphere, it forms sulfates (SO₄). Collectively, these pollutants are referred to as sulfur oxides (SOX).
- Nitrogen Oxides (Oxides of Nitrogen, or NO_x): Nitrogen oxides (NO_x) consist of nitric oxide (NO), nitrogen dioxide (NO₂) and nitrous oxide (N₂O) and are formed when nitrogen (N₂) combines with oxygen (O₂). Their lifespan in the atmosphere ranges from one to seven days for nitric oxide and nitrogen dioxide, to 170 years for nitrous oxide. Nitrogen oxides are typically created during combustion processes, and are major contributors to smog formation and acid deposition. NO₂ is a criteria air pollutant, and may result in numerous adverse health effects; it absorbs blue light, resulting in a brownish-red cast to the atmosphere and reduced visibility. Of the seven types of nitrogen oxide compounds, NO₂ is the most abundant in the atmosphere. As ambient concentrations of NO₂ are related to traffic density, commuters in heavy traffic may be exposed to higher concentrations of NO₂ than those indicated by regional monitors.
- Ozone (O₃): Is a highly reactive and unstable gas that is formed when volatile organic compounds (VOCs) and nitrogen oxides (NO_x), both byproducts of internal combustion engine exhaust, undergo slow photochemical reactions in the presence of sunlight. Ozone concentrations are generally highest during the summer months when direct sunlight, light wind, and warm temperature conditions are favorable to the formation of this pollutant.
- PM₁₀ (Particulate Matter less than 10 microns): A major air pollutant consisting of tiny solid or liquid particles of soot, dust, smoke, fumes, and aerosols. The size of the particles (10 microns or smaller, about 0.0004 inches or less) allows them to easily enter the lungs where they may be deposited, resulting in adverse health effects. PM₁₀ also causes visibility reduction and is a criteria air pollutant.

- PM_{2.5} (Particulate Matter less than 2.5 microns): A similar air pollutant consisting of tiny solid or liquid particles which are 2.5 microns or smaller (which is often referred to as fine particles). These particles are formed in the atmosphere from primary gaseous emissions that include sulfates formed from SO₂ release from power plants and industrial facilities and nitrates that are formed from NO_x release from power plants, automobiles and other types of combustion sources. The chemical composition of fine particles highly depends on location, time of year, and weather conditions. PM_{2.5} is a criteria air pollutant.
- Volatile Organic Compounds (VOC): Volatile organic compounds are hydrocarbon compounds (any compound containing various combinations of hydrogen and carbon atoms) that exist in the ambient air. VOCs contribute to the formation of smog through atmospheric photochemical reactions and/or may be toxic. Compounds of carbon (also known as organic compounds) have different levels of reactivity; that is, they do not react at the same speed or do not form ozone to the same extent when exposed to photochemical processes. VOCs often have an odor, and some examples include gasoline, alcohol, and the solvents used in paints. Exceptions to the VOC designation include: carbon monoxide, carbon dioxide, carbonic acid, metallic carbides or carbonates, and ammonium carbonate. VOCs are a criteria pollutant since they are a precursor to O₃, which is a criteria pollutant.
- Reactive Organic Gasses (ROG): Similar to VOC, Reactive Organic Gasses (ROG) are also precursors in forming ozone and consist of compounds containing methane, ethane, propane, butane, and longer chain hydrocarbons, which are typically the result of some type of combustion/decomposition process. Smog is formed when ROG and nitrogen oxides react in the presence of sunlight. ROG are a criteria pollutant since they are a precursor to O₃, which is a criteria pollutant.
- Lead (Pb): Lead is a heavy metal that is highly persistent in the environment. In the past, the primary source of lead in the air was emissions from vehicles burning leaded gasoline. As a result of the removal of lead from gasoline,

there have been no violations at any of the SCAQMD's regular air monitoring stations since 1982. Currently, emissions of lead are largely limited to stationary sources such as lead smelters. It should be noted that the proposed project is not anticipated to generate a quantifiable amount of lead emissions. Lead is a criteria air pollutant.

- Toxic Air Contaminants (TACs): TACs refer to a diverse group of air pollutants that can affect human health, however there are no ambient air quality standards adopted for TACs. With relation to the proposed project, the primary TACs of concern includes Diesel Particulate Matter (DPM). In 1998 the California Air Resources Board (CARB) identified diesel engine particulate matter as a toxic air contaminant. The exhaust from diesel engines includes hundreds of different gaseous and particulate components, many of which are toxic. Therefore DPM can be used as a surrogate measure of exposure for the mixture of chemicals that make up diesel exhaust as a whole. For purposes of this project, the primary source of DPM will result from short-term construction equipment operating at the project site. Given the overall short-term duration of project construction, no significant health risks associated with DPM are expected.

Health Effects of Air Pollutants

Ozone

Individuals exercising outdoors, children, and people with preexisting lung disease, such as asthma and chronic pulmonary lung disease, are considered to be the most susceptible subgroups for ozone effects. Short-term exposure (lasting for a few hours) to ozone at levels typically observed in Southern California can result in breathing pattern changes, reduction of breathing capacity, increased susceptibility to infections, inflammation of the lung tissue, and some immunological changes. Elevated ozone levels are associated with increased school absences. In recent years, a correlation between elevated ambient ozone levels and increases in daily hospital admission rates, as well as mortality, has also been reported. An increased risk for asthma has been found in children who participate in multiple sports and live in communities with high ozone levels.

Ozone exposure under exercising conditions is known to increase the severity of the responses described above. Animal studies suggest that exposure to a combination of pollutants that includes ozone may be more toxic than exposure to ozone alone. Although lung volume and resistance changes observed after a single exposure diminish with repeated exposures, biochemical and cellular changes appear to persist, which can lead to subsequent lung structural changes.

Carbon Monoxide

Individuals with a deficient blood supply to the heart are the most susceptible to the adverse effects of CO exposure. The effects observed include earlier onset of chest pain with exercise, and electrocardiograph changes indicative of decreased oxygen supply to the heart. Inhaled CO has no direct toxic effect on the lungs, but exerts its effect on tissues by interfering with oxygen transport and competing with oxygen to combine with hemoglobin present in the blood to form carboxyhemoglobin (COHb). Hence, conditions with an increased demand for oxygen supply can be adversely affected by exposure to CO. Individuals most at risk include fetuses, patients with diseases involving heart and blood vessels, and patients with chronic hypoxemia (oxygen deficiency) as seen at high altitudes.

Reduction in birth weight and impaired neurobehavioral development have been observed in animals chronically exposed to CO, resulting in COHb levels similar to those observed in smokers. Recent studies have found increased risks for adverse birth outcomes with exposure to elevated CO levels; these include pre-term births and heart abnormalities.

Particulate Matter

A consistent correlation between elevated ambient fine particulate matter (PM₁₀ and PM_{2.5}) levels and an increase in mortality rates, respiratory infections, number and severity of asthma attacks and the number of hospital admissions has been observed in different parts of the United States and various areas around the world. In recent years, some studies have reported an association between long-term exposure to air pollution dominated by fine particles and increased mortality, reduction in life-span, and an increased mortality from lung cancer.

Daily fluctuations in PM_{2.5} concentration levels have also been related to hospital admissions for acute respiratory conditions in children, to school and kindergarten absences, to a decrease in respiratory lung volumes in normal children, and to increased medication use in children and

adults with asthma. Recent studies show lung function growth in children is reduced with longterm exposure to particulate matter.

The elderly, people with pre-existing respiratory or cardiovascular disease, and children appear to be more susceptible to the effects of high levels of PM10 and PM2.5.

Nitrogen Dioxide

Population-based studies suggest that an increase in acute respiratory illness, including infections and respiratory symptoms in children (not infants), is associated with long-term exposure to NO₂ at levels found in homes with gas stoves, which are higher than ambient levels found in Southern California. Increase in resistance to air flow and airway contraction is observed after short-term exposure to NO₂ in healthy subjects. Larger decreases in lung functions are observed in individuals with asthma or chronic obstructive pulmonary disease (e.g., chronic bronchitis, emphysema) than in healthy individuals, indicating a greater susceptibility of these sub-groups.

In animals, exposure to levels of NO₂ considerably higher than ambient concentrations results in increased susceptibility to infections, possibly due to the observed changes in cells involved in maintaining immune functions. The severity of lung tissue damage associated with high levels of ozone exposure increases when animals are exposed to a combination of ozone and NO₂.

Sulfur Dioxide

A few minutes of exposure to low levels of SO₂ can result in airway constriction in some asthmatics, all of whom are sensitive to its effects. In asthmatics, increase in resistance to air flow, as well as reduction in breathing capacity leading to severe breathing difficulties, are observed after acute exposure to SO₂. In contrast, healthy individuals do not exhibit similar acute responses even after exposure to higher concentrations of SO₂.

Animal studies suggest that despite SO₂ being a respiratory irritant, it does not cause substantial lung injury at ambient concentrations. However, very high levels of exposure can cause lung edema (fluid accumulation), lung tissue damage, and sloughing off of cells lining the respiratory tract.

Some population-based studies indicate that the mortality and morbidity effects associated with fine particles show a similar association with ambient SO₂ levels. In these studies, efforts to separate the effects of SO₂ from those of fine particles have not been successful. It is not clear whether the two pollutants act synergistically or one pollutant alone is the predominant factor.

Lead

Fetuses, infants, and children are more sensitive than others to the adverse effects of Pb exposure. Exposure to low levels of Pb can adversely affect the development and function of the central nervous system, leading to learning disorders, distractibility, inability to follow simple commands, and lower intelligence quotient. In adults, increased Pb levels are associated with increased blood pressure.

Pb poisoning can cause anemia, lethargy, seizures, and death; although it appears that there are no direct effects of Pb on the respiratory system. Pb can be stored in the bone from early age environmental exposure, and elevated blood Pb levels can occur due to breakdown of bone tissue during pregnancy, hyperthyroidism (increased secretion of hormones from the thyroid gland) and osteoporosis (breakdown of bony tissue). Fetuses and breast-fed babies can be exposed to higher levels of Pb because of previous environmental Pb exposure of their mothers.

Odors

The science of odor as a health concern is still new. Merely identifying the hundreds of VOCs that cause odors poses a big challenge. Offensive odors can potentially affect human health in several ways. First, odorant compounds can irritate the eye, nose, and throat, which can reduce respiratory volume. Second, the VOCs that cause odors can stimulate sensory nerves to cause neurochemical changes that might influence health, for instance, by compromising the immune system. Finally, unpleasant odors can trigger memories or attitudes linked to unpleasant odors, causing cognitive and emotional effects such as stress.

Toxic Air Contaminant Emissions

TACs are airborne substances that are capable of causing chronic and acute adverse effects on human health. They include both organic and inorganic chemical substances that may be emitted from a variety of common sources including gasoline stations, motor vehicles, dry cleaners, industrial operations, painting operations, and research and teaching facilities. TACs

are different from the “criteria” pollutants previously discussed in that ambient air quality standards have not been established for them. One TAC of particular concern within the South Coast Air Basin (SCAB) is Diesel Particulate Matter (DPM). DPM is a known carcinogen that has been found to account for approximately 70 percent of the excess cancer occurrences due to all TACs within the SCAB (SCAQMD, 2008). Diesel engines tend to produce a much higher ratio of fine particulates than other types of internal combustion engines. The fine particles that make up DPM tend to penetrate deep into the lungs and the rough surfaces of these particles makes it easy for them to bind with other toxins within the exhaust, thus increasing the hazards of particle inhalation. The California Air Resources Board (California ARB) Scientific Review Panel found that over forty known TACs typically bind to fine particulates within diesel exhaust (California ARB 1998). One particular problem in trying to derive a threshold level of exposure for DPM is the fact that the total known carcinogenic level based upon cohort studies of rail-yard workers (California ARB 1998) cannot be explained by the addition of each individual TAC that is bound to DPM. There may be a synergetic effect that is occurring either due to the combined effect of the various TACs bound to DPM, or by the delivery method to the lungs associated with the fine particulates, or both circumstances contributing to the synergetic effect. For this reason, the California ARB Scientific Review Panel has established 3.0×10^{-4} per $\mu\text{g}/\text{m}^3$ as a unit risk value for DPM and advises that this unit risk value be used in health risk assessments rather than combining the individual risk of each TAC known to bind to DPM. The unit risk value is the theoretical value of contracting cancer over a 70-year life span of exposure to the TAC. A long-term exposure to DPM is known to lead to chronic, serious health problems including cardiovascular disease, cardiopulmonary disease, and lung cancer.

3.7 Regulatory Background

3.7.1 Federal Regulations

The U.S. EPA is responsible for setting and enforcing the NAAQS for O_3 , CO , NO_x , SO_2 , PM_{10} , and lead. The U.S. EPA has jurisdiction over emissions sources that are under the authority of the federal government including aircraft, locomotives, and emissions sources outside state waters (Outer Continental Shelf). The U.S. EPA also establishes emission standards for vehicles sold in states other than California. Automobiles sold in California must meet the stricter emission requirements of the CARB.

The Federal Clean Air Act (CAA) was first enacted in 1955, and has been amended numerous times in subsequent years (1963, 1965, 1967, 1970, 1977, and 1990). The CAA establishes the federal air quality standards, the NAAQS, and specifies future dates for achieving compliance. The CAA also mandates that states submit and implement State Implementation Plans (SIPs) for local areas not meeting these standards. These plans must include pollution control measures that demonstrate how the standards will be met.

The 1990 amendments to the CAA that identify specific emission reduction goals for areas not meeting the NAAQS require a demonstration of reasonable further progress toward attainment and incorporate additional sanctions for failure to attain or to meet interim milestones. The sections of the CAA most directly applicable to the development of the project site include Title I (Non-Attainment Provisions) and Title II (Mobile Source Provisions).

Title I provisions were established with the goal of attaining the NAAQS for the following criteria pollutants O₃, NO₂, SO₂, PM₁₀, CO, PM_{2.5}, and lead. The NAAQS were amended in July 1997 to include an additional standard for O₃ and to adopt a NAAQS for PM_{2.5}. Table 3-1 (previously presented) provides the NAAQS within the basin.

Mobile source emissions are regulated in accordance with Title II provisions. These provisions require the use of cleaner burning gasoline and other cleaner burning fuels such as methanol and natural gas. Automobile manufacturers are also required to reduce tailpipe emissions of hydrocarbons and nitrogen oxides (NO_x). NO_x is a collective term that includes all forms of nitrogen oxides (NO, NO₂, NO₃) which are emitted as byproducts of the combustion process.

3.7.2 California Regulations

The CARB, which became part of the California EPA in 1991, is responsible for ensuring implementation of the California Clean Air Act (AB 2595), responding to the federal CAA, and for regulating emissions from consumer products and motor vehicles. The California CAA mandates achievement of the maximum degree of emissions reductions possible from vehicular and other mobile sources in order to

attain the state ambient air quality standards by the earliest practical date. The CARB established the CAAQS for all pollutants for which the federal government has NAAQS and, in addition, establishes standards for sulfates, visibility, hydrogen sulfide, and vinyl chloride. However at this time, hydrogen sulfide and vinyl chloride are not measured at any monitoring stations in the SCAB because they are not considered to be a regional air quality problem. Generally, the CAAQS are more stringent than the NAAQS.

Local air quality management districts, such as the SCAQMD, regulate air emissions from commercial and light industrial facilities. All air pollution control districts have been formally designated as attainment or non-attainment for each CAAQS.

Serious non-attainment areas are required to prepare air quality management plans that include specified emission reduction strategies in an effort to meet clean air goals. These plans are required to include:

- Application of Best Available Retrofit Control Technology to existing sources;
- Developing control programs for area sources (e.g., architectural coatings and solvents) and indirect sources (e.g. motor vehicle use generated by residential and commercial development);
- A District permitting system designed to allow no net increase in emissions from any new or modified permitted sources of emissions;
- Implementing reasonably available transportation control measures and assuring a substantial reduction in growth rate of vehicle trips and miles traveled;
- Significant use of low emissions vehicles by fleet operators;
- Sufficient control strategies to achieve a five percent or more annual reduction in emissions or 15 percent or more in a period of three years for ROGs, NO_x, CO and PM₁₀. However, air basins may use alternative emission reduction strategy that achieves a reduction of less than five percent per year under certain circumstances.

3.7.3 Air Quality Management Planning

Currently, the NAAQS and CAAQS are exceeded in most parts of the SCAB. In response, the SCAQMD has adopted a series of Air Quality Management Plans (AQMPs) to meet the state and federal ambient air quality standards. AQMPs are updated regularly in order to more effectively reduce emissions, accommodate growth, and to minimize any negative fiscal impacts of air pollution control on the economy. A detailed discussion on the AQMP and project consistency with the AQMP is provided in Section 4.7.

4.0 PROJECT AIR QUALITY IMPACT

4.1 Introduction

The project has been evaluated to determine if it will violate an air quality standard or contribute to an existing or projected air quality violation. Additionally, the proposed project has been evaluated to determine if it will result in a cumulatively considerable net increase of a criteria pollutant for which the SCAB is non-attainment under an applicable federal or state ambient air quality standard. The significance of these potential impacts is described in the following section.

4.2 Standards of Significance

The criteria used to determine the significance of potential project-related air quality impacts are taken from the Initial Study Checklist in Appendix G of the State CEQA Guidelines (14 California Code of Regulations §§15000, et seq.). Based on these thresholds, a project would result in a significant impact related to air quality if it would:

- (1) Conflict with or obstruct implementation of the applicable air quality plan.*
- (2) Violate any air quality standard or contribute to an existing or projected air quality violation.*
- (3) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors).*
- (4) Expose sensitive receptors to substantial pollutant concentrations.*
- (5) Create objectionable odors affecting a substantial number of people.*

Within the context of the above threshold considerations, based on the SCAQMD's CEQA Air Quality Handbook (1993), project impacts would be significant if they exceed the following California standards for localized CO concentrations:

- 1-hour CO standard of 20.0 parts per million (ppm)
- 8-hour CO standard of 9.0 ppm.

The SCAQMD has also developed regional and localized significance thresholds for other regulated pollutants, as summarized at Table 4-1. The SCAQMD's CEQA Air Quality Significance Thresholds (March 2009) indicate that any projects in the SCAB with daily emissions that exceed any of the indicated thresholds should be considered as having an individually and cumulatively significant air quality impact.

TABLE 4-1

MAXIMUM DAILY EMISSIONS THRESHOLDS (REGIONAL THRESHOLDS)		
Pollutant	Construction	Operational
NO _x	100 lbs/day	55 lbs/day
VOC	75 lbs/day	55 lbs/day
PM ₁₀	150 lbs/day	150 lbs/day
PM _{2.5}	55 lbs/day	55 lbs/day
SO _x	150 lbs/day	150 lbs/day
CO	550 lbs/day	550 lbs/day
Lead	3 lbs/day	3 lbs/day
AMBIENT AIR QUALITY FOR CRITERIA POLLUTANTS (LOCALIZED THRESHOLDS) FOUR ACRE SCENARIO		
NO _x	236.67 lbs/day	
PM ₁₀	12.67 lbs/day	
PM _{2.5}	7.67 lbs/day	
CO	1,872.67 lbs/day	

4.3 Project-Related Sources of Potential Impact

Land uses such as the proposed project impact air quality through emissions associated with short-term construction, and long-term operational activity.

On February 3, 2011, the SCAQMD released the California Emissions Estimator Model™ (CalEEMod™). The purpose of this new model is to more accurately calculate air quality and greenhouse gas (GHG) emissions from direct and indirect sources and quantify applicable air quality and GHG reductions achieved from mitigation measures. As such, the latest version of CalEEMod™ has been used for this project to determine construction and operational air quality

impacts. Output from the model runs for both construction and operational activity are provided in Appendix “A”.

4.4 Construction Emissions

Construction activities associated with the proposed project will result in emissions of CO, VOCs, NO_x, SO_x, PM₁₀, and PM_{2.5}. Construction related emissions are expected from the following construction activities:

- Demolition
 - Site Preparation
 - Grading
 - Building Construction
 - Asphalt Paving
 - Architectural Coatings (Painting)
 - Construction Workers Commuting
-
- The project will begin construction no earlier than 2011. This date is a conservative estimate and since construction equipment emissions will decrease with time due to technological advancements, this estimate would represent a “worst-case” analysis should construction begin anytime after 2011.
 - Project construction is expected to occur in six independent phases. (1): Demolition, (2): Site Preparation, (3): Grading, (4): Building Construction, (5): Paving; and (6): Painting.

Please refer to specific detailed modeling inputs/outputs contained in Appendix “A” of this Analysis. A detailed summary of construction equipment assumptions by phase is provided on Table 4-2. Since site specific information is not available at the planning stage of the process. Equipment estimates were derived based on model defaults in the CalEEMod™ model.

Dust is typically a major concern during rough grading activities. Because such emissions are not amenable to collection and discharge through a controlled source, they are called “fugitive emissions”. Emissions rates vary as a function of many parameters (soil silt, soil moisture, wind speed, area disturbed, number of vehicles, depth of disturbance or excavation, etc.). The CalEEMod™ model was utilized to calculate fugitive dust emissions resulting from this phase of

activity. Additionally, based on discussion with the project team it is anticipated that the site will balance, and no import or export of soil will be required.

Construction emissions for construction worker vehicles traveling to and from the project site, as well as vendor trips (construction materials delivered to the project site) were estimated using the CalEEMod™ model.

4.4.1 Construction Emission Summary

Assuming a “worst-case” scenario for construction activity, the estimated maximum daily construction emissions are summarized on Table 4-3. Detailed construction model outputs are presented in Appendix “A”. Under the assumed “worst-case” conditions, emissions resulting from project construction will exceed criteria pollutant thresholds established by the SCAQMD for VOCs and NOx. Section 5.0 of this report provides mitigation measures to reduce emissions to the maximum extent possible.

TABLE 4-2 CONSTRUCTION EQUIPMENT ASSUMPTIONS

Operation	Concrete/Industrial Saw	Grader	Rubber Tired Dozer	Tractor / Loader / Backhoe	Excavator	Scraper	Pavers	Paving Equipment	Rollers	Air Compressor	Forklift	Cranes	Generator Set	Welder
Demolition	1		2		3									
Site Preparation			3	4										
Grading		1	1	2	2	2								
Physical Building Construction				3							3	1	1	1
Paving							2	2	2					
Painting (Architectural Coating)										1				

**TABLE 4-3 EMISSIONS SUMMARY OF OVERALL CONSTRUCTION
(MAXIMUM DAILY EMISSIONS) (WITHOUT MITIGATION)**

Year	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
2011	13.33	110.93	59.49	0.10	22.96	14.56
2012	177.11	53.69	54.51	0.10	8.34	3.37
Maximum Daily Emissions	177.11	110.93	59.49	0.10	22.96	14.56
SCAQMD Regional Threshold	75	100	550	150	150	55
Significant?	YES	YES	NO	NO	NO	NO

Note: Please refer to Appendix A for the CalEEMod™ output files and additional calculations for the estimated emissions.

Operational activities associated with the proposed project will result in emissions of ROG, NO_x, CO, SO_x, PM₁₀, and PM_{2.5}. Operational emissions would be expected from the following primary sources:

- Vehicles
- Combustion Emissions Associated with Natural Gas and Electricity
- Fugitive dust related to vehicular travel
- Landscape maintenance equipment
- Emissions from Consumer Products
- Architectural coatings

4.4.2 Vehicles

Project operational (vehicular) impacts are dependent on both overall daily vehicle trip generation and the effect of the project on peak hour traffic volumes and traffic operations in the vicinity of the project. The project related operational air quality impact centers primarily on the vehicle trips generated by the project. Trip characteristics available from the report, Traffic Impact Analysis Tuscana Village Specific Plan (Mountain Pacific, Inc., April 2011) were utilized in this analysis. The estimated emissions resulting from vehicle operations are summarized in Table 4-4 (Phase I) and Table 4-5 (project buildout).

4.4.3 Combustion Emissions Associated with Natural Gas and Electricity

Electricity and natural gas are used by almost every project. Criteria pollutant emissions are emitted through the generation of electricity and consumption of natural gas. However, because electrical generating facilities for the project area are located either outside the region (state) or offset through the use of pollution credits (RECLAIM) for generation within the SCAB, criteria pollutant emissions from offsite generation of electricity is generally excluded from the evaluation of significance and only natural gas use is considered. The emissions associated with natural gas use were calculated using the CalEEMod™ model. The estimated combustion emissions are provided in Table 4-4 (Phase I) and Table 4-5 (project buildout) (presented later in this report. Detailed emission calculations are provided in Appendix “B”).

4.4.4 Fugitive Dust Related to Vehicular Travel

Vehicles traveling on paved roads would be a source of fugitive emissions due to the generation of road dust. The emissions estimates for travel on paved roads were calculated using the CalEEMod™ model. The estimated PM₁₀ and PM_{2.5} emissions from vehicles for fugitive dust are summarized in Table 4-4 (Phase I) and Table 4-5 (project buildout), and details are provided in Appendix “B”.

4.4.5 Landscape Maintenance Emissions

Landscape maintenance equipment would generate emissions from fuel combustion and evaporation of unburned fuel. Equipment in this category would include lawnmowers, shredders/grinders, blowers, trimmers, chain saws, and hedge trimmers used to maintain the landscaping of the project. The emissions associated with landscape maintenance equipment were calculated based on assumptions provided in the CalEEMod™ model. The estimated landscape maintenance emissions are provided in Table 4-4 (Phase I) and Table 4-5 (project buildout), and detailed model outputs are presented in Appendix “B”.

4.4.6 Emissions from Consumer Products

Consumer projects include, but are not limited to detergents, cleaning compounds, polishes, personal care products, and lawn and garden products. Many of these products contain organic compounds which when released in the atmosphere can react to form ozone and other photochemically reactive pollutants.

4.4.7 Architectural Coatings

Over a period of time the buildings that are part of this project will be subject to emissions resulting from the evaporation of solvents contained in paints, varnishes, primers, and other surface coatings as part of project maintenance. The emissions associated with architectural coatings were calculated using the CalEEMod™ model. The estimated architectural coating emissions are provided in Table 4-4 (Phase I) and Table 4-5 (project buildout), and detailed model outputs are presented in Appendix “B”.

4.4.8 Operations Emissions Summary

The project-related operations emissions burdens, along with a comparison of SCAQMD recommended significance thresholds, are shown in Tables 4-4 (Phase I) and Table 4-5 (project buildout).

Results of the analysis indicate that the project will exceed the SCAQMD regional criteria pollutant thresholds for operational activity during Phase I for VOCs and NO_x and during project buildout for VOCs, NO_x, CO, and PM₁₀. Section 5.0 of this report provides mitigation measures to reduce impacts to the maximum extent feasible.

TABLE 4-4

**PHASE I SUMMARY OF OPERATIONAL EMISSIONS (SUMMER)
(POUNDS PER DAY) (WITHOUT MITIGATION)**

Operational Activities	VOC	NO_x	CO	SO_x	PM₁₀	PM_{2.5}
Area Source Emissions ^a	35.44	1.18	83.56	0.16	10.67	10.66
Energy Source Emissions ^b	0.20	1.77	1.17	0.01	0.14	0.14
Mobile Emissions ^c	38.14	92.85	337.07	0.45	50.34	4.85
Maximum Daily Emissions	73.78	95.80	421.80	0.62	61.16	15.65
SCAQMD Regional Threshold	55	55	550	150	150	55
Significant?	YES	YES	NO	NO	NO	NO

**PHASE I SUMMARY OF OPERATIONAL EMISSIONS (WINTER)
(POUNDS PER DAY) (WITHOUT MITIGATION)**

Operational Activities	VOC	NO_x	CO	SO_x	PM₁₀	PM_{2.5}
Area Source Emissions ^a	35.44	1.18	83.56	0.16	10.67	10.66
Energy Source Emissions ^b	0.20	1.77	1.17	0.01	0.14	0.14
Mobile Emissions ^c	37.32	97.31	326.03	0.41	50.42	4.92
Maximum Daily Emissions	72.96	100.26	410.76	0.58	61.23	15.72
SCAQMD Regional Threshold	55	55	550	150	150	55
Significant?	YES	YES	NO	NO	NO	NO

Note: Please refer to Appendix A for the CalEEMod™ output files and additional supporting information for the estimated emissions.

^a Includes emissions of landscape maintenance equipment, consumer products, and architectural coatings emissions

^b Includes emissions of natural gas consumption

^c Includes emissions of vehicle emissions and fugitive dust related to vehicular travel

TABLE 4-5

**PROJECT BUILDOUT SUMMARY OF OPERATIONAL EMISSIONS (SUMMER)
(POUNDS PER DAY) (WITHOUT MITIGATION)**

Operational Activities	VOC	NO_x	CO	SO_x	PM₁₀	PM_{2.5}
Area Source Emissions ^a	59.27	1.17	82.83	0.16	10.67	10.67
Energy Source Emissions ^b	0.32	2.87	2.09	0.02	0.22	0.22
Mobile Emissions ^c	61.89	211.02	491.08	2.13	224.88	11.64
Maximum Daily Emissions	121.48	215.06	576.00	2.31	235.77	22.53
SCAQMD Regional Threshold	55	55	550	150	150	55
Significant?	YES	YES	YES	NO	YES	NO

**PROJECT BUILDOUT SUMMARY OF OPERATIONAL EMISSIONS (WINTER)
(POUNDS PER DAY) (WITHOUT MITIGATION)**

Operational Activities	VOC	NO_x	CO	SO_x	PM₁₀	PM_{2.5}
Area Source Emissions ^a	59.27	1.17	82.83	0.16	10.67	10.67
Energy Source Emissions ^b	0.32	2.87	2.09	0.02	0.22	0.22
Mobile Emissions ^c	61.94	207.00	477.62	1.94	224.91	11.70
Maximum Daily Emissions	121.53	211.04	562.54	2.12	235.80	22.59
SCAQMD Regional Threshold	55	55	550	150	150	55
Significant?	YES	YES	YES	NO	YES	NO

Note: Please refer to Appendix A for the CalEEMod™ output files and additional supporting information for the estimated emissions.

^a Includes emissions of landscape maintenance equipment, consumer products, and architectural coatings emissions

^b Includes emissions of natural gas consumption

^c Includes emissions of vehicle emissions and fugitive dust related to vehicular travel

4.5 Localized Significance – Construction Activity

The analysis makes use of methodology included in the SCAQMD *Final Localized Significance Threshold Methodology* (Methodology) (SCAQMD, June 2003). As previously discussed, the SCAQMD has established that impacts to air quality are significant if there is a potential to contribute or cause localized exceedances of the federal and/or state ambient air quality standards (NAAQS/CAAQS). Collectively, these are referred to as Localized Significance Thresholds (LSTs).

The significance of localized emissions impacts depends on whether ambient levels in the vicinity of the project are above or below State standards. In the case of CO and NO₂, if ambient levels are below the standards, a project is considered to have a significant impact if project emissions result in an exceedance of one or more of these standards. If ambient levels already exceed a state or federal standard, then project emissions are considered significant if they increase ambient concentrations by a measurable amount. This would apply to PM₁₀ and PM_{2.5}; both of which are non-attainment pollutants.

The SCAQMD established LSTs in response to the SCAQMD Governing Board's Environmental Justice Initiative I-4. LSTs represent the maximum emissions from a project that will not cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard at the nearest residence or sensitive receptor. The SCAQMD states that lead agencies can use the LSTs as another indicator of significance in its air quality impact analyses. LSTs were developed in response to environmental justice and health concerns raised by the public regarding exposure of individuals to criteria pollutants in local communities. To address the issue of localized significance, the SCAQMD adopted LSTs that show whether a project would cause or contribute to localized air quality impacts and thereby cause or contribute to potential localized adverse health effects.

For this project, the appropriate Source Receptor Area (SRA) for the LST is the Norco/Corona area (SRA 22). LSTs apply to carbon monoxide (CO), nitrogen dioxide (NO₂), particulate matter ≤ 10 microns (PM₁₀), and particulate matter ≤ 2.5 microns (PM_{2.5}). The SCAQMD produced look-up tables for projects less than or equal to 5 acres in size; however, they can be used as screening criteria for larger projects to determine whether or not dispersion modeling may be required.

The analysis makes use of methodology included in the SCAQMD *Final Localized Significance Threshold Methodology* (Methodology) (SCAQMD, June 2003).

For purposes of this analysis LSTs have been evaluated only for construction of the proposed project and would not apply to emissions during operational activity as localized concentration cannot be properly quantified during operations due to the variable locations of mobile sources, which make up the largest source of criteria air pollutants under operational activity of the proposed project. Only CO concentrations at roadway intersection with an adverse LOS may be quantified as evaluated in Section 4.9 of this report.

The proposed project will not actively grade or disturb more than four acres on any given day. The SCAQMD has issued guidance on LSTs for four acres of disturbance and the CalEEMod™ model reflects an equipment mix that can achieve four acres of disturbance per day. Thus, LSTs for a four acre site are applicable for the project.

The nearest existing sensitive receptor to the development boundaries may be located adjacent to the proposed development during future construction activities related to project buildout. However, the Methodology explicitly states that “*It is possible that a project may have receptors closer than 25 meters. Projects with boundaries located closer than 25 meters to the nearest receptor should use the LSTs for receptors located at 25 meters.*” As such, LSTs for receptors at 25 meters are utilized in this analysis.

4.5.1 Localized Significance Threshold Analysis Summary

Table 4-6 presents the results of localized emissions during construction activity; emissions of PM₁₀ and PM_{2.5} exceed localized thresholds for construction activity before mitigation. Section 5.0 of this report provides mitigation measures to reduce impacts to the maximum extent feasible.

TABLE 4-6

LOCALIZED SIGNIFICANCE SUMMARY CONSTRUCTION (WITHOUT MITIGATION)

Activity	NO_x	CO	PM₁₀	PM_{2.5}
2011	110.93	59.49	22.96	14.56
2012	53.69	54.51	8.34	3.37
Maximum Daily Emissions	110.93	59.49	22.96	14.56
SCAQMD Localized Threshold	236.67	1,872.67	12.67	7.67
Significant?	NO	NO	YES	YES

NOTE: PLEASE REFER TO ATTACHMENT "A" FOR CALFEEMOD™ OUTPUT FILES FOR THE ESTIMATED EMISSIONS.

4.6 Potential Impacts at Sensitive Receptors

The potential impact of the project air pollutant emissions at sensitive receptors has also been considered. Sensitive receptors can include uses such as long term health care facilities, rehabilitation centers, and retirement homes. Residences, schools, playgrounds, child care centers, and athletic facilities can also be considered as sensitive receptors.

Exhibit 4-A illustrates the nearest sensitive receptors in the project vicinity in relation to the project construction boundary for Phase I. As shown, the nearest sensitive receptor is located approximately ~54 feet to the north.

Although receptors may be immediately adjacent to construction activities during project buildout, no site specific development plans are available at this time. Although, the nearest sensitive receptor to the development boundaries may be located adjacent to the construction, as discussed in the LST analysis previously presented in this report, for modeling purposes, sensitive receptors were assumed to be located at a conservative distance of approximately 25 meters from the project boundary. Results of the LST analysis indicate that the proposed project will not exceed the SCAQMD localized significance thresholds for short-term construction activity (after mitigation), and thus a less than significant impact is expected for receptors in Phase I and project buildout.

PHASE I CONSTRUCTION SENSITIVE RECEPTOR LOCATIONS



4.7 Odors

The potential for the project to generate objectionable odors has also been considered. Land uses generally associated with odor complaints include:

- Agricultural uses (livestock and farming)
- Wastewater treatment plants
- Food processing plants
- Chemical plants
- Composting operations
- Refineries
- Landfills
- Dairies
- Fiberglass molding facilities

The project does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities, fast-food and restaurants using char broilers and other cooking facilities, and the temporary storage of typical solid waste (refuse) associated with the proposed Project's (long-term operational) uses. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction and is thus considered less than significant. It is expected that project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the City's solid waste regulations. Lastly, any odor emissions from the restaurant use would disperse rapidly and would likely be limited the immediate vicinity of the fast food restaurant. The proposed project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. Therefore, odors associated with the proposed project construction and operations would be less than significant and no mitigation is required.

4.8 CO “Hot Spot” Analysis

Air pollutant emissions related to project traffic have the potential to create new, or worsen existing, localized air quality. A CO impact analysis is required to assess the localized CO impacts on sensitive receptors that are situated adjacent to congested roadways and intersections.

The SCAQMD recommends performing a CO hotspots analysis if the LOS declines from A, B, or C to D, E, or F and/or if the volume to capacity (VC) ratio increases by two percent or more as a result of a proposed project for intersections rated D or worse.

Traffic volumes, and existing and With Project delays for the A.M. and P.M. peak hours were reviewed to determine the need for preparation of a CO hotspot analysis. This information was available from the report Traffic Impact Analysis Tuscana Village Specific Plan (Mountain Pacific, Inc., April 2011). After careful review it was determined that none of the studied intersections experience a significant increase in delay or an increase in VC ratio by two percent or more for intersections rated D or worse. Thus impacts are expected to be less than significant and no additional analysis is required. Consequently, sensitive receptors would not be significantly affected by CO emissions generated by project-related traffic.

4.9 Air Quality Management Planning

The project site is located within the SCAB, which is characterized by relatively poor air quality. The SCAQMD has jurisdiction over an approximately 12,000 square-mile area consisting of the four-county Basin and the Los Angeles County and Riverside County portions of what use to be referred to as the Southeast Desert Air Basin. In these areas, the SCAQMD is principally responsible for air pollution control, and works directly with the Southern California Association of Governments (SCAG), county transportation commissions, local governments, as well as state and federal agencies to reduce emissions from stationary, mobile, and indirect sources to meet state and federal ambient air quality standards.

Currently, these state and federal air quality standards are exceeded in most parts of the Basin. In response, the SCAQMD has adopted a series of Air Quality Management Plans (AQMPs) to meet the state and federal ambient air quality standards. AQMPs are updated regularly in order to more effectively reduce emissions, accommodate growth, and to minimize any negative fiscal impacts of air pollution control on the economy.

SCAQMD 2007 AQMP

The SCAQMD has published the Draft Final 2007 AQMP, which was adopted by the SCAQMD Governing Board on June 1, 2007. In September 2007, the CARB Board adopted the SCAQMD 2007 AQMP as part of the SIP. The purpose of the 2007 AQMP for the SCAB (and those portions of the Salton Sea Air Basin under the SCAQMD's jurisdiction) is to set forth a comprehensive program that will lead these areas into compliance with federal and state air quality planning requirements for ozone and PM_{2.5}. On September 27, 2007, the CARB Board adopted the State Strategy for the 2007 State Implementation Plan and the 2007 South Coast Air Quality Management Plan as part of the (SIP). Additionally, the 2007 AQMP has been submitted to the U.S. EPA for approval, no timeline on the approval is available at this time.

As part of the 2007 AQMP, the SCAQMD is requesting U.S. EPA's approval of a "bump-up" to the "extreme" nonattainment classification for ozone in the SCAB, which would extend the attainment date to 2024 and allow for the attainment demonstration to rely on emission reductions from measures that anticipate the development of new technologies or improvement of existing control technologies. Although PM_{2.5} plans for nonattainment areas were due in April 2008, the 2007 AQMP also focuses on attainment strategies for the PM_{2.5} standard through stricter control of sulfur oxides, directly-emitted PM_{2.5}, NO_x, and VOCs. The need to commence PM_{2.5} control strategies before April 2008 is due to the attainment date for PM_{2.5} (2015) being much earlier than that for ozone (2021 for the current designation of severe-17 or 2024 for the extreme designation). However, it should be noted that the PM_{2.5} plans are still in the process of being submitted. Control measures and strategies for PM_{2.5} will also help control ozone generation in the region because PM_{2.5} and ozone share similar precursors (e.g., NO_x). The SCAQMD has integrated PM_{2.5} and ozone reduction control measures and strategies in the 2007 AQMP. In addition, the AQMP focuses on reducing VOC emissions, which have not been reduced at the same

rate as NO_x emissions in the past. Hence, the SCAB has not achieved the reductions in ozone as were expected in previous plans.

The 2007 AQMP was based on assumptions provided by both CARB and SCAG in the new EMFAC2007 model for the most recent motor vehicle and demographics information, respectively. The air quality levels projected in the 2007 AQMP are based on several assumptions. For example, the 2007 AQMP has assumed that development associated with general plans, specific plans, residential projects, and wastewater facilities will be constructed in accordance with population growth projections identified by SCAG in its 2004 RTP. The 2007 AQMP also has assumed that such development projects will implement strategies to reduce emissions generated during the construction and operational phases of development. The project's consistency with the 2007 AQMP is discussed as follows:

Criteria for determining consistency with the AQMP are defined in Chapter 12, Section 12.2 and Section 12.3 of the SCAQMD's CEQA Air Quality Handbook (1993). These indicators are discussed below:

- Consistency Criterion No. 1: The proposed project will not result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay the timely attainment of air quality standards or the interim emissions reductions specified in the AQMP.

The violations that Consistency Criterion No. 1 refers to are the CAAQS and NAAQS. As evaluated as part of the project LST analysis (previously presented), the project will not exceed the short-term construction standards for localized emissions.

Project-related traffic will also not result in a CO "hotspot."

Although the project may exceed SCAQMD regional thresholds for daily construction and operational activity, the results of the analysis are consistent with The Ontario Plan Environmental Impact Report (TOP EIR) and project impacts would not exceed what has already been evaluated in TOP EIR.

- Consistency Criterion No. 2: The proposed project will not exceed the assumptions in the AQMP in 2011 or increments based on the years of project build-out phase.

Assumptions of the AQMP used in projecting future emissions levels are based in part on land use data provided by lead agency general plan documentation. Projects that propose general plan amendments and changes of zone may increase the intensity of use and/or result in higher traffic volumes, thereby resulting in increased stationary area source emissions and/or vehicle source emissions when compared to the AQMP assumptions. If however, a project does not exceed the growth projections in the applicable local General Plan, then the project is considered to be consistent with the growth assumptions in the AQMP.

Because the land use proposed by the project is consistent with the City's General Plan and current zoning designation, the proposed project is in compliance with Consistency Criterion No. 2.

Since the project satisfies both of the two aforementioned criterion for determining consistency, the project is deemed consistent with the AQMP and a less than significant impact is expected.

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5.0 REGULATORY REQUIREMENTS AND MITIGATION MEASURES

5.1 Standard Regulatory Requirements / Best Available Control Measures (BACMs)

The project is required to comply with the following regulatory requirements and best available control measures.

SCAQMD Rules that are currently applicable during construction activity for this project include but are not limited to: Rule 1113 (Architectural Coatings); Rule 431.2 (Low Sulfur Fuel); Rule 403 (Fugitive Dust); and Rule 1186 / 1186.1 (Street Sweepers).

The specific Rule 403 regulatory requirements that are applicable to this project are as follows:

- All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.
- The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the project are watered at least three times daily. Watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the mid-morning, afternoon, and after work is done for the day.
- The contractor shall ensure that traffic speeds on unpaved roads and project site areas are reduced to 15 miles per hour or less to reduce PM10 and PM2.5 fugitive dust haul road emissions.

5.2 Mitigation Measures – The Ontario Plan EIR

The project is required to comply with the following mitigation measures available from The Ontario Plan Environmental Impact Report (TOP EIR).

- MM AIR TOP EIR – 1: The project shall require construction equipment rated by the United States Environmental Protection Agency as having Tier 3 or higher exhaust emission limits.

- MM AIR TOP EIR – 2: The project shall require Super-Compliant VOC paints for coating of architectural surfaces whenever possible. A List of Super-Compliant architectural coating manufacturers can be found on the South Coast Air Quality Management District’s website at: http://www.aqmd.gov/prdas/brochures/Super-Compliant_AIM.pdf.

5.3 Summary of Findings

The results of the analysis indicate that during short-term construction activity, the project will exceed the regional pollutant thresholds established by the SCAQMD for emissions of VOCs. However, emissions resulting from short-term construction activity will not exceed the localized pollutant thresholds established by the SCAQMD after mitigation.

For long-term operational activities, the project will exceed the regional pollutant thresholds established by the SCAQMD during Phase I for NO_x and during project buildout for VOCs, NO_x, and PM₁₀. The project will not result in a significant localized CO “hotspot” from project-generated traffic.

Criteria pollutant emissions associated with buildout of the City’s General Plan were identified as a significant and unavoidable impact of the General Plan. In adopting the General Plan and associated EIR, the City was required to prepare a statement of facts and findings to identify the specific legal, social, technological, or other benefits of the General Plan update that would outweigh this unavoidable adverse impact and render it “acceptable.” Because the Project’s land use intensity and trip generation are both consistent with and reflected in the adopted Ontario General Plan, no additional impact beyond that identified in the Ontario General Plan EIR would occur based on Project development.

**TABLE 5-1 EMISSIONS SUMMARY OF OVERALL CONSTRUCTION
(MAXIMUM DAILY EMISSIONS) (WITH MITIGATION)**

Year	VOC	NO_x	CO	SO_x	PM₁₀	PM_{2.5}
2011	9.56	62.84	57.81	0.10	10.53	7.09
2012	177.11	53.69	54.51	0.10	8.34	3.37
Maximum Daily Emissions	177.11	62.84	57.81	0.10	10.53	7.09
SCAQMD Regional Threshold	75	100	550	150	150	55
Significant?	YES	NO	NO	NO	NO	NO

Note: Please refer to Appendix A for the CalEEMod™ output files and additional calculations for the estimated emissions.

TABLE 5-2

LOCALIZED SIGNIFICANCE SUMMARY CONSTRUCTION (WITH MITIGATION)

Activity	NO_x	CO	PM₁₀	PM_{2.5}
2011	62.84	57.81	10.53	7.09
2012	53.69	54.51	8.34	3.37
Maximum Daily Emissions	62.84	57.81	10.53	7.09
SCAQMD Localized Threshold	236.67	1,872.67	12.67	7.67
Significant?	NO	NO	NO	NO

NOTE: PLEASE REFER TO ATTACHMENT "A" FOR CAL EEMOD™ OUTPUT FILES FOR THE ESTIMATED EMISSIONS.

TABLE 5-3
PHASE I SUMMARY OF OPERATIONAL EMISSIONS (SUMMER)
(POUNDS PER DAY) (WITHOUT MITIGATION)

Operational Activities	VOC	NO_x	CO	SO_x	PM₁₀	PM_{2.5}
Area Source Emissions ^a	14.50	0.21	17.38	0	0.33	0.33
Energy Source Emissions ^b	0.18	1.58	1.06	0.01	0.12	0.12
Mobile Emissions ^c	38.14	92.85	337.07	0.45	50.34	4.85
Maximum Daily Emissions	52.82	94.64	355.51	0.46	50.80	5.30
SCAQMD Regional Threshold	55	55	550	150	150	55
Significant?	NO	YES	NO	NO	NO	NO

PHASE I SUMMARY OF OPERATIONAL EMISSIONS (WINTER)
(POUNDS PER DAY) (WITH MITIGATION)

Operational Activities	VOC	NO_x	CO	SO_x	PM₁₀	PM_{2.5}
Area Source Emissions ^a	14.50	0.21	17.38	0	0.33	0.33
Energy Source Emissions ^b	0.18	1.58	1.06	0.01	0.12	0.12
Mobile Emissions ^c	37.32	97.31	326.03	0.41	50.42	4.92
Maximum Daily Emissions	52.00	99.10	344.47	0.42	50.87	5.37
SCAQMD Regional Threshold	55	55	550	150	150	55
Significant?	NO	YES	NO	NO	NO	NO

Note: Please refer to Appendix A for the CalEEMod™ output files and additional supporting information for the estimated emissions.

^a Includes emissions of landscape maintenance equipment, consumer products, and architectural coatings emissions

^b Includes emissions of natural gas consumption

^c Includes emissions of vehicle emissions and fugitive dust related to vehicular travel

TABLE 5-4

**PROJECT BUILDOUT SUMMARY OF OPERATIONAL EMISSIONS (SUMMER)
(POUNDS PER DAY) (WITH MITIGATION)**

Operational Activities	VOC	NO_x	CO	SO_x	PM₁₀	PM_{2.5}
Area Source Emissions ^a	38.33	0.19	16.65	0	0.33	0.33
Energy Source Emissions ^b	0.28	2.50	1.83	0.02	0.19	0.19
Mobile Emissions ^c	61.89	211.02	491.08	2.13	224.88	11.64
Maximum Daily Emissions	100.50	213.71	509.56	2.15	225.40	12.16
SCAQMD Regional Threshold	55	55	550	150	150	55
Significant?	YES	YES	NO	NO	YES	NO

**PROJECT BUILDOUT SUMMARY OF OPERATIONAL EMISSIONS (WINTER)
(POUNDS PER DAY) (WITH MITIGATION)**

Operational Activities	VOC	NO_x	CO	SO_x	PM₁₀	PM_{2.5}
Area Source Emissions ^a	38.33	0.19	16.65	0	0.33	0.33
Energy Source Emissions ^b	0.28	2.50	1.83	0.02	0.19	0.19
Mobile Emissions ^c	61.94	207.00	477.62	1.94	224.91	11.70
Maximum Daily Emissions	100.55	209.69	496.10	1.96	225.43	12.22
SCAQMD Regional Threshold	55	55	550	150	150	55
Significant?	YES	YES	NO	NO	YES	NO

Note: Please refer to Appendix A for the CalEEMod™ output files and additional supporting information for the estimated emissions.

^a Includes emissions of landscape maintenance equipment, consumer products, and architectural coatings emissions

^b Includes emissions of natural gas consumption

^c Includes emissions of vehicle emissions and fugitive dust related to vehicular travel

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7.0 REFERENCES

1. California Air Resources Board, 2007. *California Air Resources Board Almanac*.
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4. Mountain Pacific, Inc., 2011. *Traffic Impact Analysis Tuscana Village Specific Plan*.
5. South Coast Air Quality Management District (SCAQMD), 1993. *CEQA Air Quality Handbook*.
6. South Coast Air Quality Management District (SCAQMD), 2011. *California Emissions Estimator Model (CalEEMod™)*.
7. South Coast Air Quality Management District (SCAQMD), March 2009. *CEQA Air Quality Significance Thresholds*.
8. South Coast Air Quality Management District (SCAQMD), 2003. *Final Localized Significance Threshold Methodology*.

APPENDIX A

CalEEMod™ Input/Output Construction and Operational Emissions

APPENDIX B

Rule 403 Regulatory Requirements and Mitigation Measure Examples

APPENDIX A

CalEEMod™ Input/Output Construction and Operational Emissions

Tuscana Specific Plan Phase I
San Bernardino-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
General Office Building	2	1000sqft
Parking Lot	800	Space
Fast Food Restaurant with Drive Thru	2.25	1000sqft
High Turnover (Sit Down Restaurant)	11.03	1000sqft
Apartments Mid Rise	200	Dwelling Unit
Convenience Market With Gas Pumps	12	Pump
Regional Shopping Center	9	1000sqft
Strip Mall	5	1000sqft

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Utility Company	Statewide Average
Climate Zone	10	Precipitation Freq (Days)	32		

1.3 User Entered Comments

Project Characteristics -

Land Use -

Demolition -

Vehicle Trips - Wkday Trip Rates from Project Traffic Study

Woodstoves - No Wood Stoves, only Gas Fireplaces

Construction Off-road Equipment Mitigation -

Mobile Land Use Mitigation -

Area Mitigation -

Energy Mitigation -

Water Mitigation -

Construction Phase - Painting 55 Days

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					
2011	13.33	110.93	59.49	0.10	18.34	5.44	22.96	9.94	5.44	14.56	0.00	11,111.76	0.00	1.20	0.00	11,136.86
2012	177.11	53.69	54.51	0.10	5.19	3.15	8.34	0.22	3.15	3.37	0.00	9,823.32	0.00	0.77	0.00	9,839.52
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

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					
2011	9.56	62.84	57.81	0.10	7.32	4.07	10.53	3.88	4.07	7.09	0.00	11,111.76	0.00	1.20	0.00	11,136.86
2012	177.11	53.69	54.51	0.10	5.19	3.15	8.34	0.22	3.15	3.37	0.00	9,823.32	0.00	0.77	0.00	9,839.52
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

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	35.44	1.18	83.56	0.16		0.00	10.67		0.00	10.66	1,411.35	3,630.07		5.62	0.09	5,186.23
Energy	0.20	1.77	1.17	0.01		0.00	0.14		0.00	0.14		2,185.02		0.04	0.04	2,198.32
Mobile	38.14	92.85	337.07	0.45	47.14	3.21	50.35	1.64	3.21	4.85		45,108.26		2.50		45,160.76
Total	73.78	95.80	421.80	0.62	47.14	3.21	61.16	1.64	3.21	15.65	1,411.35	50,923.35		8.16	0.13	52,545.31

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	14.50	0.21	17.38	0.00		0.00	0.33		0.00	0.33	0.00	3,841.84		0.11	0.07	3,865.75
Energy	0.18	1.58	1.06	0.01		0.00	0.12		0.00	0.12		1,941.39		0.04	0.04	1,953.20
Mobile	38.14	92.85	337.07	0.45	47.14	3.21	50.35	1.64	3.21	4.85		45,108.26		2.50		45,160.76
Total	52.82	94.64	355.51	0.46	47.14	3.21	50.80	1.64	3.21	5.30	0.00	50,891.49		2.65	0.11	50,979.71

3.0 Construction Detail

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Use DPF for Construction Equipment

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 Demolition - 2011

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	9.84	79.87	45.95	0.07		4.10	4.10		4.10	4.10		7,510.82		0.88		7,529.33
Total	9.84	79.87	45.95	0.07		4.10	4.10		4.10	4.10		7,510.82		0.88		7,529.33

3.2 Demolition - 2011

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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.11	0.12	1.34	0.00	0.23	0.01	0.24	0.01	0.01	0.02		191.33		0.01		191.58
Total	0.11	0.12	1.34	0.00	0.23	0.01	0.24	0.01	0.01	0.02		191.33		0.01		191.58

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	7.27	50.66	39.31	0.07		3.16	3.16		3.16	3.16	0.00	7,510.82		0.88		7,529.33
Total	7.27	50.66	39.31	0.07		3.16	3.16		3.16	3.16	0.00	7,510.82		0.88		7,529.33

3.2 Demolition - 2011

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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.11	0.12	1.34	0.00	0.23	0.01	0.24	0.01	0.01	0.02		191.33		0.01		191.58
Total	0.11	0.12	1.34	0.00	0.23	0.01	0.24	0.01	0.01	0.02		191.33		0.01		191.58

3.3 Site Preparation - 2011

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.07	0.00	18.07	9.93	0.00	9.93						0.00
Off-Road	10.99	89.73	50.45	0.07		4.61	4.61		4.61	4.61		7,997.70		0.99		8,018.42
Total	10.99	89.73	50.45	0.07	18.07	4.61	22.68	9.93	4.61	14.54		7,997.70		0.99		8,018.42

3.3 Site Preparation - 2011

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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.14	0.14	1.61	0.00	0.28	0.01	0.28	0.01	0.01	0.02		229.59		0.01		229.89
Total	0.14	0.14	1.61	0.00	0.28	0.01	0.28	0.01	0.01	0.02		229.59		0.01		229.89

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					7.05	0.00	7.05	3.87	0.00	3.87						0.00
Off-Road	7.12	45.92	40.49	0.07		3.20	3.20		3.20	3.20	0.00	7,997.70		0.99		8,018.42
Total	7.12	45.92	40.49	0.07	7.05	3.20	10.25	3.87	3.20	7.07	0.00	7,997.70		0.99		8,018.42

3.3 Site Preparation - 2011

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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.14	0.14	1.61	0.00	0.28	0.01	0.28	0.01	0.01	0.02		229.59		0.01		229.89
Total	0.14	0.14	1.61	0.00	0.28	0.01	0.28	0.01	0.01	0.02		229.59		0.01		229.89

3.4 Grading - 2011

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					8.67	0.00	8.67	3.31	0.00	3.31						0.00
Off-Road	13.18	110.77	57.70	0.10		5.43	5.43		5.43	5.43		10,856.66		1.18		10,881.42
Total	13.18	110.77	57.70	0.10	8.67	5.43	14.10	3.31	5.43	8.74		10,856.66		1.18		10,881.42

3.4 Grading - 2011

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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.15	0.16	1.79	0.00	0.31	0.01	0.32	0.01	0.01	0.02		255.10		0.02		255.44
Total	0.15	0.16	1.79	0.00	0.31	0.01	0.32	0.01	0.01	0.02		255.10		0.02		255.44

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					3.38	0.00	3.38	1.29	0.00	1.29						0.00
Off-Road	9.32	62.69	56.02	0.10		4.06	4.06		4.06	4.06	0.00	10,856.66		1.18		10,881.42
Total	9.32	62.69	56.02	0.10	3.38	4.06	7.44	1.29	4.06	5.35	0.00	10,856.66		1.18		10,881.42

3.4 Grading - 2011

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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.15	0.16	1.79	0.00	0.31	0.01	0.32	0.01	0.01	0.02		255.10		0.02		255.44
Total	0.15	0.16	1.79	0.00	0.31	0.01	0.32	0.01	0.01	0.02		255.10		0.02		255.44

3.5 Building Construction - 2011

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	6.11	40.22	24.03	0.04		2.80	2.80		2.80	2.80		4,040.62		0.55		4,052.11
Total	6.11	40.22	24.03	0.04		2.80	2.80		2.80	2.80		4,040.62		0.55		4,052.11

3.5 Building Construction - 2011

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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	1.23	15.59	7.80	0.02	0.74	0.53	1.27	0.06	0.53	0.59		2,163.62		0.06		2,164.88
Worker	2.22	2.29	25.97	0.04	4.45	0.12	4.57	0.17	0.12	0.29		3,699.01		0.23		3,703.84
Total	3.45	17.88	33.77	0.06	5.19	0.65	5.84	0.23	0.65	0.88		5,862.63		0.29		5,868.72

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	6.11	40.22	24.03	0.04		2.80	2.80		2.80	2.80	0.00	4,040.62		0.55		4,052.11
Total	6.11	40.22	24.03	0.04		2.80	2.80		2.80	2.80	0.00	4,040.62		0.55		4,052.11

3.5 Building Construction - 2011

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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	1.23	15.59	7.80	0.02	0.74	0.53	1.27	0.06	0.53	0.59		2,163.62		0.06		2,164.88
Worker	2.22	2.29	25.97	0.04	4.45	0.12	4.57	0.17	0.12	0.29		3,699.01		0.23		3,703.84
Total	3.45	17.88	33.77	0.06	5.19	0.65	5.84	0.23	0.65	0.88		5,862.63		0.29		5,868.72

3.5 Building Construction - 2012

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	5.63	37.37	23.73	0.04		2.54	2.54		2.54	2.54		4,040.62		0.51		4,051.23
Total	5.63	37.37	23.73	0.04		2.54	2.54		2.54	2.54		4,040.62		0.51		4,051.23

3.5 Building Construction - 2012

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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	1.13	14.26	7.17	0.02	0.74	0.48	1.22	0.06	0.48	0.54		2,165.53		0.06		2,166.69
Worker	2.03	2.06	23.61	0.04	4.45	0.13	4.58	0.17	0.13	0.29		3,617.17		0.21		3,621.60
Total	3.16	16.32	30.78	0.06	5.19	0.61	5.80	0.23	0.61	0.83		5,782.70		0.27		5,788.29

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	5.63	37.37	23.73	0.04		2.54	2.54		2.54	2.54	0.00	4,040.62		0.51		4,051.23
Total	5.63	37.37	23.73	0.04		2.54	2.54		2.54	2.54	0.00	4,040.62		0.51		4,051.23

3.5 Building Construction - 2012

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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	1.13	14.26	7.17	0.02	0.74	0.48	1.22	0.06	0.48	0.54		2,165.53		0.06		2,166.69
Worker	2.03	2.06	23.61	0.04	4.45	0.13	4.58	0.17	0.13	0.29		3,617.17		0.21		3,621.60
Total	3.16	16.32	30.78	0.06	5.19	0.61	5.80	0.23	0.61	0.83		5,782.70		0.27		5,788.29

3.6 Paving - 2012

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	5.86	35.62	21.08	0.03		3.13	3.13		3.13	3.13		2,917.64		0.53		2,928.70
Paving	0.94					0.00	0.00		0.00	0.00						0.00
Total	6.80	35.62	21.08	0.03		3.13	3.13		3.13	3.13		2,917.64		0.53		2,928.70

3.6 Paving - 2012

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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.11	0.11	1.22	0.00	0.23	0.01	0.24	0.01	0.01	0.02		187.09		0.01		187.32
Total	0.11	0.11	1.22	0.00	0.23	0.01	0.24	0.01	0.01	0.02		187.09		0.01		187.32

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	5.86	35.62	21.08	0.03		3.13	3.13		3.13	3.13	0.00	2,917.64		0.53		2,928.70
Paving	0.94					0.00	0.00		0.00	0.00						0.00
Total	6.80	35.62	21.08	0.03		3.13	3.13		3.13	3.13	0.00	2,917.64		0.53		2,928.70

3.6 Paving - 2012

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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.11	0.11	1.22	0.00	0.23	0.01	0.24	0.01	0.01	0.02		187.09		0.01		187.32
Total	0.11	0.11	1.22	0.00	0.23	0.01	0.24	0.01	0.01	0.02		187.09		0.01		187.32

3.7 Architectural Coating - 2012

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	176.18					0.00	0.00		0.00	0.00						0.00
Off-Road	0.52	3.16	1.96	0.00		0.29	0.29		0.29	0.29		281.19		0.05		282.18
Total	176.70	3.16	1.96	0.00		0.29	0.29		0.29	0.29		281.19		0.05		282.18

3.7 Architectural Coating - 2012

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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.41	0.41	4.72	0.01	0.89	0.03	0.92	0.03	0.03	0.06		723.43		0.04		724.32
Total	0.41	0.41	4.72	0.01	0.89	0.03	0.92	0.03	0.03	0.06		723.43		0.04		724.32

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	176.18					0.00	0.00		0.00	0.00						0.00
Off-Road	0.52	3.16	1.96	0.00		0.29	0.29		0.29	0.29	0.00	281.19		0.05		282.18
Total	176.70	3.16	1.96	0.00		0.29	0.29		0.29	0.29	0.00	281.19		0.05		282.18

3.7 Architectural Coating - 2012

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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.41	0.41	4.72	0.01	0.89	0.03	0.92	0.03	0.03	0.06		723.43		0.04		724.32
Total	0.41	0.41	4.72	0.01	0.89	0.03	0.92	0.03	0.03	0.06		723.43		0.04		724.32

4.0 Mobile Detail

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	38.14	92.85	337.07	0.45	47.14	3.21	50.35	1.64	3.21	4.85		45,108.26		2.50		45,160.76
Unmitigated	38.14	92.85	337.07	0.45	47.14	3.21	50.35	1.64	3.21	4.85		45,108.26		2.50		45,160.76
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	1,330.00	1,432.00	1214.00	4,423,003	4,423,003
Convenience Market With Gas Pumps	1,834.08	2,453.64	2002.56	1,702,500	1,702,500
Fast Food Restaurant with Drive Thru	1,116.27	1,624.57	1221.12	1,835,274	1,835,274
General Office Building	22.02	4.74	1.96	53,286	53,286
High Turnover (Sit Down Restaurant)	1,402.46	1,746.82	1454.20	2,656,052	2,656,052
Parking Lot	0.00	0.00	0.00		
Regional Shopping Center	386.46	449.73	227.16	977,326	977,326
Strip Mall	180.40	180.40	180.40	414,464	414,464
Total	6,271.69	7,891.90	6,301.40	12,061,904	12,061,904

4.3 Trip Type Information

	Miles			Trip %		
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
Apartments Mid Rise	12.70	7.00	9.50	40.20	19.20	40.60
Convenience Market With Gas Pumps	8.90	13.30	7.40	0.80	80.20	19.00
Fast Food Restaurant with Drive Thru	8.90	13.30	7.40	2.20	78.80	19.00
General Office Building	8.90	13.30	7.40	33.00	48.00	19.00
High Turnover (Sit Down Restaurant)	8.90	13.30	7.40	8.50	72.50	19.00
Parking Lot	8.90	13.30	7.40	0.00	0.00	0.00
Regional Shopping Center	8.90	13.30	7.40	16.30	64.70	19.00
Strip Mall	8.90	13.30	7.40	16.60	64.40	19.00

5.0 Energy Detail

5.1 Mitigation Measures Energy

Exceed Title 24

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.18	1.58	1.06	0.01		0.00	0.12		0.00	0.12		1,941.39		0.04	0.04	1,953.20
NaturalGas Unmitigated	0.20	1.77	1.17	0.01		0.00	0.14		0.00	0.14		2,185.02		0.04	0.04	2,198.32
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

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	lb/day										lb/day					
Apartments Mid Rise	8356.11	0.09	0.77	0.33	0.00		0.00	0.06		0.00	0.06		983.07		0.02	0.02	989.05
Convenience Market With Gas Pumps	10.768	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		1.27		0.00	0.00	1.27
Fast Food Restaurant with Drive Thru	1710.68	0.02	0.17	0.14	0.00		0.00	0.01		0.00	0.01		201.26		0.00	0.00	202.48
General Office Building	20	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		2.35		0.00	0.00	2.37
High Turnover (Sit Down Restaurant)	8386.12	0.09	0.82	0.69	0.00		0.00	0.06		0.00	0.06		986.60		0.02	0.02	992.61
Parking Lot	0	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00	0.00	0.00
Regional Shopping Center	57.2055	0.00	0.01	0.00	0.00		0.00	0.00		0.00	0.00		6.73		0.00	0.00	6.77
Strip Mall	31.7808	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		3.74		0.00	0.00	3.76
Total		0.20	1.77	1.16	0.00		0.00	0.13		0.00	0.13		2,185.02		0.04	0.04	2,198.31

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	lb/day										lb/day					
Apartments Mid Rise	6.9014	0.07	0.64	0.27	0.00		0.00	0.05		0.00	0.05		811.93		0.02	0.01	816.87
Convenience Market With Gas Pumps	0.00889286	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		1.05		0.00	0.00	1.05
Fast Food Restaurant with Drive Thru	1.6099	0.02	0.16	0.13	0.00		0.00	0.01		0.00	0.01		189.40		0.00	0.00	190.55
General Office Building	0.016	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		1.88		0.00	0.00	1.89
High Turnover (Sit Down Restaurant)	7.8921	0.09	0.77	0.65	0.00		0.00	0.06		0.00	0.06		928.48		0.02	0.02	934.13
Parking Lot	0	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00	0.00	0.00
Regional Shopping Center	0.0472438	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		5.56		0.00	0.00	5.59
Strip Mall	0.0262466	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		3.09		0.00	0.00	3.11
Total		0.18	1.57	1.05	0.00		0.00	0.12		0.00	0.12		1,941.39		0.04	0.03	1,953.19

6.0 Area Detail

6.1 Mitigation Measures Area

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - 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	14.50	0.21	17.38	0.00		0.00	0.33		0.00	0.33	0.00	3,841.84		0.11	0.07	3,865.75
Unmitigated	35.44	1.18	83.56	0.16		0.00	10.67		0.00	10.66	1,411.35	3,630.07		5.62	0.09	5,186.23
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

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	2.65					0.00	0.00		0.00	0.00						0.00
Consumer Products	10.91					0.00	0.00		0.00	0.00						0.00
Hearth	21.29	0.98	66.20	0.16		0.00	10.58		0.00	10.57	1,411.35	3,600.00		5.59	0.09	5,155.45
Landscaping	0.59	0.21	17.36	0.00		0.00	0.09		0.00	0.09		30.07		0.03		30.79
Total	35.44	1.19	83.56	0.16		0.00	10.67		0.00	10.66	1,411.35	3,630.07		5.62	0.09	5,186.24

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	2.65					0.00	0.00		0.00	0.00						0.00
Consumer Products	10.91					0.00	0.00		0.00	0.00						0.00
Hearth	0.35	0.00	0.02	0.00		0.00	0.24		0.00	0.24	0.00	3,811.76		0.07	0.07	3,834.96
Landscaping	0.59	0.21	17.36	0.00		0.00	0.09		0.00	0.09		30.07		0.03		30.79
Total	14.50	0.21	17.38	0.00		0.00	0.33		0.00	0.33	0.00	3,841.83		0.10	0.07	3,865.75

7.0 Water Detail

7.1 Mitigation Measures Water

Use Reclaimed Water

Use Water Efficient Irrigation System

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Vegetation

Tuscana Specific Plan Phase I
San Bernardino-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
General Office Building	2	1000sqft
Parking Lot	800	Space
Fast Food Restaurant with Drive Thru	2.25	1000sqft
High Turnover (Sit Down Restaurant)	11.03	1000sqft
Apartments Mid Rise	200	Dwelling Unit
Convenience Market With Gas Pumps	12	Pump
Regional Shopping Center	9	1000sqft
Strip Mall	5	1000sqft

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Utility Company	Statewide Average
Climate Zone	10	Precipitation Freq (Days)	32		

1.3 User Entered Comments

Project Characteristics -

Land Use -

Demolition -

Vehicle Trips - Wkday Trip Rates from Project Traffic Study

Woodstoves - No Wood Stoves, only Gas Fireplaces

Construction Off-road Equipment Mitigation -

Mobile Land Use Mitigation -

Area Mitigation -

Energy Mitigation -

Water Mitigation -

Construction Phase - Painting 55 Days

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					
2011	13.33	110.94	59.27	0.10	18.34	5.44	22.96	9.94	5.44	14.56	0.00	11,082.53	0.00	1.19	0.00	11,107.61
2012	177.11	54.41	52.41	0.10	5.19	3.16	8.35	0.22	3.16	3.38	0.00	9,390.24	0.00	0.76	0.00	9,406.18
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

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					
2011	9.63	62.86	57.59	0.10	7.32	4.07	10.53	3.88	4.07	7.09	0.00	11,082.53	0.00	1.19	0.00	11,107.61
2012	177.11	54.41	52.41	0.10	5.19	3.16	8.35	0.22	3.16	3.38	0.00	9,390.24	0.00	0.76	0.00	9,406.18
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

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	35.44	1.18	83.56	0.16		0.00	10.67		0.00	10.66	1,411.35	3,630.07		5.62	0.09	5,186.23
Energy	0.20	1.77	1.17	0.01		0.00	0.14		0.00	0.14		2,185.02		0.04	0.04	2,198.32
Mobile	37.32	97.31	326.03	0.41	47.14	3.28	50.42	1.64	3.28	4.92		41,018.41		2.05		41,061.39
Total	72.96	100.26	410.76	0.58	47.14	3.28	61.23	1.64	3.28	15.72	1,411.35	46,833.50		7.71	0.13	48,445.94

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	14.50	0.21	17.38	0.00		0.00	0.33		0.00	0.33	0.00	3,841.84		0.11	0.07	3,865.75
Energy	0.18	1.58	1.06	0.01		0.00	0.12		0.00	0.12		1,941.39		0.04	0.04	1,953.20
Mobile	37.32	97.31	326.03	0.41	47.14	3.28	50.42	1.64	3.28	4.92		41,018.41		2.05		41,061.39
Total	52.00	99.10	344.47	0.42	47.14	3.28	50.87	1.64	3.28	5.37	0.00	46,801.64		2.20	0.11	46,880.34

3.0 Construction Detail

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Use DPF for Construction Equipment

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 Demolition - 2011

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	9.84	79.87	45.95	0.07		4.10	4.10		4.10	4.10		7,510.82		0.88		7,529.33
Total	9.84	79.87	45.95	0.07		4.10	4.10		4.10	4.10		7,510.82		0.88		7,529.33

3.2 Demolition - 2011

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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.12	0.13	1.18	0.00	0.23	0.01	0.24	0.01	0.01	0.02		169.41		0.01		169.64
Total	0.12	0.13	1.18	0.00	0.23	0.01	0.24	0.01	0.01	0.02		169.41		0.01		169.64

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	7.27	50.66	39.31	0.07		3.16	3.16		3.16	3.16	0.00	7,510.82		0.88		7,529.33
Total	7.27	50.66	39.31	0.07		3.16	3.16		3.16	3.16	0.00	7,510.82		0.88		7,529.33

3.2 Demolition - 2011

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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.12	0.13	1.18	0.00	0.23	0.01	0.24	0.01	0.01	0.02		169.41		0.01		169.64
Total	0.12	0.13	1.18	0.00	0.23	0.01	0.24	0.01	0.01	0.02		169.41		0.01		169.64

3.3 Site Preparation - 2011

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.07	0.00	18.07	9.93	0.00	9.93						0.00
Off-Road	10.99	89.73	50.45	0.07		4.61	4.61		4.61	4.61		7,997.70		0.99		8,018.42
Total	10.99	89.73	50.45	0.07	18.07	4.61	22.68	9.93	4.61	14.54		7,997.70		0.99		8,018.42

3.3 Site Preparation - 2011

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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.14	0.16	1.41	0.00	0.28	0.01	0.28	0.01	0.01	0.02		203.29		0.01		203.56
Total	0.14	0.16	1.41	0.00	0.28	0.01	0.28	0.01	0.01	0.02		203.29		0.01		203.56

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					7.05	0.00	7.05	3.87	0.00	3.87						0.00
Off-Road	7.12	45.92	40.49	0.07		3.20	3.20		3.20	3.20	0.00	7,997.70		0.99		8,018.42
Total	7.12	45.92	40.49	0.07	7.05	3.20	10.25	3.87	3.20	7.07	0.00	7,997.70		0.99		8,018.42

3.3 Site Preparation - 2011

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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.14	0.16	1.41	0.00	0.28	0.01	0.28	0.01	0.01	0.02		203.29		0.01		203.56
Total	0.14	0.16	1.41	0.00	0.28	0.01	0.28	0.01	0.01	0.02		203.29		0.01		203.56

3.4 Grading - 2011

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					8.67	0.00	8.67	3.31	0.00	3.31						0.00
Off-Road	13.18	110.77	57.70	0.10		5.43	5.43		5.43	5.43		10,856.66		1.18		10,881.42
Total	13.18	110.77	57.70	0.10	8.67	5.43	14.10	3.31	5.43	8.74		10,856.66		1.18		10,881.42

3.4 Grading - 2011

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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.15	0.17	1.57	0.00	0.31	0.01	0.32	0.01	0.01	0.02		225.87		0.01		226.18
Total	0.15	0.17	1.57	0.00	0.31	0.01	0.32	0.01	0.01	0.02		225.87		0.01		226.18

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					3.38	0.00	3.38	1.29	0.00	1.29						0.00
Off-Road	9.32	62.69	56.02	0.10		4.06	4.06		4.06	4.06	0.00	10,856.66		1.18		10,881.42
Total	9.32	62.69	56.02	0.10	3.38	4.06	7.44	1.29	4.06	5.35	0.00	10,856.66		1.18		10,881.42

3.4 Grading - 2011

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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.15	0.17	1.57	0.00	0.31	0.01	0.32	0.01	0.01	0.02		225.87		0.01		226.18
Total	0.15	0.17	1.57	0.00	0.31	0.01	0.32	0.01	0.01	0.02		225.87		0.01		226.18

3.5 Building Construction - 2011

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	6.11	40.22	24.03	0.04		2.80	2.80		2.80	2.80		4,040.62		0.55		4,052.11
Total	6.11	40.22	24.03	0.04		2.80	2.80		2.80	2.80		4,040.62		0.55		4,052.11

3.5 Building Construction - 2011

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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	1.29	16.18	8.68	0.02	0.74	0.54	1.28	0.06	0.54	0.60		2,146.05		0.06		2,147.38
Worker	2.23	2.52	22.72	0.03	4.45	0.12	4.57	0.17	0.12	0.29		3,275.17		0.21		3,279.66
Total	3.52	18.70	31.40	0.05	5.19	0.66	5.85	0.23	0.66	0.89		5,421.22		0.27		5,427.04

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	6.11	40.22	24.03	0.04		2.80	2.80		2.80	2.80	0.00	4,040.62		0.55		4,052.11
Total	6.11	40.22	24.03	0.04		2.80	2.80		2.80	2.80	0.00	4,040.62		0.55		4,052.11

3.5 Building Construction - 2011

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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	1.29	16.18	8.68	0.02	0.74	0.54	1.28	0.06	0.54	0.60		2,146.05		0.06		2,147.38
Worker	2.23	2.52	22.72	0.03	4.45	0.12	4.57	0.17	0.12	0.29		3,275.17		0.21		3,279.66
Total	3.52	18.70	31.40	0.05	5.19	0.66	5.85	0.23	0.66	0.89		5,421.22		0.27		5,427.04

3.5 Building Construction - 2012

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	5.63	37.37	23.73	0.04		2.54	2.54		2.54	2.54		4,040.62		0.51		4,051.23
Total	5.63	37.37	23.73	0.04		2.54	2.54		2.54	2.54		4,040.62		0.51		4,051.23

3.5 Building Construction - 2012

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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	1.19	14.77	8.06	0.02	0.74	0.49	1.23	0.06	0.49	0.55		2,147.64		0.06		2,148.85
Worker	2.04	2.27	20.62	0.03	4.45	0.13	4.58	0.17	0.13	0.29		3,201.99		0.20		3,206.10
Total	3.23	17.04	28.68	0.05	5.19	0.62	5.81	0.23	0.62	0.84		5,349.63		0.26		5,354.95

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	5.63	37.37	23.73	0.04		2.54	2.54		2.54	2.54	0.00	4,040.62		0.51		4,051.23
Total	5.63	37.37	23.73	0.04		2.54	2.54		2.54	2.54	0.00	4,040.62		0.51		4,051.23

3.5 Building Construction - 2012

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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	1.19	14.77	8.06	0.02	0.74	0.49	1.23	0.06	0.49	0.55		2,147.64		0.06		2,148.85
Worker	2.04	2.27	20.62	0.03	4.45	0.13	4.58	0.17	0.13	0.29		3,201.99		0.20		3,206.10
Total	3.23	17.04	28.68	0.05	5.19	0.62	5.81	0.23	0.62	0.84		5,349.63		0.26		5,354.95

3.6 Paving - 2012

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	5.86	35.62	21.08	0.03		3.13	3.13		3.13	3.13		2,917.64		0.53		2,928.70
Paving	0.94					0.00	0.00		0.00	0.00						0.00
Total	6.80	35.62	21.08	0.03		3.13	3.13		3.13	3.13		2,917.64		0.53		2,928.70

3.6 Paving - 2012

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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.11	0.12	1.07	0.00	0.23	0.01	0.24	0.01	0.01	0.02		165.62		0.01		165.83
Total	0.11	0.12	1.07	0.00	0.23	0.01	0.24	0.01	0.01	0.02		165.62		0.01		165.83

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	5.86	35.62	21.08	0.03		3.13	3.13		3.13	3.13	0.00	2,917.64		0.53		2,928.70
Paving	0.94					0.00	0.00		0.00	0.00						0.00
Total	6.80	35.62	21.08	0.03		3.13	3.13		3.13	3.13	0.00	2,917.64		0.53		2,928.70

3.6 Paving - 2012

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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.11	0.12	1.07	0.00	0.23	0.01	0.24	0.01	0.01	0.02		165.62		0.01		165.83
Total	0.11	0.12	1.07	0.00	0.23	0.01	0.24	0.01	0.01	0.02		165.62		0.01		165.83

3.7 Architectural Coating - 2012

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	176.18					0.00	0.00		0.00	0.00						0.00
Off-Road	0.52	3.16	1.96	0.00		0.29	0.29		0.29	0.29		281.19		0.05		282.18
Total	176.70	3.16	1.96	0.00		0.29	0.29		0.29	0.29		281.19		0.05		282.18

3.7 Architectural Coating - 2012

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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.41	0.45	4.12	0.01	0.89	0.03	0.92	0.03	0.03	0.06		640.40		0.04		641.22
Total	0.41	0.45	4.12	0.01	0.89	0.03	0.92	0.03	0.03	0.06		640.40		0.04		641.22

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	176.18					0.00	0.00		0.00	0.00						0.00
Off-Road	0.52	3.16	1.96	0.00		0.29	0.29		0.29	0.29	0.00	281.19		0.05		282.18
Total	176.70	3.16	1.96	0.00		0.29	0.29		0.29	0.29	0.00	281.19		0.05		282.18

3.7 Architectural Coating - 2012

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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.41	0.45	4.12	0.01	0.89	0.03	0.92	0.03	0.03	0.06		640.40		0.04		641.22
Total	0.41	0.45	4.12	0.01	0.89	0.03	0.92	0.03	0.03	0.06		640.40		0.04		641.22

4.0 Mobile Detail

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	37.32	97.31	326.03	0.41	47.14	3.28	50.42	1.64	3.28	4.92		41,018.41		2.05		41,061.39
Unmitigated	37.32	97.31	326.03	0.41	47.14	3.28	50.42	1.64	3.28	4.92		41,018.41		2.05		41,061.39
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	1,330.00	1,432.00	1214.00	4,423,003	4,423,003
Convenience Market With Gas Pumps	1,834.08	2,453.64	2002.56	1,702,500	1,702,500
Fast Food Restaurant with Drive Thru	1,116.27	1,624.57	1221.12	1,835,274	1,835,274
General Office Building	22.02	4.74	1.96	53,286	53,286
High Turnover (Sit Down Restaurant)	1,402.46	1,746.82	1454.20	2,656,052	2,656,052
Parking Lot	0.00	0.00	0.00		
Regional Shopping Center	386.46	449.73	227.16	977,326	977,326
Strip Mall	180.40	180.40	180.40	414,464	414,464
Total	6,271.69	7,891.90	6,301.40	12,061,904	12,061,904

4.3 Trip Type Information

	Miles			Trip %		
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
Apartments Mid Rise	12.70	7.00	9.50	40.20	19.20	40.60
Convenience Market With Gas Pumps	8.90	13.30	7.40	0.80	80.20	19.00
Fast Food Restaurant with Drive Thru	8.90	13.30	7.40	2.20	78.80	19.00
General Office Building	8.90	13.30	7.40	33.00	48.00	19.00
High Turnover (Sit Down Restaurant)	8.90	13.30	7.40	8.50	72.50	19.00
Parking Lot	8.90	13.30	7.40	0.00	0.00	0.00
Regional Shopping Center	8.90	13.30	7.40	16.30	64.70	19.00
Strip Mall	8.90	13.30	7.40	16.60	64.40	19.00

5.0 Energy Detail

5.1 Mitigation Measures Energy

Exceed Title 24

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.18	1.58	1.06	0.01		0.00	0.12		0.00	0.12		1,941.39		0.04	0.04	1,953.20
NaturalGas Unmitigated	0.20	1.77	1.17	0.01		0.00	0.14		0.00	0.14		2,185.02		0.04	0.04	2,198.32
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

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	lb/day										lb/day					
Apartments Mid Rise	8356.11	0.09	0.77	0.33	0.00		0.00	0.06		0.00	0.06		983.07		0.02	0.02	989.05
Convenience Market With Gas Pumps	10.768	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		1.27		0.00	0.00	1.27
Fast Food Restaurant with Drive Thru	1710.68	0.02	0.17	0.14	0.00		0.00	0.01		0.00	0.01		201.26		0.00	0.00	202.48
General Office Building	20	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		2.35		0.00	0.00	2.37
High Turnover (Sit Down Restaurant)	8386.12	0.09	0.82	0.69	0.00		0.00	0.06		0.00	0.06		986.60		0.02	0.02	992.61
Parking Lot	0	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00	0.00	0.00
Regional Shopping Center	57.2055	0.00	0.01	0.00	0.00		0.00	0.00		0.00	0.00		6.73		0.00	0.00	6.77
Strip Mall	31.7808	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		3.74		0.00	0.00	3.76
Total		0.20	1.77	1.16	0.00		0.00	0.13		0.00	0.13		2,185.02		0.04	0.04	2,198.31

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	lb/day										lb/day					
Apartments Mid Rise	6.9014	0.07	0.64	0.27	0.00		0.00	0.05		0.00	0.05		811.93		0.02	0.01	816.87
Convenience Market With Gas Pumps	0.00889286	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		1.05		0.00	0.00	1.05
Fast Food Restaurant with Drive Thru	1.6099	0.02	0.16	0.13	0.00		0.00	0.01		0.00	0.01		189.40		0.00	0.00	190.55
General Office Building	0.016	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		1.88		0.00	0.00	1.89
High Turnover (Sit Down Restaurant)	7.8921	0.09	0.77	0.65	0.00		0.00	0.06		0.00	0.06		928.48		0.02	0.02	934.13
Parking Lot	0	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00	0.00	0.00
Regional Shopping Center	0.0472438	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		5.56		0.00	0.00	5.59
Strip Mall	0.0262466	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		3.09		0.00	0.00	3.11
Total		0.18	1.57	1.05	0.00		0.00	0.12		0.00	0.12		1,941.39		0.04	0.03	1,953.19

6.0 Area Detail

6.1 Mitigation Measures Area

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - 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	14.50	0.21	17.38	0.00		0.00	0.33		0.00	0.33	0.00	3,841.84		0.11	0.07	3,865.75
Unmitigated	35.44	1.18	83.56	0.16		0.00	10.67		0.00	10.66	1,411.35	3,630.07		5.62	0.09	5,186.23
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

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	2.65					0.00	0.00		0.00	0.00						0.00
Consumer Products	10.91					0.00	0.00		0.00	0.00						0.00
Hearth	21.29	0.98	66.20	0.16		0.00	10.58		0.00	10.57	1,411.35	3,600.00		5.59	0.09	5,155.45
Landscaping	0.59	0.21	17.36	0.00		0.00	0.09		0.00	0.09		30.07		0.03		30.79
Total	35.44	1.19	83.56	0.16		0.00	10.67		0.00	10.66	1,411.35	3,630.07		5.62	0.09	5,186.24

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	2.65					0.00	0.00		0.00	0.00						0.00
Consumer Products	10.91					0.00	0.00		0.00	0.00						0.00
Hearth	0.35	0.00	0.02	0.00		0.00	0.24		0.00	0.24	0.00	3,811.76		0.07	0.07	3,834.96
Landscaping	0.59	0.21	17.36	0.00		0.00	0.09		0.00	0.09		30.07		0.03		30.79
Total	14.50	0.21	17.38	0.00		0.00	0.33		0.00	0.33	0.00	3,841.83		0.10	0.07	3,865.75

7.0 Water Detail

7.1 Mitigation Measures Water

Use Reclaimed Water

Use Water Efficient Irrigation System

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Vegetation

Tuscana Specific Plan Phase I & II
San Bernardino-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
General Office Building	69	1000sqft
General Office Building	450.51	1000sqft
General Office Building	242.82	1000sqft
Parking Lot	800	Space
Fast Food Restaurant with Drive Thru	5.75	1000sqft
High Turnover (Sit Down Restaurant)	11.03	1000sqft
Apartments Mid Rise	200	Dwelling Unit
Convenience Market With Gas Pumps	12	Pump
Regional Shopping Center	27	1000sqft
Regional Shopping Center	90.1	1000sqft
Regional Shopping Center	48.13	1000sqft

1.2 Other Project Characteristics

Urbanization Urban **Wind Speed (m/s)** 2.2 **Utility Company** Statewide Average

Climate Zone 10

Precipitation Freq (Days) 32

1.3 User Entered Comments

Project Characteristics -

Land Use -

Construction Phase - Operations for Project Buildout Only

Demolition -

Vehicle Trips - Wkday Trip Rates from Project Traffic Study

Woodstoves - No Wood Stoves, only Gas Fireplaces

Construction Off-road Equipment Mitigation -

Mobile Land Use Mitigation -

Area Mitigation -

Energy Mitigation -

Water Mitigation -

2.0 Emissions Summary

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	59.27	1.17	82.83	0.16		0.00	10.67		0.00	10.67	1,411.35	3,630.07		5.62	0.09	5,186.12
Energy	0.32	2.87	2.09	0.02		0.00	0.22		0.00	0.22		3,505.68		0.07	0.06	3,527.01
Mobile	61.89	211.02	491.08	2.13	215.13	9.75	224.88	3.17	8.47	11.64		174,614.76		4.18		174,702.61
Total	121.48	215.06	576.00	2.31	215.13	9.75	235.77	3.17	8.47	22.53	1,411.35	181,750.51		9.87	0.15	183,415.74

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	38.33	0.19	16.65	0.00		0.00	0.33		0.00	0.33	0.00	3,841.84		0.10	0.07	3,865.63
Energy	0.28	2.50	1.83	0.02		0.00	0.19		0.00	0.19		3,045.01		0.06	0.06	3,063.54
Mobile	61.89	211.02	491.08	2.13	215.13	9.75	224.88	3.17	8.47	11.64		174,614.76		4.18		174,702.61
Total	100.50	213.71	509.56	2.15	215.13	9.75	225.40	3.17	8.47	12.16	0.00	181,501.61		4.34	0.13	181,631.78

3.0 Construction Detail

3.1 Mitigation Measures Construction

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

4.0 Mobile Detail

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	61.89	211.02	491.08	2.13	215.13	9.75	224.88	3.17	8.47	11.64		174,614.76		4.18		174,702.61
Unmitigated	61.89	211.02	491.08	2.13	215.13	9.75	224.88	3.17	8.47	11.64		174,614.76		4.18		174,702.61
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	1,330.00	1,432.00	1214.00	4,423,003	4,423,003
Convenience Market With Gas Pumps	1,834.08	2,453.64	2002.56	1,702,500	1,702,500
Fast Food Restaurant with Drive Thru	2,852.69	4,151.67	3120.64	4,690,144	4,690,144
General Office Building	759.69	163.53	67.62	1,838,355	1,838,355
General Office Building	4,960.12	1,067.71	441.50	12,002,859	12,002,859
General Office Building	2,673.45	575.48	237.96	6,469,411	6,469,411
High Turnover (Sit Down Restaurant)	1,402.46	1,746.82	1454.20	2,656,052	2,656,052
Parking Lot	0.00	0.00	0.00		
Regional Shopping Center	1,159.38	1,349.19	681.48	2,931,977	2,931,977
Regional Shopping Center	3,868.89	4,502.30	2274.12	9,784,116	9,784,116
Regional Shopping Center	2,066.70	2,405.06	1214.80	5,226,521	5,226,521
Total	22,907.46	19,847.40	12,708.88	51,724,938	51,724,938

4.3 Trip Type Information

Land Use	Miles			Trip %		
	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
Apartments Mid Rise	12.70	7.00	9.50	40.20	19.20	40.60
Convenience Market With Gas Pumps	8.90	13.30	7.40	0.80	80.20	19.00
Fast Food Restaurant with Drive Thru	8.90	13.30	7.40	2.20	78.80	19.00
General Office Building	8.90	13.30	7.40	33.00	48.00	19.00
General Office Building	8.90	13.30	7.40	33.00	48.00	19.00
General Office Building	8.90	13.30	7.40	33.00	48.00	19.00
High Turnover (Sit Down Restaurant)	8.90	13.30	7.40	8.50	72.50	19.00
Parking Lot	8.90	13.30	7.40	0.00	0.00	0.00
Regional Shopping Center	8.90	13.30	7.40	16.30	64.70	19.00
Regional Shopping Center	8.90	13.30	7.40	16.30	64.70	19.00

	Miles			Trip %		
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
Regional Shopping Center	8.90	13.30	7.40	16.30	64.70	19.00

5.0 Energy Detail

5.1 Mitigation Measures Energy

Exceed Title 24

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.28	2.50	1.83	0.02		0.00	0.19		0.00	0.19		3,045.01		0.06	0.06	3,063.54
NaturalGas Unmitigated	0.32	2.87	2.09	0.02		0.00	0.22		0.00	0.22		3,505.68		0.07	0.06	3,527.01
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

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	lb/day										lb/day					
Apartments Mid Rise	8356.11	0.09	0.77	0.33	0.00		0.00	0.06		0.00	0.06		983.07		0.02	0.02	989.05
Convenience Market With Gas Pumps	10.768	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		1.27		0.00	0.00	1.27
Fast Food Restaurant with Drive Thru	4371.73	0.05	0.43	0.36	0.00		0.00	0.03		0.00	0.03		514.32		0.01	0.01	517.45
General Office Building	2428.2	0.03	0.24	0.20	0.00		0.00	0.02		0.00	0.02		285.67		0.01	0.01	287.41
General Office Building	4505.1	0.05	0.44	0.37	0.00		0.00	0.03		0.00	0.03		530.01		0.01	0.01	533.24
General Office Building	690	0.01	0.07	0.06	0.00		0.00	0.01		0.00	0.01		81.18		0.00	0.00	81.67
High Turnover (Sit Down Restaurant)	8386.12	0.09	0.82	0.69	0.00		0.00	0.06		0.00	0.06		986.60		0.02	0.02	992.61
Parking Lot	0	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00	0.00	0.00
Regional Shopping Center	171.616	0.00	0.02	0.01	0.00		0.00	0.00		0.00	0.00		20.19		0.00	0.00	20.31
Regional Shopping Center	305.922	0.00	0.03	0.03	0.00		0.00	0.00		0.00	0.00		35.99		0.00	0.00	36.21
Regional Shopping Center	572.69	0.01	0.06	0.05	0.00		0.00	0.00		0.00	0.00		67.38		0.00	0.00	67.79
Total		0.33	2.88	2.10	0.00		0.00	0.21		0.00	0.21		3,505.68		0.07	0.07	3,527.01

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	lb/day										lb/day					
Apartments Mid Rise	6.9014	0.07	0.64	0.27	0.00		0.00	0.05		0.00	0.05		811.93		0.02	0.01	816.87
Convenience Market With Gas Pumps	0.00889286	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		1.05		0.00	0.00	1.05
Fast Food Restaurant with Drive Thru	4.1142	0.04	0.40	0.34	0.00		0.00	0.03		0.00	0.03		484.02		0.01	0.01	486.97
General Office Building	0.552	0.01	0.05	0.05	0.00		0.00	0.00		0.00	0.00		64.94		0.00	0.00	65.34
General Office Building	1.94256	0.02	0.19	0.16	0.00		0.00	0.01		0.00	0.01		228.54		0.00	0.00	229.93
General Office Building	3.60408	0.04	0.35	0.30	0.00		0.00	0.03		0.00	0.03		424.01		0.01	0.01	426.59
High Turnover (Sit Down Restaurant)	7.8921	0.09	0.77	0.65	0.00		0.00	0.06		0.00	0.06		928.48		0.02	0.02	934.13
Parking Lot	0	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00	0.00	0.00
Regional Shopping Center	0.141732	0.00	0.01	0.01	0.00		0.00	0.00		0.00	0.00		16.67		0.00	0.00	16.78
Regional Shopping Center	0.25265	0.00	0.02	0.02	0.00		0.00	0.00		0.00	0.00		29.72		0.00	0.00	29.90
Regional Shopping Center	0.472963	0.01	0.05	0.04	0.00		0.00	0.00		0.00	0.00		55.64		0.00	0.00	55.98
Total		0.28	2.48	1.84	0.00		0.00	0.18		0.00	0.18		3,045.00		0.06	0.05	3,063.54

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	38.33	0.19	16.65	0.00		0.00	0.33		0.00	0.33	0.00	3,841.84		0.10	0.07	3,865.63
Unmitigated	59.27	1.17	82.83	0.16		0.00	10.67		0.00	10.67	1,411.35	3,630.07		5.62	0.09	5,186.12
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

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	8.46					0.00	0.00		0.00	0.00						0.00
Consumer Products	29.03					0.00	0.00		0.00	0.00						0.00
Hearth	21.29	0.98	66.20	0.16		0.00	10.58		0.00	10.57	1,411.35	3,600.00		5.59	0.09	5,155.45
Landscaping	0.50	0.19	16.63	0.00		0.00	0.09		0.00	0.09		30.07		0.03		30.67
Total	59.28	1.17	82.83	0.16		0.00	10.67		0.00	10.66	1,411.35	3,630.07		5.62	0.09	5,186.12

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	8.46					0.00	0.00		0.00	0.00						0.00
Consumer Products	29.03					0.00	0.00		0.00	0.00						0.00
Hearth	0.35	0.00	0.02	0.00		0.00	0.24		0.00	0.24	0.00	3,811.76		0.07	0.07	3,834.96
Landscaping	0.50	0.19	16.63	0.00		0.00	0.09		0.00	0.09		30.07		0.03		30.67
Total	38.34	0.19	16.65	0.00		0.00	0.33		0.00	0.33	0.00	3,841.83		0.10	0.07	3,865.63

7.0 Water Detail

7.1 Mitigation Measures Water

Use Reclaimed Water

Use Water Efficient Irrigation System

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Vegetation

Tuscana Specific Plan Phase I & II
San Bernardino-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
General Office Building	69	1000sqft
General Office Building	450.51	1000sqft
General Office Building	242.82	1000sqft
Parking Lot	800	Space
Fast Food Restaurant with Drive Thru	5.75	1000sqft
High Turnover (Sit Down Restaurant)	11.03	1000sqft
Apartments Mid Rise	200	Dwelling Unit
Convenience Market With Gas Pumps	12	Pump
Regional Shopping Center	27	1000sqft
Regional Shopping Center	90.1	1000sqft
Regional Shopping Center	48.13	1000sqft

1.2 Other Project Characteristics

Urbanization Urban **Wind Speed (m/s)** 2.2 **Utility Company** Statewide Average

Climate Zone 10

Precipitation Freq (Days) 32

1.3 User Entered Comments

Project Characteristics -

Land Use -

Construction Phase - Operations for Project Buildout Only

Demolition -

Vehicle Trips - Wkday Trip Rates from Project Traffic Study

Woodstoves - No Wood Stoves, only Gas Fireplaces

Construction Off-road Equipment Mitigation -

Mobile Land Use Mitigation -

Area Mitigation -

Energy Mitigation -

Water Mitigation -

2.0 Emissions Summary

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	59.27	1.17	82.83	0.16		0.00	10.67		0.00	10.67	1,411.35	3,630.07		5.62	0.09	5,186.12
Energy	0.32	2.87	2.09	0.02		0.00	0.22		0.00	0.22		3,505.68		0.07	0.06	3,527.01
Mobile	61.94	207.00	477.62	1.94	215.13	9.79	224.91	3.17	8.53	11.70		160,646.69		4.11		160,732.92
Total	121.53	211.04	562.54	2.12	215.13	9.79	235.80	3.17	8.53	22.59	1,411.35	167,782.44		9.80	0.15	169,446.05

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	38.33	0.19	16.65	0.00		0.00	0.33		0.00	0.33	0.00	3,841.84		0.10	0.07	3,865.63
Energy	0.28	2.50	1.83	0.02		0.00	0.19		0.00	0.19		3,045.01		0.06	0.06	3,063.54
Mobile	61.94	207.00	477.62	1.94	215.13	9.79	224.91	3.17	8.53	11.70		160,646.69		4.11		160,732.92
Total	100.55	209.69	496.10	1.96	215.13	9.79	225.43	3.17	8.53	12.22	0.00	167,533.54		4.27	0.13	167,662.09

3.0 Construction Detail

3.1 Mitigation Measures Construction

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

4.0 Mobile Detail

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	61.94	207.00	477.62	1.94	215.13	9.79	224.91	3.17	8.53	11.70		160,646.69		4.11		160,732.92
Unmitigated	61.94	207.00	477.62	1.94	215.13	9.79	224.91	3.17	8.53	11.70		160,646.69		4.11		160,732.92
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	1,330.00	1,432.00	1214.00	4,423,003	4,423,003
Convenience Market With Gas Pumps	1,834.08	2,453.64	2002.56	1,702,500	1,702,500
Fast Food Restaurant with Drive Thru	2,852.69	4,151.67	3120.64	4,690,144	4,690,144
General Office Building	759.69	163.53	67.62	1,838,355	1,838,355
General Office Building	4,960.12	1,067.71	441.50	12,002,859	12,002,859
General Office Building	2,673.45	575.48	237.96	6,469,411	6,469,411
High Turnover (Sit Down Restaurant)	1,402.46	1,746.82	1454.20	2,656,052	2,656,052
Parking Lot	0.00	0.00	0.00		
Regional Shopping Center	1,159.38	1,349.19	681.48	2,931,977	2,931,977
Regional Shopping Center	3,868.89	4,502.30	2274.12	9,784,116	9,784,116
Regional Shopping Center	2,066.70	2,405.06	1214.80	5,226,521	5,226,521
Total	22,907.46	19,847.40	12,708.88	51,724,938	51,724,938

4.3 Trip Type Information

Land Use	Miles			Trip %		
	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
Apartments Mid Rise	12.70	7.00	9.50	40.20	19.20	40.60
Convenience Market With Gas Pumps	8.90	13.30	7.40	0.80	80.20	19.00
Fast Food Restaurant with Drive Thru	8.90	13.30	7.40	2.20	78.80	19.00
General Office Building	8.90	13.30	7.40	33.00	48.00	19.00
General Office Building	8.90	13.30	7.40	33.00	48.00	19.00
General Office Building	8.90	13.30	7.40	33.00	48.00	19.00
High Turnover (Sit Down Restaurant)	8.90	13.30	7.40	8.50	72.50	19.00
Parking Lot	8.90	13.30	7.40	0.00	0.00	0.00
Regional Shopping Center	8.90	13.30	7.40	16.30	64.70	19.00
Regional Shopping Center	8.90	13.30	7.40	16.30	64.70	19.00

	Miles			Trip %		
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
Regional Shopping Center	8.90	13.30	7.40	16.30	64.70	19.00

5.0 Energy Detail

5.1 Mitigation Measures Energy

Exceed Title 24

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.28	2.50	1.83	0.02		0.00	0.19		0.00	0.19		3,045.01		0.06	0.06	3,063.54
NaturalGas Unmitigated	0.32	2.87	2.09	0.02		0.00	0.22		0.00	0.22		3,505.68		0.07	0.06	3,527.01
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

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	lb/day										lb/day					
Apartments Mid Rise	8356.11	0.09	0.77	0.33	0.00		0.00	0.06		0.00	0.06		983.07		0.02	0.02	989.05
Convenience Market With Gas Pumps	10.768	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		1.27		0.00	0.00	1.27
Fast Food Restaurant with Drive Thru	4371.73	0.05	0.43	0.36	0.00		0.00	0.03		0.00	0.03		514.32		0.01	0.01	517.45
General Office Building	2428.2	0.03	0.24	0.20	0.00		0.00	0.02		0.00	0.02		285.67		0.01	0.01	287.41
General Office Building	4505.1	0.05	0.44	0.37	0.00		0.00	0.03		0.00	0.03		530.01		0.01	0.01	533.24
General Office Building	690	0.01	0.07	0.06	0.00		0.00	0.01		0.00	0.01		81.18		0.00	0.00	81.67
High Turnover (Sit Down Restaurant)	8386.12	0.09	0.82	0.69	0.00		0.00	0.06		0.00	0.06		986.60		0.02	0.02	992.61
Parking Lot	0	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00	0.00	0.00
Regional Shopping Center	171.616	0.00	0.02	0.01	0.00		0.00	0.00		0.00	0.00		20.19		0.00	0.00	20.31
Regional Shopping Center	305.922	0.00	0.03	0.03	0.00		0.00	0.00		0.00	0.00		35.99		0.00	0.00	36.21
Regional Shopping Center	572.69	0.01	0.06	0.05	0.00		0.00	0.00		0.00	0.00		67.38		0.00	0.00	67.79
Total		0.33	2.88	2.10	0.00		0.00	0.21		0.00	0.21		3,505.68		0.07	0.07	3,527.01

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	lb/day										lb/day					
Apartments Mid Rise	6.9014	0.07	0.64	0.27	0.00		0.00	0.05		0.00	0.05		811.93		0.02	0.01	816.87
Convenience Market With Gas Pumps	0.00889286	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		1.05		0.00	0.00	1.05
Fast Food Restaurant with Drive Thru	4.1142	0.04	0.40	0.34	0.00		0.00	0.03		0.00	0.03		484.02		0.01	0.01	486.97
General Office Building	0.552	0.01	0.05	0.05	0.00		0.00	0.00		0.00	0.00		64.94		0.00	0.00	65.34
General Office Building	1.94256	0.02	0.19	0.16	0.00		0.00	0.01		0.00	0.01		228.54		0.00	0.00	229.93
General Office Building	3.60408	0.04	0.35	0.30	0.00		0.00	0.03		0.00	0.03		424.01		0.01	0.01	426.59
High Turnover (Sit Down Restaurant)	7.8921	0.09	0.77	0.65	0.00		0.00	0.06		0.00	0.06		928.48		0.02	0.02	934.13
Parking Lot	0	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00	0.00	0.00
Regional Shopping Center	0.141732	0.00	0.01	0.01	0.00		0.00	0.00		0.00	0.00		16.67		0.00	0.00	16.78
Regional Shopping Center	0.25265	0.00	0.02	0.02	0.00		0.00	0.00		0.00	0.00		29.72		0.00	0.00	29.90
Regional Shopping Center	0.472963	0.01	0.05	0.04	0.00		0.00	0.00		0.00	0.00		55.64		0.00	0.00	55.98
Total		0.28	2.48	1.84	0.00		0.00	0.18		0.00	0.18		3,045.00		0.06	0.05	3,063.54

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	38.33	0.19	16.65	0.00		0.00	0.33		0.00	0.33	0.00	3,841.84		0.10	0.07	3,865.63
Unmitigated	59.27	1.17	82.83	0.16		0.00	10.67		0.00	10.67	1,411.35	3,630.07		5.62	0.09	5,186.12
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

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	8.46					0.00	0.00		0.00	0.00						0.00
Consumer Products	29.03					0.00	0.00		0.00	0.00						0.00
Hearth	21.29	0.98	66.20	0.16		0.00	10.58		0.00	10.57	1,411.35	3,600.00		5.59	0.09	5,155.45
Landscaping	0.50	0.19	16.63	0.00		0.00	0.09		0.00	0.09		30.07		0.03		30.67
Total	59.28	1.17	82.83	0.16		0.00	10.67		0.00	10.66	1,411.35	3,630.07		5.62	0.09	5,186.12

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	8.46					0.00	0.00		0.00	0.00						0.00
Consumer Products	29.03					0.00	0.00		0.00	0.00						0.00
Hearth	0.35	0.00	0.02	0.00		0.00	0.24		0.00	0.24	0.00	3,811.76		0.07	0.07	3,834.96
Landscaping	0.50	0.19	16.63	0.00		0.00	0.09		0.00	0.09		30.07		0.03		30.67
Total	38.34	0.19	16.65	0.00		0.00	0.33		0.00	0.33	0.00	3,841.83		0.10	0.07	3,865.63

7.0 Water Detail

7.1 Mitigation Measures Water

Use Reclaimed Water

Use Water Efficient Irrigation System

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Vegetation

APPENDIX B

Rule 403 Regulatory Requirements and Mitigation Measure Examples

Table 1
Fugitive Dust Best Available Control Measure
(Applicable to All Construction Activity Sources)

Source Category	Control Measure	Guidance
Backfilling	01-1 Stabilize backfill material when not actively handling; and 01-2 Stabilize backfill material during handling; and 01-3 Stabilize soil at completion of activity.	<ul style="list-style-type: none"> • Mix backfill soil with water prior to moving. • Dedicate water truck or high capacity hose to backfilling equipment. • Empty loader bucket slowly so that no dust plumes are generated. • Minimize drop height from loader bucket.
Clearing and grubbing	02-1 Maintain stability of soil through pre-watering of site prior to clearing and grubbing; and 02-2 Stabilize soil during clearing and grubbing activities; and 02-3 Stabilize soil immediately after clearing and grubbing activities.	<ul style="list-style-type: none"> • Maintain live perennial vegetation where possible. • Apply water in sufficient quantity to prevent generation of dust plumes.
Clearing forms	03-1 Use water spray to clear forms; or 03-2 Use sweeping and water spray to clear forms; or 03-3 Use vacuum system to clear forms.	<ul style="list-style-type: none"> • Use of high-pressure air to clear forms may cause exceedance of Rule requirements.
Crushing	04-1 Stabilize surface soils prior to operation of support equipment; and 04-2 Stabilize material after crushing.	<ul style="list-style-type: none"> • Follow permit conditions for crushing equipment. • Prewater material prior to loading into crusher. • Monitor crusher emissions opacity. • Apply water to crushed material to prevent dust plumes
Cut and fill	05-1 Prewater soils prior to cut and fill activities; and 05-2 Stabilize soil during and after cut and fill activities.	<ul style="list-style-type: none"> • For large site, prewater with sprinklers or water trucks and allow time for penetration. • Use water trucks/pull to water soils to depth of cut prior to subsequent cuts.

Demolition— mechanical/ manual	06-1 Stabilize wind erodible surfaces to reduce dust; and 06-2 Stabilize surface soil where support equipment and vehicles will operate; and 06-3 Stabilize loose soil and demolition debris; and 06-4 Comply with AQMD Rule 1403.	<ul style="list-style-type: none"> • Apply water in sufficient quantities to prevent the generation of visible dust plumes.
Disturbed soil	07-1 Stabilize disturbed soil throughout the construction site; and 07-2 Stabilize disturbed soil between structures.	<ul style="list-style-type: none"> • Limit vehicular traffic and disturbances on soils where possible. • If interior block walls are planned, install as early as possible. • Apply water or a stabilizing agent in sufficient quantities to prevent the generation of visible dust plumes.
Earth-moving activities	08-1 Preapply water to depth of proposed cuts; and 08-2 Reapply water as necessary to maintain soils in a damp condition and to ensure that visible emissions do not exceed 100 feet in any direction; and 08-3 Stabilize soils once earth moving activities are complete	<ul style="list-style-type: none"> • Grade each project phase separately, times to coincide with construction phase. • Upwind fencing can prevent material movement on-site. • Apply water or a stabilizing agent in sufficient quantities to prevent the generation of visible dust plumes.
Importing/ exporting of bulk materials	09-1 Stabilize material while loading to reduce fugitive dust emissions; and 09-2 Maintain at least six inches of freeboard on haul vehicles; and 09-3 Stabilize material while transporting to reduce fugitive dust emissions; and 09-4 Stabilize material while unloading to reduce fugitive dust emissions; and 09-5 Comply with Vehicle Code Section 23114.	<ul style="list-style-type: none"> • Use tarps or other suitable enclosures on haul trucks. • Check belly-dump truck seals regularly and remove and trapped rocks to prevent spillage. • Comply with track-out prevention/ Mitigation requirements. • Provide water while loading and unloading to reduce visible dust plumes.

Landscaping	10-1 Stabilize soils, materials, slopes.	<ul style="list-style-type: none"> • Apply water to materials to stabilize. • Maintain materials in a crusted condition. • Maintain effective cover over materials. • Stabilize sloping surfaces using soil binders until vegetation or ground cover can effectively stabilize the slopes. • Hydroseed prior to rain season.
Road shoulder maintenance	11-1 Apply water to unpaved shoulders prior to clearing; and 11-2 Apply chemical dust suppressants and/or washed gravel to maintain a stabilized surface after completing road shoulder maintenance.	<ul style="list-style-type: none"> • Installation of curbing and/or paving road shoulders can reduce recurring maintenance costs. • Use of chemical dust suppressants can inhibit vegetation growth and reduce future road shoulder maintenance costs.
Screening	12-1 Prewater material prior to screening; and 12-2 Limit fugitive dust emissions to opacity and plum length standards; and 12-3 Stabilize material immediately after screening.	<ul style="list-style-type: none"> • Dedicate water truck or high capacity hose to screening operation. • Drop material through the screen slowly and minimize drop height. • Install wind barrier with a porosity of no more than 50% upwind of screen to the height of the drop point.
Staging areas	13-1 Stabilize staging areas during use; and 13-2 Stabilize staging area soils at project completion.	<ul style="list-style-type: none"> • Limit size of staging area. • Limit vehicle speeds of 15 miles per hour • Limit number and size of staging area entrances/exits.
Stockpiles/ Bulk Material Handling	14-1 Stabilize stockpiled materials. 14-2 Stockpiles within 100 yards of off-site occupied buildings must not be greater than eight feet in height; or must have a road bladed to the top to allow water truck access or must have an operational water irrigation system that is capable of complete stockpile coverage.	<ul style="list-style-type: none"> • Add or remove material from the downwind portion of the storage pile. • Maintain storage piles to avoid steep sides or faces.

Traffic Areas for Contruction	15-1 Stabilize all off-road traffic and parking areas; and 15-2 Stabilize all haul routes; and 15-3 Direct construction traffic over established haul routes.	<ul style="list-style-type: none"> • Apply gravel/paving to all haul routes as soon as possible to all future roadway areas. • Barriers can be used to ensure vehicles are only used on established parking areas/haul routes.
Trenching	16-1 Stabilize surface soils where trencher or excavator and support equipment will operate; and 16-2 Stabilize soils at the completion of trenching activities.	<ul style="list-style-type: none"> • Pre-watering of soils prior to trenching is an effective preventive measure. For deep trenching activities, pre-trench to 18-inches soak soils via the pre-trench and resuming trenching. • Washing mud and soils from equipment at the conclusion of trenching activities can prevent crusting and drying of soil on equipment.
Truck loading	17-1 Prewater material prior to loading; and 17-2 Ensure that freeboard exceeds six inches (CVC 23114).	<ul style="list-style-type: none"> • Empty loader bucket such that no visible dust plumes are created. • Ensure that the loader bucket is closer to the truck to minimize drop height while loading.
Turf Overseeding	18-1 Apply sufficient water immediately prior to conducting turf vacuuming activities to meet opacity and plum length standards; and 18-2 Cover haul vehicles prior to exiting the site.	<ul style="list-style-type: none"> • Haul waste material immediately off site.
Unpaved roads/ parking lots	19-1 Stabilize soils to meet the applicable performance standards; and 19-2 Limit vehicular travel to established unpaved roads (haul routes) and unpaved parking lots.	<ul style="list-style-type: none"> • Restricting vehicular access to established unpaved travel path and parking lots can reduce stabilization requirements.
Vacant land	20-1 In instances where vacant lots are 0.10 acre or larger and have a cumulative area of 500 square feet or more that are driven over and/or used by	

	motor vehicles and/or off-road vehicles, prevent motor vehicles and/or off-road vehicle trespassing, parking and/or access by installing barriers curbs, fences, gates, posts, signs, shrubs, trees, or other effective control measures.	
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Table 2
Dust Control Measures for Large Operations

Fugitive Dust Source Category	Control Actions
Earth-moving (except construction cutting and filling area, and mining operations)	<p>1a Maintain soil moisture content at a minimum of 12 percent, as determined by ASTM method D-2216, or equivalent method approved by the Executive Officer, CARB, and the USEPA. Two soil moisture evaluations must be conducted during the first three hours of active operations during a calendar day, and two such evaluations each subsequent four-hour period of active operations; or</p> <p>1a-1 For any earth-moving which is more than 100 feet from all property lines, conduct watering as necessary to prevent visible dust emissions from exceeding 100 feet in length in any direction.</p>
Earth-moving: Construction fill areas	<p>1b Maintain soil moisture content at a minimum of 12 percent, as determined by ASTM method D-2216, or other equivalent method approved by the Executive Officer, the California Air Resources Board, and the U.S. EPA. For areas which have an optimum moisture content for compaction of less than 12 percent, as determined by ASTM Method 1557 or other equivalent method approved by the Executive Officer and the California Air Resources Board and the U.S. EPA, complete the compaction process as expeditiously as possible after achieving at least 70 percent of the optimum soil moisture content. Two soil moisture evaluations must be conducted during the first three hours of active operations during a calendar day, and two such evaluations during each subsequent four hour period of active operations</p>
Earth-moving: Construction cut areas and mining operations:	<p>1c Conduct watering as necessary to prevent visible emissions from extending more than 100 feet beyond the active cut or mining area unless the area is inaccessible to watering vehicles due to slope conditions or other safety factors.</p>
Disturbed surface areas (except completed grading areas)	<p>2a/b Apply dust suppression in sufficient quantity and frequency to maintain a stabilized surface. Any areas which cannot be stabilized, as evidenced by wind-driven fugitive dust, must have an application of water at least twice per day to at least 80 percent of the unstabilized area.</p>
Disturbed surface areas: Completed grading areas	<p>2c Apply chemical stabilizers within five working days of grading completion;</p> <p>2d Take actions (3a) or (3c) specified for inactive disturbed surface areas.</p>

Inactive disturbed surface areas	<p>3a Apply water to at least 80 percent of all inactive disturbed surface areas on a daily basis when there is evidence of wind driven fugitive dust, excluding any areas which are inaccessible to watering vehicles due to excessive slope or other safety conditions; or</p> <p>3b Apply dust suppressants in sufficient quantity and frequency to maintain a stabilized surface; or</p> <p>3c Establish a vegetative ground cover within 21 days after active operations have ceased. Ground cover must be of sufficient density to expose less than 30 percent of unstabilized ground within 90 days of planting, and at all times thereafter; or</p> <p>3d Utilize any combination of control actions (3a), (3b), and (3c) such that, in total, these actions apply to all inactive disturbed surface areas.</p>
Unpaved Roads	<p>4a Water all roads used for any vehicular traffic at least once per every two hours of active operations [3 times per normal 8 hour work day]; or</p> <p>4b Water all roads used for any vehicular traffic once daily and restrict vehicle speeds to 15 miles per hour; or</p> <p>4c Apply a chemical stabilizer to all unpaved road surfaces in sufficient quantity and frequency to maintain a stabilized surface.</p>
Open storage piles	<p>5a Apply chemical stabilizers; or</p> <p>5b Apply water to at least 80 percent of the surface area of all open storage piles on a daily basis when there is evidence of wind driven fugitive dust; or</p> <p>5c Install temporary coverings; or</p> <p>5d Install a three-sided enclosure with walls with no more than 50 percent porosity which extend, at a minimum, to the top of the pile. This option may only be used at aggregate-related plants or at cement manufacturing facilities.</p>
All Categories	<p>6a Any other control measures approved by the Executive Officer and the USEPA as equivalent to the methods specified in this Table may be used.</p>

Table 3
Contingency Control Measures for Large Operations

Fugitive Dust Source Category	Control Measures
Earth-moving	1A Cease all active operations; or 2A Apply water to soil not more than 15 minutes prior to moving such soil.
Disturbed surface areas	0B On the last day of active operations prior to a weekend, holiday, or any other period when active operations will not occur for not more than four consecutive days: apply water with a mixture of chemical stabilizer diluted to not less than 1/20 of the concentration required to maintain a stabilized surface for a period of six months; or 1B Apply chemical stabilizers prior to wind event; or 2B Apply water to all unstabilized disturbed areas 3 times per day. If there is any evidence of wind-driven fugitive dust, watering frequency is increased to a minimum of four times per day; or 3B Take the actions specified in this Table, Item (3c); or 4B Utilize any combination of control actions (1B), (2B), and (3B) such that, in total, these actions apply to all disturbed surface areas.
Unpaved roads	1C Apply chemical stabilizers prior to wind event; or 2C Apply water twice per hour during active operation; or 3C Stop all vehicular traffic.
Open storage piles	1D Apply water twice per hour; or 2D Install temporary coverings.
Paved road track-out	1E Cover all haul vehicles; or 2E Comply with the vehicle freeboard requirements of Section 23114 of the California Vehicle Code for both public and private roads.
All Categories	1F Any other control measures approved by the Executive Officer and the USEPA as equivalent to the methods specified in this Table may be used.



TABLE XI-A
MITIGATION MEASURE EXAMPLES:
FUGITIVE DUST FROM CONSTRUCTION & DEMOLITION

Source Activity	Mitigation Measure ¹	PM10 Control Efficiency	Comments	Estimated Cost ²
Active demolition and debris removal	Apply water every 4 hours to the area within 100 feet of a structure being demolished, to reduce vehicle trackout.	36%		ND
Trackout	Use a gravel apron, 25 feet long by road width, to reduce mud/dirt trackout from unpaved truck exit routes.	46%		\$1,360/year (gravel apron dimensions: 50' x 30' x 3" thick)
Post-demolition stabilization	Apply dust suppressants (e.g., polymer emulsion) to disturbed areas upon completion of demolition.	84%	For actively disturbed areas.	\$5,340/acre-year (Useful life of 1 year)
Demolition Activities	Apply water to disturbed soils after demolition is completed or at the end of each day of cleanup.	10%	14-hour watering interval.	\$68-\$81/acre-day
Demolition Activities	Prohibit demolition activities when wind speeds exceed 25 mph.	98%	Estimated for high wind days in absence of soil disturbance activities. Demolition of 1,000 ft ² structure on 1.2 acres.	\$1.36 per 8 hour day idled
Construction Activities	Apply water every 3 hours to disturbed areas within a construction site.	61%	3.2-hour watering interval.	ND
Scraper loading and unloading	Require minimum soil moisture of 12% for earthmoving by use of a moveable sprinkler system or a water truck. Moisture content can be verified by lab sample or moisture probe.	69%	AP-42 emission factor equation for materials handling due to increasing soil moisture from 1.4% to 12%.	\$138/acre (sprinkler system to maintain minimum soil moisture of 12%)
Construction traffic	Limit on-site vehicle speeds (on unpaved roads) to 15 mph by radar enforcement.	57%	Assume linear relationship between PM10 emissions and uncontrolled vehicle speed of 35 mph.	\$22/inspection \$180/sign

¹Unless otherwise noted, information presented in this table is from the following reference: *WRAP Fugitive Dust Handbook*, September 7, 2006 (http://www.wrapair.org/forums/dej/fd/h/content/FDHandbook_Rev_06.pdf). ND = No Data.
²2003 dollars.



TABLE XI-A
MITIGATION MEASURE EXAMPLES:
FUGITIVE DUST FROM CONSTRUCTION & DEMOLITION

Source Component	Mitigation Measure ¹	PM10 Control Efficiency	References & Assumptions	Estimated Cost ²
Grading	Replace ground cover in disturbed areas as quickly as possible.	5% ³	EPA, "Control of Fugitive Dust Sources" EPA-450/3-88-008, September 1988	ND
Grading	All trucks hauling dirt, sand, soil, or other loose materials are to be tarped with a fabric cover and maintain a freeboard height of 12 inches.	91%	Arizona Department of Transportation Construction Analysis Services, "Final Field Study Report - PM10 Control Management Study for ADOT Construction Projects, June 1994	ND

¹ Unless otherwise noted, information presented in this table is from the following reference: *WRAP Fugitive Dust Handbook*, September 7, 2006 (http://www.wrapair.org/forums/dej/f/fdh/content/FDHandbook_Rev_06.pdf), ND = No Data.
² 2003 dollars.

³ Higher than 5% control efficiency may be used. However, please provide the supporting analysis and data in the environmental documentation.