Communication from Public

Name:	Seth Wulkan
Date Submitted:	01/14/2022 11:51 AM
Council File No:	21-0593-S1
Comments for Public Posting:	Please find attached our Response to Comment Memo for the 825 Holt Avenue Eldercare Project.

DouglasKim+Associates,LLC

To: Los Angeles Department of City Planning
From: Douglas Kim, AICP
CC:
Date: January 14, 2022
Re: 825 South Holt Avenue Response to Comments

This memorandum addresses comments on the air quality and noise analyses prepared by DKA Planning for the proposed eldercare residential facility project ("Project") at 825 South Holt Avenue in the City of Los Angeles, which are attached as Appendices D and E to the Project's November 2021 Class 32 Memorandum. The comments include a letter from SWAPE dated December 7, 2021 and a letter from RK Engineering Group dated December 6, 2021 (collectively "commenter(s)"). As demonstrated below, the air quality and noise analyses for the Project presented in its November 2021 Class 32 Memorandum provide substantial evidence supporting the conclusion that the Project would result in less than significant noise and air quality impacts, supporting the City's adoption of a "Class 32" Categorical Exemption for the Project under the California Environmental Quality Act ("CEQA"). The commenters' claims to the contrary are based on speculation and inaccurate and grossly overstated assumptions that are not consistent with the actual Project, which do not constitute substantial evidence as defined by CEQA.

SWAPE Letter, dated December 7, 2021

1. Page 2, Underestimated Land Use Size.

    a. **Comment**: "Thus, by underestimating the size of the proposed Eldercare Facilities, the model underestimates the Project's construction and operational emissions and should not be relied upon to determine Project significance."

    b. **Response**: The Project analysis has been updated to reflect the 56,796 square feet of floor area associated with the facility. As demonstrated in **Table 1**, below, the refined analysis concludes that the Project's construction and operational emissions remain well below applicable SCAQMD thresholds of significance for both localized and regional emissions.

Table 1
Construction and Operations Air Quality Emissions

Phase	Daily Emissions (Pounds Per Day)					
	VOC	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
Maximum Construction (Regional)	5.3	48.9	19.2	0.2	3.1	1.3
Regional Threshold	75	100	550	150	150	55
Exceed Threshold?	No	No	No	No	No	No
Maximum Construction (Local)	5.0	7.7	8.9	<0.1	0.9	0.5
Localized Threshold	N/A	103	562	N/A	4	3
Exceed Threshold?	N/A	No	No	N/A	No	No
Maximum Operations (Regional)	1.8	1.8	11.7	<0.1	1.7	0.5
Regional Threshold	55	55	550	150	150	55
Exceed Threshold?	No	No	No	No	No	No
Maximum Operation (Local)	1.4	0.2	6.7	<0.1	<0.1	<0.1
Localized Threshold	N/A	103	562	N/A	1	1
Exceed Threshold?	N/A	No	No	N/A	No	No

Source: DKA Planning, 2021 based on CalEEMod 2016.3.2 model runs. LST analyses based on 1-acre site with 25-meter distances to receptors in Northwest Coastal LA County source receptor area. Modeling sheets included in the Technical Appendix.

2. Page 3, Unsubstantiated Changes to Individual Construction Phase Lengths.

   a. **Comment**: "…the construction emissions are improperly spread out over a longer period of time for some phase, but not for others…"

   b. **Response**: The default values for construction schedules in the CalEEMod model are generic values that should only be used when project-specific information is not available. Here, the modeling analysis for the Project utilized assumptions about construction duration and the scope of construction activities that reflect the developer's proposed construction plan. Specifically, an 18-month schedule was adopted in accordance with the Project's construction plan. This construction timeline as a whole and the assumptions regarding individual phases are reasonable assumptions in light of the scale of the proposed Project and are consistent with the Project's proposed construction plans. Moreover, the total duration of construction activities and the duration of individual phases does not affect the analysis of emissions of daily on-site construction activities that are a function of the inventory of off-road equipment, duty cycle, and other operational variables because such analysis only looks at maximum daily impacts. Regardless, as a general matter, it is appropriate and preferable for a CEQA analysis to use project-specific information rather than default model assumptions, where such information is available, as was the case here. Using inaccurate default figures in the CalEEMod model does not produce a more accurate analysis than a project's actual construction plan. The opposite is the case.

3. Page 5, Unsubstantiated Changes to Acres of Grading Values.

    a. **Comment**: "…the CalEEMod User's Guide requires any changes to model defaults be justified."

    b. **Response**: The Project Site is 0.41 acres in size, making the revision to the model to reflect this fact is well supported. Pursuant to the CalEEMod User's Guide, the "Total Areas Graded field represents the cumulative distance traversed on the property by the grading equipment, assuming a blade width of 12 feet." Given the size of the Project Site, amount of soil export, and duration of the grading phase, the analysis assumes the entire site can be traversed by grading equipment over the period of a work day on average. Accordingly, the model inputs utilized for the analysis for the Project merely reflect the actual size of the Project Site and not the default site size under the CalEEMod model, which is not consistent with the actual size of the Project Site. Again, the commenter insists on using model defaults that are not consistent with the Project itself, claiming falsely that the use of such defaults is preferable to Project-specific information. In addition, the amount of grading was based on a conservative assumption that the entirety of the Project Site would be excavated down to 21.25 feet to accommodate the two subterranean levels consistent with the Project's architectural plans. As the entire Project Site would not be entirely excavated for the Project, the analysis is conservative.

4. Page 5, Failure to Model All Required Demolition.

    a. **Comment**: "By failing to substantiate the demolition of existing structures, the model may underestimate the Project's construction-related emissions…"

    b. **Response**: The analysis has been updated to reflect the demolition of 10,617 square feet of existing structures and asphalt/concrete throughout the Project Site. Based on guidance for quantifying the weight of residential structures and asphalt/concrete from the Federal Emergency Management Agency and CalRecycle, respectively, the resulting tonnage and volume of demolition material was found to generate approximately 372 truck trips.[1] This includes a conservative assumption that haul trucks would have a capacity of 10 cubic yards. Use of larger trucks would reduce the number of truck trips and the emissions associated with them. As demonstrated in **Table 2**, below, even with the increase in truck trips, the Project's regional air quality impacts remain less than significant.

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[1] Federal Emergency Management Agency, Debris Estimating Field Guide; September 2010: https://www.fema.gov/sites/default/files/2020-07/fema_329_debris-estimating_field-guide_9-1-2010.pdf; CalRecycle, Solid Waste Cleanup Program Weights and Volumes for Project Estimates; https://www.calrecycle.ca.gov/swfacilities/cdi/tools/calculations.htm. Last accessed January 8, 2022,

Table 2
Construction Air Quality Emissions

Phase	Daily Emissions (Pounds Per Day)					
	VOC	NO_X	CO	SO_X	PM_{10}	$PM_{2.5}$
Maximum Construction (Regional)	5.3	48.9	19.2	0.2	3.1	1.3
Regional Threshold	75	100	550	150	150	55
Exceed Threshold?	No	No	No	No	No	No

Source: DKA Planning, 2021 based on CalEEMod 2016.3.2 model runs. Off-road hauling emissions during demolition phase are 0.2 lb/day VOC, 5.8 lb/day NO_x, 1.6 lb/day CO, <0.1 lb/day SO_2, 0.3 lb/day PM_{10}, and 0.1 lb/day $PM_{2.5}$

5. Page 6, Incorrect Application of Construction-Related Mitigation.

    a. **Comment**: "…the inclusion of the above-mentioned construction-related mitigation measures remain unsupported…"

    b. **Response**: As noted in the comment, the SCAQMD's Rule 403 is a regulatory compliance measure that calls on construction projects to use best management practices (BMPs) to reduce fugitive dust emissions. Reliance on such mandatory regulatory compliance measures is appropriate in a CEQA analysis. The Proposed Project will need to comply with Rule 403, including watering down fugitive dust sources; specifically, replacing ground cover of areas disturbed by grading, water exposing areas, and cleaning the exit onto paved roads. In terms of how the modeling must be conducted, the CalEEMod model does not allow the user to include these regulatory compliance requirements as part of a project, itself. Rather, these fugitive dust control measures, which are required by applicable regulations, must be included in the 'mitigated' section of the model. However, consistent with CEQA requirements, the analysis for the Project's impacts included in the November 2021 Class 32 Memorandum assumes compliance with applicable regulatory requirements including SCAQMD Rule 403, which is not mitigation as defined by CEQA.

6. Page 9, Updated Analysis Indicates a Potentially Significant Air Quality Impact.

    a. **Comment**: "Our updated analysis estimates that the NOx emissions associated with Project construction exceed the applicable SCAQMD threshold of 100 pounds per day…"

    b. **Response**: The commentor's CalEEMod analysis contains several key errors and is misleading.

    First, the SCAQMD threshold for construction is 100 lb/day for NO_x, not 55 lb/day as identified in the table (which is correctly identified in the comment but not on the table on page 9 of the SWAPE letter – 55/lbs per day is the operational

threshold).[2] Second, the CalEEMod analysis conducted by the commenter is based on an unsubstantiated, unreasonable construction schedule that does not reflect the proposed schedule for the Project. In particular, the model prepared by the commenter assumes only one-day of site preparation and two days of project grading, which are unrealistic assumptions clearly meant to artificially inflate daily emissions estimates. For example, the commenter's model assumes 1,421 haul truck trips would occur over two days, which is an unreasonable assumption. Third, the commenter even overstates its falsely inflated emissions, stating they would be 285 lb/day when its model output says 276 lb/day, both of which are artificially inflated based on invalid assumptions. The Project's analysis is based on appropriate Project-specific information and the applicable threshold from the region's expert air quality agency SCAQMD, which analysis is well supported by substantial evidence.

7. Page 9, Diesel Particulate Matter Health Risk Emissions Inadequately Evaluated.

   a. **Comment**: "The AQA concludes that the Project would have a less-than-significant health risk impact without conducting a quantified construction or operational health risk analysis."

   b. **Response**: This comment asserts that the Project's short-term construction period is insufficient justification for failing to prepare and include in the EIR a quantitative construction health risk assessment (HRA). This comment also incorrectly states that SCAQMD guidance recommends HRAs for short-term projects; therefore, an HRA should have been prepared and compared against a 10 in one million threshold. This comment goes on to state that it is reasonable to assume that construction equipment and trip generation will increase emissions of diesel particulate matter (DPM) and that, the Project's proposed uses that do not represent typical sources of toxic air contaminants (TACs) is insufficient justification for excluding quantitative HRA preparation and that this is inconsistent with the Office of Environmental Health Hazard Assessment's (OEHHA) 2015 HRA guidance under the Air Toxics "Hot Spots" Information and Assessment Act, Health and Safety Code Section 44300 et seq., (AB 2588) (OEHHA Guidance).[3] The comment states that a screening-level HRA shows high cancer rates for the area of the Project, exceeding the 10 in one million threshold.

   First, the commenter ignores the analysis and substantial evidence supporting the conclusion that the Project would have a less than significant air quality impacts with respect to TACs. Namely, the Project's November 2021 Class 32

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[2] See, SCAQMD, South Coast AQMD Air Quality Significance Thresholds, April 2019, http://www.aqmd.gov/docs/default-source/ceqa/handbook/scaqmd-air-quality-significance-thresholds.pdf, last accessed Jan. 12, 2022.

[3] See OEHHA Guidance, https://oehha.ca.gov/media/downloads/crnr/2015guidancemanual.pdf, last accessed Jan. 12, 2022.

Memorandum, at pages 2-58 and 2-59 through 2-67, provides a detailed analysis of potential Project TAC emissions that addresses and analyzes potential TAC emissions from both construction and operations and concludes, based on substantial evidence, that such emissions are less than significant in accordance with applicable SCAQMD standards.

The air quality analysis of potential health risks from TAC emissions during the construction and operations phase provided for the Project is consistent with SCAQMD guidance, as referenced in the Project's November 2021 Class 32 Memorandum. Contrary to the commenter's assertion, a quantitative HRA is simply not required of the Project. OEHHA's guidance is intended to implement AB 2588, which generally applies to large, stationary, industrial sources of air pollutants, and establishes protocols for analysis but does not establish when projects must prepare an HRA. Moreover, as disclosed in the Project's November 2021 Class 32 Memorandum, the primary source of TAC emissions from the Project would be from the use of diesel-powered equipment during construction. However, the health effects from TACs for sensitive residential receptors in the OEHHA Guidance, as admitted by the commenter, are described in terms of individual cancer risk based on a long-term resident exposure duration (i.e., resident lifetime or 30-years). Given the temporary and short-term construction schedule (18 months), the Project would not result in a long-term (i.e., lifetime or 30-year) exposure to TACs as a result of Project construction. For this additional reason, the preparation of a quantitative HRA is appropriately determined to be unnecessary for the Project.

The AB 2588 program applies to stationary sources permitted through the Clean Air Act's New Source Review program and other relevant air permitting regimes for industrial sources and other stationary sources of emissions. The 10 in one million risk threshold is used for the permitting of stationary sources and represents the trigger at which such new or modified sources must apply Best Available Control Technology to reduce emissions from industrial, manufacturing, or other applicable processes associated with the stationary source, it is not a threshold of significance adopted by the City for the Project. The Project is moreover not a stationary source of air pollutants required to obtain a SCAQMD permit to operate, it is rather a residential eldercare facility that would not include any stationary sources of air pollutant emissions as defined by applicable regulations. No risk threshold has been officially adopted for this type of project, and, with good reason, no applicable regulatory authority has deemed such projects significant sources of toxic emissions that warrant the preparation of a quantitative HRA.

AB 2588 delegates to SCAQMD (as the local air district) the task of determining when a project must prepare an HRA. SCAQMD recommends that HRAs be prepared for substantial sources of diesel particulate emissions and has provided guidance for analyzing mobile source diesel emissions. Facilities requiring the preparation of HRAs under SCAQMD's guidance include truck stops and warehouse distribution facilities that generate more than 100 trucks per day or

more than 40 trucks with operating transport refrigeration units).[4] As stated, again, the Project is an 80 unit eldercare residential facility that would not be a significant source of operational TAC or DPM pollution, and there would be no onsite operational sources of TACs (as analyzed in the Project's November 2021 Class 32 Memorandum, operational sources of DPM may are indirect sources, and may include some delivery trucks and other mobile sources, but such impacts are not localized within the immediate area of the Project due to the mobile source of emissions and thus present only minimal health risks to nearby receptors). The operation of the Project would not generate or attract significant numbers heavy-duty diesel fueled vehicle trips (i.e. no warehouse, distribution or truck stop uses are proposed), which may require the preparation of a quantitative operational HRA in accordance with SCAQMD guidance.

For these reasons, the Project does not require a quantitative HRA consistent with applicable regulatory guidance and requirements. Moreover, based on the analysis in the Project's November 2021 Class 32 Memorandum, the determination that the Project would not result in significant air quality impacts resulting from TAC emissions is well supported by substantial evidence in the record.

8. Page 12, Screening-Level Analysis Indicates Significant Health Risk Impact.

   a. **Comment**: "Our screening-level HRA demonstrates that construction and operation of the Project could result in a potentially significant health risk impact…"

   b. **Response**: As explained in the response to Comment #7, an HRA was not required for the Project based on guidance from OEHHA and the SCAQMD. As also noted, the commenter has ignored the TAC emissions analysis in the Project's November 2021 Class 32 Memorandum, which provides substantial evidence that the Project would not result in significant adverse health impacts as a result of TAC emissions from both construction, which are short term emissions that do not require the preparation of a quantitative HRA, and operations, for which potential sources of DPM include potential diesel powered delivery trucks and other mobile emissions not localized on the Project Site which would not result in significant health impacts under applicable regulatory guidance and standards. While we did not conduct a thorough review of the HRA analysis presented by the commenter and reserve the right to make additional comments, among other potential significant flaws, the HRA analysis prepared by the commenter assumed DPM emissions would continue for 30 years from an unidentified onsite source. This includes the commenter arbitrarily assigning 28.5

[4] SCAQMD, *Health Risk Assessment Guidance for Analyzing Cancer Risks from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis*, 2002, found at http://www.aqmd.gov/home/rules-compliance/ceqa/air-quality-analysis-handbook/mobile-source-toxics-analysis, last accessed Jan. 12, 2022.

years of "operational" release of DPM from the Project, which, as a residential eldercare facility, has no onsite sources of DPM emissions., Accordingly, the commenter's HRA relies almost entirely on an invented onsite source of DPM emissions from a residential eldercare Project that would continue for 28.5 years. For this reason alone, the commenter's HRA is thus a fabrication that is not supported by substantial evidence.

9. Page 15, Failure to Adequately Evaluate Greenhouse Gas Impacts.

   a. **Comment**: "…a full CEQA Analysis should be prepared evaluating the Project's potential greenhouse gas ("GHG") emissions."

   b. **Response**:

   The Project's air quality analysis is consistent with the Class 32 exemption and the City's guidance on Class 32 exemption, which do not require GHG analyses for applicable in-fill development projects. CEQA Guidelines Section 15332 does not require a project to demonstrate a less than significant impact with respect to GHGs to qualify for the exemption, which is consistent with the City's Class 32 guidance. (CEQA Guidelines, § 15332.)[5]

   It should also be noted that the commenter's comparison of potential GHG emissions against a service population efficiency factor is inappropriate. No agency or organization (i.e., CAPCOA, CARB, SCAQMD, City of Los Angeles) has adopted any bright line service population efficiency factor that would apply to residential eldercare facility. It is worthy of note that the City determined that the Project, as housing for assisted living and memory care seniors, would result in minimal traffic trips in excess of the current trips generated onsite, which would otherwise be the primary contributor to operational GHG emissions. See the Project's November 2021 Class 32 Memorandum, Appendix C.

RK Engineering Group letter dated December 6, 2021

1. Page 2, Comment 1.

   a. **Comment**: "The Noise Study provides an inadequate analysis of the existing ambient noise environment…does not adequately represent the noise environment during all times of the day when the project will be generating noise."

[5] See City of Los Angeles Department of City Planning, Infill Development Projects, Class 32 Categorical Exemption, founds at https://planning.lacity.org/odocument/ad70d15e-11b8-49ef-aba3-b168f670a576/Class%2032%20Categorical%20Exemption.pdf, last accessed Jan. 11, 2022.

b. **Response**: The City's guidance on establishing the noise environment has always sanctioned field measurements representative of daytime conditions.[6] The use of default ambient noise levels under LAMC section 111.03 are applicable "[w]here the ambient noise level is less than the presumed ambient noise level designated…" As the measured noise levels were greater than those in Table II of Section 111.03, the empirical noise data were used, pursuant to the City's municipal code and its guidance. The Project Site here is located within a mid-rise multi-family neighborhood in a highly urbanized portion of the Mid-City area in close proximity to La Cienega Boulevard, Robertson Boulevard, and Wilshire Boulevard, and is thus a noisier environment than many other residential areas within the City. Accordingly, the use of generalized code-based noise assumptions that cover all areas of the City rather than specific measurements of the Project's actual noise environment would not provide a more accurate noise impact analysis. The opposite is the case.

2. Page 2, comment 2.

   a. **Comment**: "The Noise Study has not analyzed the noise impact associated with the demolition of the three (3) existing two-story duplex buildings on the site."

   b. **Response**: The noise study analyzed the noisiest phase of project construction, the grading phase, to determine whether noise impacts from the project would exceed noise thresholds. The determination of what is the noisiest construction phase for the Project was made based on an analysis using CalEEMod which took into account the mix of construction equipment for the Project and their duty cycles, and is therefore supported by substantial evidence. Because the analysis looks at the noisiest phase of construction as determined by CalEEMod modeling and concludes, based on substantial evidence, that such impacts would be less than significant, the analysis of less noisy phases of construction is not necessary. The commenter's assertion that other phases of construction would be noisier for the purposes of the Project's CEQA analysis does not address this substantial evidence, and is based on speculation about the equipment that would be used for the Project and speculation regarding the potential significance of such alleged impacts, with no analysis.

3. Page 3, comment 3.

   a. **Comment**: "The Noise Study has not provided substantial evidence to support the claim that compliance with LAMC Section 112.05 will generally be met by using newer, quieter, equipment…"

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[6] City of Los Angeles, L.A. CEQA Thresholds Guide, 2006. Chapter I.2, Section 2.B. (Methodology to Determine Significance). Guide for environmental settings allow field measurements and a noise-monitoring program taking measurements to establish background noise levels.

b. **Response**: The assumptions regarding noise levels that would be caused by the mix of construction equipment operating at the Project Site was based on published noise levels set forth on Table 4 at Appendix D, page 14 of the Project's November 2021 Class 32 Memorandum. As indicated in Table 4 of Appendix D, the maximum reference noise levels from several of the types of Project construction equipment exceeds the LAMC Section 112.05 limit of 75 dBA at 50 feet, resulting in the requirement to implement regulatory compliance measures pursuant to LAMC Section 112.05. To assess the effect of compliance with LAMC Section 112.05, the Project's noise analysis assumed the use of noise barriers, which are specified as one of the required regulatory compliance measures under Section 112.05. As conceded by the commenter, the Project could further reduce noise levels with the use of mufflers and other noise reduction equipment that are also identified in Section 112.05. As an applicable regulatory compliance measure, the Project's analysis appropriately assumes compliance with Section 112.05, consistent with CEQA requirements.

4. Page 3, comment 4.

a. **Comment**: "The maximum construction noise levels reported in Table 5 are not accurate…,.the maximum referenced noise level for a single piece of construction equipment at 50 feet is 85 dBA $L_{max.}$"

b. **Response**: Table 5 illustrates the increase in L_{eq} ambient noise levels at several key sensitive receptors to determine whether construction activities would exceed the 5 dBA L_{eq} threshold of significance. The "eq" in the 5 dBA L_{eq} threshold requires analysis of an hourly average noise level. The commenter's citations, on the other hand, present L_{max} "maximum" reference noise levels that are not the focus of the L_{eq} analysis in Table 5 of the Project's noise analysis used to assess the significance of the Project's potential noise impacts. While many heavy-duty powered equipment generates L_{max} values of 75 or more dBA at 50 feet of distance, the analysis for the Project recognized that such equipment is mobile and will often be more than 50 feet of distance from adjacent sensitive receptors, given the 150-foot width of the construction Project Site, over the course of a given hour. In addition, load factors included in the CalEEMod model for each piece of off-road equipment recognize that such mobile equipment does not operate continuously or continuously at full power. Such load factors were appropriately factored in to the Project's analysis, were default factors in the model, and ensure an accurate analysis that captures the reasonably anticipated use of construction equipment.[7]

5. Page 4, comment 5.

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[7] California Air Pollution Control Officers Association, California Emissions Estimator Model User's Guide, Version 2016.3.2: November 2017. Load factors in the CalEEMod 2016.3.2 model were derived from California Air Resources Board's OFFROAD2011 model. These default assumptions were not adjusted in the modeling of air quality emissions.

a. **Comment**: "…the project would result in significantly higher construction noise level impacts than what is being reported. As such the proposed mitigation measures are not sufficient to reduced project impacts…"

b. **Response**: The construction noise analysis in Table 6 is based on reasonably foreseeable assumptions about the mix of construction equipment operating on the Project Site consistent with CalEEMod, their respective load factors, and the implementation of regulatory compliance requirements under LAMC Section 112.05, including the use of temporary sound barriers, particularly along the north and south property lines. In contrast, the commenter's analysis makes worst-case assumptions that overstate the increase in ambient noise levels at analyzed sensitive receptors. In addition, the commenter's Table 1 is based on the unreasonable reliance on the default ambient noise levels in Table II of LAMC Section 111.03 that should only be used when ambient noise levels are lower than those in the regulation. However, as explained in the response to comment #1, empirical data show ambient noise levels to be higher than those in LAMC section 111.03. As such, measured noise levels were used for the Project's construction noise impact analysis, as well as a reasoned analysis that takes into account the movement of mobile construction equipment across the Project Site, load factors that represent a realistic scenario for the actual use of construction equipment onsite, and the implementation of regulatory compliance measures. This analysis is well supported by substantial evidence. The commenter's analysis, on the other hand, relies on generic, unrealistic assumptions that include the continuous stationary use of mobile construction equipment operating at full power over an extended period and non-compliance with applicable regulations.

6. Page 5, comment 6.

a. **Comment**: "…the Noise Study did not perform a quantitative analysis to support the finding…" regarding noise from rooftop HVAC equipment.

b. **Response**: The analysis relied on by the Project determines that the placement of rooftop HVAC equipment would not significantly elevate ambient noise levels by 5 dBA or more based on the lack of a line of sight from these rooftop units that would be 53'7" above grade to shield nearby sensitive receptors to adjacent sensitive receptors that are up to 41 feet lower in height, which is consistent with the actual design of the Project. The setback of these units from the roof edge and the use of 4'5" parapets would further shied transmission of noise to these receptors. In addition, LAMC Section 112.02 is a regulatory compliance measure that will ensure that ambient noise levels at off-site receptors are not elevated by 5 dBA or more, which implements a regulatory performance standard to ensure Project noise impacts from rooftop HVAC systems are less than significant.

While the commentor did not provide worksheets from its use of FHWA's Highway Traffic Noise Prediction Model, their analysis in Table 2 appears to

make worst-case assumptions that overstate the increase in ambient noise levels at nearby receptors. For example, the commentor's Table 2 incorrectly relies on the default ambient noise levels in Table II of LAMC Section 111.03 rather the more accurate default noise levels utilized in the analysis for the Project. In addition, the 63.6 dBA L_{eq} noise levels in Table 2 appear to assume an inordinately high sound power for the rooftop units and/or a direct line-of-sight from these HVAC units to the adjacent receptors north and south of the Project Site. Assuming an HVAC unit a sound pressure level of 81.9 dBA L_{eq} at five feet for one HVAC unit,[8] the location 53'7" above grade, the roof edge and 5'5" parapet that would shield any sound path, noise levels would range from 35 to 45 dBA L_{eq} at the nearest receptor at 821 Holt Avenue, depending on the amount of use during the day and night. This would not be enough to elevate CNEL noise levels by 5 dBA or more at even the nearest sensitive receptor.

7. Page 6, comment 7.

   a. **Comment**: "Given the close proximity to adjacent structures, it is likely that significant vibratory impacts may occur and additional analysis and mitigation should be provided."

   b. **Response**: The Project's November 2021 Class 32 Memorandum, Appendix D at pages 23-24 analyzes the Project's potential vibration impacts, concluding that the Project's use of heavy construction equipment may result in a maximum vibration velocity of 0.148 in/sec peak particle velocity, which is less than the threshold of significance for building damage pursuant to Federal Transportation Administration Guidelines of 0.2 in/sec PPV, which was conservatively identified as the standard that applies to non-engineered timber and masonry structures. The Project's analysis determined that operational impacts would be far less than construction impacts, and would also therefore be less than significant. This conclusion is well supported by substantial evidence in the record ignored by the commenter

   Moreover, under the City's guidance on Class 32 categorical exemptions, eligible in-fill projects are not explicitly required to prepare vibration analyses, but rather only noise analysis (the Project still includes an informational vibration analysis). In addition, the City's municipal code regulates and protects adjoining properties from vibration impacts. This includes LAMC Section 91.3307.2, which addresses how underpinning is designed, ensuring that temporary shoring standards protect the integrity of soils under adjacent properties while allowing for incremental stressing. LAMC Section 91.3307.1 would address the commentor's request for consultation by requiring notification of intent to excavate with adjoining property owners to ensure that "public and private property shall be protected from

[8] City of Pomona, Pomona Ranch Plaza WalMart Expansion Project, Table 4.4-5; August 2014. Source was cluster of mechanical rooftop condensers including two Krack MXE-04 four-fan units and one MXE-02 two-fan unit.

damage during construction, remodeling, and demolition work. Protection must be provided for footings, foundation…" Accordingly, the Project's vibration impacts would also not be significant consistent with compliance with applicable building code requirements. On the other hand, the commenter merely speculates about theoretical vibration impacts without providing any analysis. Such speculation does not constitute substantial evidence.

8. Page 6, comment 8.

    a. **Comment**: "…construction noise levels will likely remain significant and potentially unmitigable."

    b. **Response**: As explained in the responses to comments #1-7, the construction noise analysis for the Project is consistent with the CEQA Guidelines, applicable regulatory requirements, and City guidance, and demonstrates with substantial evidence that the Project would result in less than significant noise impacts.

825 South Holt Avenue Future

Los Angeles-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	36.00	Space	0.00	14,400.00	0
Congregate Care (Assisted Living)	80.00	Dwelling Unit	0.41	56,796.00	94

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	11			**Operational Year**	2023
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	1227.89	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Developer information

Construction Phase - Consultant assumptions

Trips and VMT - Assumes 10CY capacity per haul truck, 30-mile distance to landfill

Demolition - Assumes 10,617 sf of buildings = 1,227 CY of structure demolished @ 1,000 lb/CY = 613 tons
9,010 sf of asphalt at 6" of depth @ 2,400 lb/CY = 127 tons
Source: Federal Emergency Management Agency, Debris Estimating Field Guide (FEMA 329), September 2010
Source (Asphalt or concrete): CalRecycle Solid Waste Cleanup Program Weights and Volumes for Project Estimates

Grading - Assumes entire site excavated to 21.25 feet in depth

Vehicle Trips - ITE 9th Edition

Woodstoves - Developer information

Construction Off-road Equipment Mitigation - Assumes SCAQMD Rule 403 control efficiencies

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	CleanPavedRoadPercentReduction	0	46
tblConstructionPhase	NumDays	10.00	21.00
tblConstructionPhase	NumDays	1.00	23.00
tblConstructionPhase	NumDays	2.00	22.00
tblConstructionPhase	NumDays	100.00	325.00
tblConstructionPhase	NumDays	5.00	86.00
tblFireplaces	NumberGas	68.00	0.00
tblFireplaces	NumberNoFireplace	8.00	80.00
tblFireplaces	NumberWood	4.00	0.00
tblGrading	AcresOfGrading	0.00	0.41
tblGrading	AcresOfGrading	11.50	0.50
tblGrading	MaterialExported	0.00	14,215.00
tblLandUse	LandUseSquareFeet	80,000.00	56,796.00
tblLandUse	LotAcreage	0.32	0.00
tblLandUse	LotAcreage	5.00	0.41
tblLandUse	Population	229.00	94.00
tblTripsAndVMT	HaulingTripLength	20.00	30.00
tblTripsAndVMT	HaulingTripLength	20.00	30.00
tblTripsAndVMT	HaulingTripNumber	136.00	372.00
tblTripsAndVMT	HaulingTripNumber	1,777.00	2,843.00
tblVehicleTrips	HO_TTP	40.60	41.00
tblVehicleTrips	HS_TTP	19.20	19.00
tblVehicleTrips	HW_TTP	40.20	40.00
tblWoodstoves	NumberCatalytic	4.00	0.00
tblWoodstoves	NumberNoncatalytic	4.00	0.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	2.1914	48.9116	19.1902	0.1556	4.3456	0.4752	4.8207	1.3853	0.4542	1.8395	0.0000	16,738.6252	16,738.6252	1.2168	0.0000	16,769.0453
2023	5.3165	8.6777	11.7818	0.0253	0.9311	0.3985	1.3296	0.2485	0.3723	0.6209	0.0000	2,491.3862	2,491.3862	0.4104	0.0000	2,501.6459
Maximum	**5.3165**	**48.9116**	**19.1902**	**0.1556**	**4.3456**	**0.4752**	**4.8207**	**1.3853**	**0.4542**	**1.8395**	**0.0000**	**16,738.6252**	**16,738.6252**	**1.2168**	**0.0000**	**16,769.0453**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	2.1914	48.9116	19.1902	0.1556	2.5897	0.4752	3.0648	0.8162	0.4542	1.2704	0.0000	16,738.6252	16,738.6252	1.2168	0.0000	16,769.0453
2023	5.3165	8.6777	11.7818	0.0253	0.5638	0.3985	0.9623	0.1584	0.3723	0.5307	0.0000	2,491.3862	2,491.3862	0.4104	0.0000	2,501.6459
Maximum	**5.3165**	**48.9116**	**19.1902**	**0.1556**	**2.5897**	**0.4752**	**3.0648**	**0.8162**	**0.4542**	**1.2704**	**0.0000**	**16,738.6252**	**16,738.6252**	**1.2168**	**0.0000**	**16,769.0453**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**40.24**	**0.00**	**34.52**	**40.35**	**0.00**	**26.80**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.4274	0.0761	6.6053	3.5000e-004		0.0366	0.0366		0.0366	0.0366	0.0000	11.8921	11.8921	0.0115	0.0000	12.1783
Energy	0.0218	0.1862	0.0792	1.1900e-003		0.0151	0.0151		0.0151	0.0151		237.6649	237.6649	4.5600e-003	4.3600e-003	239.0772
Mobile	0.3614	1.4968	4.9919	0.0189	1.5918	0.0138	1.6056	0.4260	0.0128	0.4388		1,927.0850	1,927.0850	0.0916		1,929.3753
Total	**1.8105**	**1.7591**	**11.6763**	**0.0205**	**1.5918**	**0.0654**	**1.6572**	**0.4260**	**0.0644**	**0.4904**	**0.0000**	**2,176.6419**	**2,176.6419**	**0.1076**	**4.3600e-003**	**2,180.6308**

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	1.4274	0.0761	6.6053	3.5000e-004		0.0366	0.0366		0.0366	0.0366	0.0000	11.8921	11.8921	0.0115	0.0000	12.1783
Energy	0.0218	0.1862	0.0792	1.1900e-003		0.0151	0.0151		0.0151	0.0151		237.6649	237.6649	4.5600e-003	4.3600e-003	239.0772
Mobile	0.3614	1.4968	4.9919	0.0189	1.5918	0.0138	1.6056	0.4260	0.0128	0.4388		1,927.0850	1,927.0850	0.0916		1,929.3753
Total	**1.8105**	**1.7591**	**11.6763**	**0.0205**	**1.5918**	**0.0654**	**1.6572**	**0.4260**	**0.0644**	**0.4904**	**0.0000**	**2,176.6419**	**2,176.6419**	**0.1076**	**4.3600e-003**	**2,180.6308**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	7/1/2022	7/31/2022	5	21	
2	Site Preparation	Site Preparation	8/1/2022	8/31/2022	5	23	
3	Grading	Grading	9/1/2022	9/30/2022	5	22	
4	Building Construction	Building Construction	10/1/2022	12/31/2023	5	325	
5	Architectural Coating	Architectural Coating	9/1/2023	12/31/2023	5	86	

Acres of Grading (Site Preparation Phase): 0.5

Acres of Grading (Grading Phase): 0.41

Acres of Paving: 0

Residential Indoor: 115,012; Residential Outdoor: 38,337; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 864

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Building Construction	5	64.00	11.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Demolition	4	10.00	0.00	372.00	14.70	6.90	30.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	2,843.00	14.70	6.90	30.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	13.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Replace Ground Cover

Water Exposed Area

Clean Paved Roads

3.2 Demolition - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.3991	0.0000	1.3991	0.2118	0.0000	0.2118			0.0000			0.0000
Off-Road	0.7094	6.4138	7.4693	0.0120		0.3375	0.3375		0.3225	0.3225		1,147.9025	1,147.9025	0.2119		1,153.2001
Total	**0.7094**	**6.4138**	**7.4693**	**0.0120**	**1.3991**	**0.3375**	**1.7366**	**0.2118**	**0.3225**	**0.5344**		**1,147.9025**	**1,147.9025**	**0.2119**		**1,153.2001**

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	0.1976	5.8219	1.5557	0.0195	0.4645	0.0188	0.4832	0.1273	0.0179	0.1452		2,122.0925	2,122.0925	0.1373		2,125.5259
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0402	0.0266	0.3716	1.1000e-003	0.1118	8.7000e-004	0.1127	0.0296	8.1000e-004	0.0305		109.8712	109.8712	3.0300e-003		109.9470
Total	**0.2378**	**5.8485**	**1.9273**	**0.0206**	**0.5762**	**0.0196**	**0.5958**	**0.1569**	**0.0188**	**0.1757**		**2,231.9637**	**2,231.9637**	**0.1404**		**2,235.4729**

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					0.5184	0.0000	0.5184	0.0785	0.0000	0.0785			0.0000			0.0000
Off-Road	0.7094	6.4138	7.4693	0.0120		0.3375	0.3375		0.3225	0.3225	0.0000	1,147.9025	1,147.9025	0.2119		1,153.2001
Total	**0.7094**	**6.4138**	**7.4693**	**0.0120**	**0.5184**	**0.3375**	**0.8559**	**0.0785**	**0.3225**	**0.4010**	**0.0000**	**1,147.9025**	**1,147.9025**	**0.2119**		**1,153.2001**

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	0.1976	5.8219	1.5557	0.0195	0.3029	0.0188	0.3216	0.0876	0.0179	0.1056		2,122.0925	2,122.0925	0.1373		2,125.5259
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0402	0.0266	0.3716	1.1000e-003	0.0671	8.7000e-004	0.0680	0.0187	8.1000e-004	0.0195		109.8712	109.8712	3.0300e-003		109.9470

Total	**0.2378**	**5.8485**	**1.9273**	**0.0206**	**0.3699**	**0.0196**	**0.3896**	**0.1063**	**0.0188**	**0.1251**		**2,231.9637**	**2,231.9637**	**0.1404**		**2,235.4729**

3.3 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0231	0.0000	0.0231	2.4900e-003	0.0000	2.4900e-003			0.0000			0.0000
Off-Road	0.5797	6.9332	3.9597	9.7300e-003		0.2573	0.2573		0.2367	0.2367		942.5179	942.5179	0.3048		950.1386
Total	**0.5797**	**6.9332**	**3.9597**	**9.7300e-003**	**0.0231**	**0.2573**	**0.2804**	**2.4900e-003**	**0.2367**	**0.2392**		**942.5179**	**942.5179**	**0.3048**		**950.1386**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0201	0.0133	0.1858	5.5000e-004	0.0559	4.4000e-004	0.0563	0.0148	4.0000e-004	0.0152		54.9356	54.9356	1.5200e-003		54.9735
Total	**0.0201**	**0.0133**	**0.1858**	**5.5000e-004**	**0.0559**	**4.4000e-004**	**0.0563**	**0.0148**	**4.0000e-004**	**0.0152**		**54.9356**	**54.9356**	**1.5200e-003**		**54.9735**

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					8.5400e-003	0.0000	8.5400e-003	9.2000e-004	0.0000	9.2000e-004			0.0000			0.0000
Off-Road	0.5797	6.9332	3.9597	9.7300e-003		0.2573	0.2573		0.2367	0.2367	0.0000	942.5179	942.5179	0.3048		950.1386
Total	**0.5797**	**6.9332**	**3.9597**	**9.7300e-003**	**8.5400e-003**	**0.2573**	**0.2659**	**9.2000e-004**	**0.2367**	**0.2377**	**0.0000**	**942.5179**	**942.5179**	**0.3048**		**950.1386**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0201	0.0133	0.1858	5.5000e-004	0.0335	4.4000e-004	0.0340	9.3400e-003	4.0000e-004	9.7400e-003		54.9356	54.9356	1.5200e-003		54.9735
Total	**0.0201**	**0.0133**	**0.1858**	**5.5000e-004**	**0.0335**	**4.4000e-004**	**0.0340**	**9.3400e-003**	**4.0000e-004**	**9.7400e-003**		**54.9356**	**54.9356**	**1.5200e-003**		**54.9735**

3.4 Grading - 2022

Unmitigated Construction On-Site

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

Fugitive Dust					0.8456	0.0000	0.8456	0.4270	0.0000	0.4270			0.0000			0.0000
Off-Road	0.7094	6.4138	7.4693	0.0120		0.3375	0.3375		0.3225	0.3225		1,147.9025	1,147.9025	0.2119		1,153.2001
Total	**0.7094**	**6.4138**	**7.4693**	**0.0120**	**0.8456**	**0.3375**	**1.1831**	**0.4270**	**0.3225**	**0.7495**		**1,147.9025**	**1,147.9025**	**0.2119**		**1,153.2001**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.4418	42.4712	11.3493	0.1425	3.3882	0.1368	3.5250	0.9287	0.1309	1.0595		15,480.8515	15,480.8515	1.0019		15,505.8982
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0402	0.0266	0.3716	1.1000e-003	0.1118	8.7000e-004	0.1127	0.0296	8.1000e-004	0.0305		109.8712	109.8712	3.0300e-003		109.9470
Total	**1.4820**	**42.4978**	**11.7209**	**0.1436**	**3.5000**	**0.1377**	**3.6376**	**0.9583**	**0.1317**	**1.0900**		**15,590.7227**	**15,590.7227**	**1.0049**		**15,615.8452**

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					0.3133	0.0000	0.3133	0.1582	0.0000	0.1582			0.0000			0.0000
Off-Road	0.7094	6.4138	7.4693	0.0120		0.3375	0.3375		0.3225	0.3225	0.0000	1,147.9025	1,147.9025	0.2119		1,153.2001
Total	**0.7094**	**6.4138**	**7.4693**	**0.0120**	**0.3133**	**0.3375**	**0.6508**	**0.1582**	**0.3225**	**0.4807**	**0.0000**	**1,147.9025**	**1,147.9025**	**0.2119**		**1,153.2001**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.4418	42.4712	11.3493	0.1425	2.2093	0.1368	2.3461	0.6393	0.1309	0.7701		15,480.8515	15,480.8515	1.0019		15,505.8982
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0402	0.0266	0.3716	1.1000e-003	0.0671	8.7000e-004	0.0680	0.0187	8.1000e-004	0.0195		109.8712	109.8712	3.0300e-003		109.9470
Total	**1.4820**	**42.4978**	**11.7209**	**0.1436**	**2.2764**	**0.1377**	**2.4140**	**0.6580**	**0.1317**	**0.7896**		**15,590.7227**	**15,590.7227**	**1.0049**		**15,615.8452**

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6863	7.0258	7.1527	0.0114		0.3719	0.3719		0.3422	0.3422		1,103.9393	1,103.9393	0.3570		1,112.8652
Total	**0.6863**	**7.0258**	**7.1527**	**0.0114**		**0.3719**	**0.3719**		**0.3422**	**0.3422**		**1,103.9393**	**1,103.9393**	**0.3570**		**1,112.8652**

Unmitigated Construction Off-Site

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

Category	lb/day											lb/day				
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0314	1.0156	0.2642	2.8000e-003	0.0704	1.9100e-003	0.0723	0.0203	1.8300e-003	0.0221		299.7345	299.7345	0.0172		300.1645
Worker	0.2570	0.1703	2.3783	7.0600e-003	0.7154	5.6000e-003	0.7210	0.1897	5.1600e-003	0.1949		703.1759	703.1759	0.0194		703.6611
Total	**0.2884**	**1.1860**	**2.6424**	**9.8600e-003**	**0.7858**	**7.5100e-003**	**0.7933**	**0.2100**	**6.9900e-003**	**0.2170**		**1,002.9104**	**1,002.9104**	**0.0366**		**1,003.8256**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6863	7.0258	7.1527	0.0114		0.3719	0.3719		0.3422	0.3422	0.0000	1,103.9393	1,103.9393	0.3570		1,112.8652
Total	**0.6863**	**7.0258**	**7.1527**	**0.0114**		**0.3719**	**0.3719**		**0.3422**	**0.3422**	**0.0000**	**1,103.9393**	**1,103.9393**	**0.3570**		**1,112.8652**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0314	1.0156	0.2642	2.8000e-003	0.0474	1.9100e-003	0.0493	0.0146	1.8300e-003	0.0164		299.7345	299.7345	0.0172		300.1645
Worker	0.2570	0.1703	2.3783	7.0600e-003	0.4293	5.6000e-003	0.4349	0.1195	5.1600e-003	0.1247		703.1759	703.1759	0.0194		703.6611

Total	**0.2884**	**1.1860**	**2.6424**	**9.8600e-003**	**0.4766**	**7.5100e-003**	**0.4841**	**0.1341**	**6.9900e-003**	**0.1411**		**1,002.9104**	**1,002.9104**	**0.0366**		**1,003.8256**

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6322	6.4186	7.0970	0.0114		0.3203	0.3203		0.2946	0.2946		1,104.6089	1,104.6089	0.3573		1,113.5402
Total	**0.6322**	**6.4186**	**7.0970**	**0.0114**		**0.3203**	**0.3203**		**0.2946**	**0.2946**		**1,104.6089**	**1,104.6089**	**0.3573**		**1,113.5402**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0233	0.7706	0.2386	2.7100e-003	0.0704	8.9000e-004	0.0713	0.0203	8.5000e-004	0.0211		290.2982	290.2982	0.0152		290.6792
Worker	0.2413	0.1541	2.1902	6.8000e-003	0.7154	5.4400e-003	0.7208	0.1897	5.0100e-003	0.1947		677.4285	677.4285	0.0175		677.8659
Total	**0.2646**	**0.9247**	**2.4287**	**9.5100e-003**	**0.7858**	**6.3300e-003**	**0.7921**	**0.2100**	**5.8600e-003**	**0.2159**		**967.7266**	**967.7266**	**0.0327**		**968.5452**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6322	6.4186	7.0970	0.0114		0.3203	0.3203		0.2946	0.2946	0.0000	1,104.6089	1,104.6089	0.3573		1,113.5402
Total	**0.6322**	**6.4186**	**7.0970**	**0.0114**		**0.3203**	**0.3203**		**0.2946**	**0.2946**	**0.0000**	**1,104.6089**	**1,104.6089**	**0.3573**		**1,113.5402**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0233	0.7706	0.2386	2.7100e-003	0.0474	8.9000e-004	0.0482	0.0146	8.5000e-004	0.0155		290.2982	290.2982	0.0152		290.6792
Worker	0.2413	0.1541	2.1902	6.8000e-003	0.4293	5.4400e-003	0.4347	0.1195	5.0100e-003	0.1245		677.4285	677.4285	0.0175		677.8659
Total	**0.2646**	**0.9247**	**2.4287**	**9.5100e-003**	**0.4766**	**6.3300e-003**	**0.4830**	**0.1341**	**5.8600e-003**	**0.1400**		**967.7266**	**967.7266**	**0.0327**		**968.5452**

3.6 Architectural Coating - 2023

Unmitigated Construction On-Site

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

Archit. Coating	4.1790					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	**4.3706**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**		**281.4481**	**281.4481**	**0.0168**		**281.8690**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0490	0.0313	0.4449	1.3800e-003	0.1453	1.1100e-003	0.1464	0.0385	1.0200e-003	0.0396		137.6027	137.6027	3.5500e-003		137.6915
Total	**0.0490**	**0.0313**	**0.4449**	**1.3800e-003**	**0.1453**	**1.1100e-003**	**0.1464**	**0.0385**	**1.0200e-003**	**0.0396**		**137.6027**	**137.6027**	**3.5500e-003**		**137.6915**

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	4.1790					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690
Total	**4.3706**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**	**0.0000**	**281.4481**	**281.4481**	**0.0168**		**281.8690**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0490	0.0313	0.4449	1.3800e-003	0.0872	1.1100e-003	0.0883	0.0243	1.0200e-003	0.0253		137.6027	137.6027	3.5500e-003		137.6915
Total	**0.0490**	**0.0313**	**0.4449**	**1.3800e-003**	**0.0872**	**1.1100e-003**	**0.0883**	**0.0243**	**1.0200e-003**	**0.0253**		**137.6027**	**137.6027**	**3.5500e-003**		**137.6915**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.3614	1.4968	4.9919	0.0189	1.5918	0.0138	1.6056	0.4260	0.0128	0.4388		1,927.0850	1,927.0850	0.0916		1,929.3753
Unmitigated	0.3614	1.4968	4.9919	0.0189	1.5918	0.0138	1.6056	0.4260	0.0128	0.4388		1,927.0850	1,927.0850	0.0916		1,929.3753

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Congregate Care (Assisted Living)	219.20	176.00	195.20	715,802	715,802
Enclosed Parking with Elevator	0.00	0.00	0.00		
Total	219.20	176.00	195.20	715,802	715,802

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Congregate Care (Assisted Living)	14.70	5.90	8.70	40.00	19.00	41.00	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Congregate Care (Assisted Living)	0.545842	0.044768	0.205288	0.119317	0.015350	0.006227	0.020460	0.031333	0.002546	0.002133	0.005184	0.000692	0.000862
Enclosed Parking with Elevator	0.545842	0.044768	0.205288	0.119317	0.015350	0.006227	0.020460	0.031333	0.002546	0.002133	0.005184	0.000692	0.000862

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Natural Gas Mitigated	0.0218	0.1862	0.0792	1.1900e-003		0.0151	0.0151		0.0151	0.0151		237.6649	237.6649	4.5600e-003	4.3600e-003	239.0772
Natural Gas Unmitigated	0.0218	0.1862	0.0792	1.1900e-003		0.0151	0.0151		0.0151	0.0151		237.6649	237.6649	4.5600e-003	4.3600e-003	239.0772

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Congregate Care (Assisted Living)	2020.15	0.0218	0.1862	0.0792	1.1900e-003		0.0151	0.0151		0.0151	0.0151		237.6649	237.6649	4.5600e-003	4.3600e-003	239.0772
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0218**	**0.1862**	**0.0792**	**1.1900e-003**		**0.0151**	**0.0151**		**0.0151**	**0.0151**		**237.6649**	**237.6649**	**4.5600e-003**	**4.3600e-003**	**239.0772**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Congregate Care (Assisted Living)	2.02015	0.0218	0.1862	0.0792	1.1900e-003		0.0151	0.0151		0.0151	0.0151		237.6649	237.6649	4.5600e-003	4.3600e-003	239.0772
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0218**	**0.1862**	**0.0792**	**1.1900e-003**		**0.0151**	**0.0151**		**0.0151**	**0.0151**		**237.6649**	**237.6649**	**4.5600e-003**	**4.3600e-003**	**239.0772**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.4274	0.0761	6.6053	3.5000e-004		0.0366	0.0366		0.0366	0.0366	0.0000	11.8921	11.8921	0.0115	0.0000	12.1783
Unmitigated	1.4274	0.0761	6.6053	3.5000e-004		0.0366	0.0366		0.0366	0.0366	0.0000	11.8921	11.8921	0.0115	0.0000	12.1783

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0985					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.1297					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.1992	0.0761	6.6053	3.5000e-004		0.0366	0.0366		0.0366	0.0366		11.8921	11.8921	0.0115		12.1783
Total	**1.4273**	**0.0761**	**6.6053**	**3.5000e-004**		**0.0366**	**0.0366**		**0.0366**	**0.0366**	**0.0000**	**11.8921**	**11.8921**	**0.0115**	**0.0000**	**12.1783**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0985					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.1297					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.1992	0.0761	6.6053	3.5000e-004		0.0366	0.0366		0.0366	0.0366		11.8921	11.8921	0.0115		12.1783
Total	**1.4273**	**0.0761**	**6.6053**	**3.5000e-004**		**0.0366**	**0.0366**		**0.0366**	**0.0366**	**0.0000**	**11.8921**	**11.8921**	**0.0115**	**0.0000**	**12.1783**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

825 South Holt Avenue Future

Los Angeles-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	36.00	Space	0.00	14,400.00	0
Congregate Care (Assisted Living)	80.00	Dwelling Unit	0.41	56,796.00	94

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	11			**Operational Year**	2023
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	1227.89	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Developer information

Construction Phase - Consultant assumptions

Trips and VMT - Assumes 10CY capacity per haul truck, 30-mile distance to landfill

Demolition - Assumes 10,617 sf of buildings = 1,227 CY of structure demolished @ 1,000 lb/CY = 613 tons
9,010 sf of asphalt at 6" of depth @ 2,400 lb/CY = 127 tons
Source: Federal Emergency Management Agency, Debris Estimating Field Guide (FEMA 329), September 2010
Source (Asphalt or concrete): CalRecycle Solid Waste Cleanup Program Weights and Volumes for Project Estimates

Grading - Assumes entire site excavated to 21.25 feet in depth

Vehicle Trips - ITE 9th Edition

Woodstoves - Developer information

Construction Off-road Equipment Mitigation - Assumes SCAQMD Rule 403 control efficiencies

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	CleanPavedRoadPercentReduction	0	46
tblConstructionPhase	NumDays	10.00	21.00
tblConstructionPhase	NumDays	1.00	23.00
tblConstructionPhase	NumDays	2.00	22.00
tblConstructionPhase	NumDays	100.00	325.00
tblConstructionPhase	NumDays	5.00	86.00
tblFireplaces	NumberGas	68.00	0.00
tblFireplaces	NumberNoFireplace	8.00	80.00
tblFireplaces	NumberWood	4.00	0.00
tblGrading	AcresOfGrading	0.00	0.41
tblGrading	AcresOfGrading	11.50	0.50
tblGrading	MaterialExported	0.00	14,215.00
tblLandUse	LandUseSquareFeet	80,000.00	56,796.00
tblLandUse	LotAcreage	0.32	0.00
tblLandUse	LotAcreage	5.00	0.41
tblLandUse	Population	229.00	94.00
tblTripsAndVMT	HaulingTripLength	20.00	30.00
tblTripsAndVMT	HaulingTripLength	20.00	30.00
tblTripsAndVMT	HaulingTripNumber	136.00	372.00
tblTripsAndVMT	HaulingTripNumber	1,777.00	2,843.00
tblVehicleTrips	HO_TTP	40.60	41.00
tblVehicleTrips	HS_TTP	19.20	19.00
tblVehicleTrips	HW_TTP	40.20	40.00
tblWoodstoves	NumberCatalytic	4.00	0.00
tblWoodstoves	NumberNoncatalytic	4.00	0.00

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.0728	1.0347	0.6731	2.8400e-003	0.0937	0.0243	0.1180	0.0258	0.0227	0.0485	0.0000	269.7539	269.7539	0.0304	0.0000	270.5141
2023	0.3069	1.0161	1.3175	2.8600e-003	0.1063	0.0456	0.1519	0.0284	0.0422	0.0706	0.0000	256.7148	256.7148	0.0467	0.0000	257.8832
Maximum	**0.3069**	**1.0347**	**1.3175**	**2.8600e-003**	**0.1063**	**0.0456**	**0.1519**	**0.0284**	**0.0422**	**0.0706**	**0.0000**	**269.7539**	**269.7539**	**0.0467**	**0.0000**	**270.5141**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2022	0.0728	1.0347	0.6731	2.8400e-003	0.0531	0.0243	0.0774	0.0152	0.0227	0.0379	0.0000	269.7539	269.7539	0.0304	0.0000	270.5140
2023	0.3069	1.0161	1.3175	2.8600e-003	0.0646	0.0456	0.1101	0.0182	0.0422	0.0604	0.0000	256.7146	256.7146	0.0467	0.0000	257.8830
Maximum	**0.3069**	**1.0347**	**1.3175**	**2.8600e-003**	**0.0646**	**0.0456**	**0.1101**	**0.0182**	**0.0422**	**0.0604**	**0.0000**	**269.7539**	**269.7539**	**0.0467**	**0.0000**	**270.5140**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**41.16**	**0.00**	**30.51**	**38.39**	**0.00**	**17.50**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)

1	7-1-2022	9-30-2022	0.7773	0.7773
2	10-1-2022	12-31-2022	0.3034	0.3034
3	1-1-2023	3-31-2023	0.2662	0.2662
4	4-1-2023	6-30-2023	0.2678	0.2678
5	7-1-2023	9-30-2023	0.3324	0.3324
		Highest	0.7773	0.7773

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.2490	9.5200e-003	0.8257	4.0000e-005		4.5700e-003	4.5700e-003		4.5700e-003	4.5700e-003	0.0000	1.3485	1.3485	1.3000e-003	0.0000	1.3810
Energy	3.9800e-003	0.0340	0.0145	2.2000e-004		2.7500e-003	2.7500e-003		2.7500e-003	2.7500e-003	0.0000	262.7957	262.7957	6.0300e-003	1.8100e-003	263.4868
Mobile	0.0595	0.2719	0.8342	3.1800e-003	0.2717	2.4000e-003	0.2741	0.0728	2.2400e-003	0.0751	0.0000	293.7226	293.7226	0.0144	0.0000	294.0814
Waste						0.0000	0.0000		0.0000	0.0000	14.8183	0.0000	14.8183	0.8757	0.0000	36.7118
Water						0.0000	0.0000		0.0000	0.0000	1.6536	58.1342	59.7878	0.1712	4.2900e-003	65.3480
Total	**0.3126**	**0.3154**	**1.6744**	**3.4400e-003**	**0.2717**	**9.7200e-003**	**0.2814**	**0.0728**	**9.5600e-003**	**0.0824**	**16.4720**	**616.0011**	**632.4730**	**1.0686**	**6.1000e-003**	**661.0090**

Mitigated Operational

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

Area	0.2490	9.5200e-003	0.8257	4.0000e-005		4.5700e-003	4.5700e-003		4.5700e-003	4.5700e-003	0.0000	1.3485	1.3485	1.3000e-003	0.0000	1.3810
Energy	3.9800e-003	0.0340	0.0145	2.2000e-004		2.7500e-003	2.7500e-003		2.7500e-003	2.7500e-003	0.0000	262.7957	262.7957	6.0300e-003	1.8100e-003	263.4868
Mobile	0.0595	0.2719	0.8342	3.1800e-003	0.2717	2.4000e-003	0.2741	0.0728	2.2400e-003	0.0751	0.0000	293.7226	293.7226	0.0144	0.0000	294.0814
Waste						0.0000	0.0000		0.0000	0.0000	14.8183	0.0000	14.8183	0.8757	0.0000	36.7118
Water						0.0000	0.0000		0.0000	0.0000	1.6536	58.1342	59.7878	0.1712	4.2900e-003	65.3480
Total	**0.3126**	**0.3154**	**1.6744**	**3.4400e-003**	**0.2717**	**9.7200e-003**	**0.2814**	**0.0728**	**9.5600e-003**	**0.0824**	**16.4720**	**616.0011**	**632.4730**	**1.0686**	**6.1000e-003**	**661.0090**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	7/1/2022	7/31/2022	5	21	
2	Site Preparation	Site Preparation	8/1/2022	8/31/2022	5	23	
3	Grading	Grading	9/1/2022	9/30/2022	5	22	
4	Building Construction	Building Construction	10/1/2022	12/31/2023	5	325	
5	Architectural Coating	Architectural Coating	9/1/2023	12/31/2023	5	86	

Acres of Grading (Site Preparation Phase): 0.5

Acres of Grading (Grading Phase): 0.41

Acres of Paving: 0

Residential Indoor: 115,012; Residential Outdoor: 38,337; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 864

OffRoad Equipment

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

Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Building Construction	5	64.00	11.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Demolition	4	10.00	0.00	372.00	14.70	6.90	30.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	2,843.00	14.70	6.90	30.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	13.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Replace Ground Cover

Water Exposed Area

Clean Paved Roads

3.2 Demolition - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0147	0.0000	0.0147	2.2200e-003	0.0000	2.2200e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.4500e-003	0.0674	0.0784	1.3000e-004		3.5400e-003	3.5400e-003		3.3900e-003	3.3900e-003	0.0000	10.9343	10.9343	2.0200e-003	0.0000	10.9847
Total	**7.4500e-003**	**0.0674**	**0.0784**	**1.3000e-004**	**0.0147**	**3.5400e-003**	**0.0182**	**2.2200e-003**	**3.3900e-003**	**5.6100e-003**	**0.0000**	**10.9343**	**10.9343**	**2.0200e-003**	**0.0000**	**10.9847**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	2.0900e-003	0.0634	0.0166	2.0000e-004	4.7900e-003	2.0000e-004	4.9900e-003	1.3200e-003	1.9000e-004	1.5100e-003	0.0000	20.1103	20.1103	1.3200e-003	0.0000	20.1433
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.2000e-004	3.2000e-004	3.6600e-003	1.0000e-005	1.1500e-003	1.0000e-005	1.1600e-003	3.1000e-004	1.0000e-005	3.1000e-004	0.0000	1.0019	1.0019	3.0000e-005	0.0000	1.0026
Total	**2.5100e-003**	**0.0637**	**0.0203**	**2.1000e-004**	**5.9400e-003**	**2.1000e-004**	**6.1500e-003**	**1.6300e-003**	**2.0000e-004**	**1.8200e-003**	**0.0000**	**21.1121**	**21.1121**	**1.3500e-003**	**0.0000**	**21.1459**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					5.4400e-003	0.0000	5.4400e-003	8.2000e-004	0.0000	8.2000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Off-Road	7.4500e-003	0.0674	0.0784	1.3000e-004		3.5400e-003	3.5400e-003		3.3900e-003	3.3900e-003	0.0000	10.9343	10.9343	2.0200e-003	0.0000	10.9847
Total	**7.4500e-003**	**0.0674**	**0.0784**	**1.3000e-004**	**5.4400e-003**	**3.5400e-003**	**8.9800e-003**	**8.2000e-004**	**3.3900e-003**	**4.2100e-003**	**0.0000**	**10.9343**	**10.9343**	**2.0200e-003**	**0.0000**	**10.9847**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	2.0900e-003	0.0634	0.0166	2.0000e-004	3.1300e-003	2.0000e-004	3.3300e-003	9.1000e-004	1.9000e-004	1.1000e-003	0.0000	20.1103	20.1103	1.3200e-003	0.0000	20.1433
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.2000e-004	3.2000e-004	3.6600e-003	1.0000e-005	6.9000e-004	1.0000e-005	7.0000e-004	1.9000e-004	1.0000e-005	2.0000e-004	0.0000	1.0019	1.0019	3.0000e-005	0.0000	1.0026
Total	**2.5100e-003**	**0.0637**	**0.0203**	**2.1000e-004**	**3.8200e-003**	**2.1000e-004**	**4.0300e-003**	**1.1000e-003**	**2.0000e-004**	**1.3000e-003**	**0.0000**	**21.1121**	**21.1121**	**1.3500e-003**	**0.0000**	**21.1459**

3.3 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.7000e-004	0.0000	2.7000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	6.6700e-003	0.0797	0.0455	1.1000e-004		2.9600e-003	2.9600e-003		2.7200e-003	2.7200e-003	0.0000	9.8329	9.8329	3.1800e-003	0.0000	9.9124
Total	**6.6700e-003**	**0.0797**	**0.0455**	**1.1000e-004**	**2.7000e-004**	**2.9600e-003**	**3.2300e-003**	**3.0000e-005**	**2.7200e-003**	**2.7500e-003**	**0.0000**	**9.8329**	**9.8329**	**3.1800e-003**	**0.0000**	**9.9124**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.3000e-004	1.7000e-004	2.0000e-003	1.0000e-005	6.3000e-004	1.0000e-005	6.4000e-004	1.7000e-004	0.0000	1.7000e-004	0.0000	0.5486	0.5486	2.0000e-005	0.0000	0.5490
Total	**2.3000e-004**	**1.7000e-004**	**2.0000e-003**	**1.0000e-005**	**6.3000e-004**	**1.0000e-005**	**6.4000e-004**	**1.7000e-004**	**0.0000**	**1.7000e-004**	**0.0000**	**0.5486**	**0.5486**	**2.0000e-005**	**0.0000**	**0.5490**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					1.0000e-004	0.0000	1.0000e-004	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	6.6700e-003	0.0797	0.0455	1.1000e-004		2.9600e-003	2.9600e-003		2.7200e-003	2.7200e-003	0.0000	9.8329	9.8329	3.1800e-003	0.0000	9.9124
Total	**6.6700e-003**	**0.0797**	**0.0455**	**1.1000e-004**	**1.0000e-004**	**2.9600e-003**	**3.0600e-003**	**1.0000e-005**	**2.7200e-003**	**2.7300e-003**	**0.0000**	**9.8329**	**9.8329**	**3.1800e-003**	**0.0000**	**9.9124**

Mitigated Construction Off-Site

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

Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.3000e-004	1.7000e-004	2.0000e-003	1.0000e-005	3.8000e-004	1.0000e-005	3.8000e-004	1.1000e-004	0.0000	1.1000e-004	0.0000	0.5486	0.5486	2.0000e-005	0.0000	0.5490
Total	**2.3000e-004**	**1.7000e-004**	**2.0000e-003**	**1.0000e-005**	**3.8000e-004**	**1.0000e-005**	**3.8000e-004**	**1.1000e-004**	**0.0000**	**1.1000e-004**	**0.0000**	**0.5486**	**0.5486**	**2.0000e-005**	**0.0000**	**0.5490**

3.4 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					9.3000e-003	0.0000	9.3000e-003	4.7000e-003	0.0000	4.7000e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.8000e-003	0.0706	0.0822	1.3000e-004		3.7100e-003	3.7100e-003		3.5500e-003	3.5500e-003	0.0000	11.4550	11.4550	2.1100e-003	0.0000	11.5078
Total	**7.8000e-003**	**0.0706**	**0.0822**	**1.3000e-004**	**9.3000e-003**	**3.7100e-003**	**0.0130**	**4.7000e-003**	**3.5500e-003**	**8.2500e-003**	**0.0000**	**11.4550**	**11.4550**	**2.1100e-003**	**0.0000**	**11.5078**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0160	0.4847	0.1269	1.5600e-003	0.0366	1.5100e-003	0.0381	0.0101	1.4500e-003	0.0115	0.0000	153.6922	153.6922	0.0101	0.0000	153.9448
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Worker	4.4000e-004	3.3000e-004	3.8300e-003	1.0000e-005	1.2100e-003	1.0000e-005	1.2200e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	1.0496	1.0496	3.0000e-005	0.0000	1.0503
Total	**0.0164**	**0.4850**	**0.1307**	**1.5700e-003**	**0.0378**	**1.5200e-003**	**0.0394**	**0.0104**	**1.4600e-003**	**0.0118**	**0.0000**	**154.7417**	**154.7417**	**0.0101**	**0.0000**	**154.9951**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					3.4500e-003	0.0000	3.4500e-003	1.7400e-003	0.0000	1.7400e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.8000e-003	0.0706	0.0822	1.3000e-004		3.7100e-003	3.7100e-003		3.5500e-003	3.5500e-003	0.0000	11.4549	11.4549	2.1100e-003	0.0000	11.5078
Total	**7.8000e-003**	**0.0706**	**0.0822**	**1.3000e-004**	**3.4500e-003**	**3.7100e-003**	**7.1600e-003**	**1.7400e-003**	**3.5500e-003**	**5.2900e-003**	**0.0000**	**11.4549**	**11.4549**	**2.1100e-003**	**0.0000**	**11.5078**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0160	0.4847	0.1269	1.5600e-003	0.0240	1.5100e-003	0.0255	6.9500e-003	1.4500e-003	8.3900e-003	0.0000	153.6922	153.6922	0.0101	0.0000	153.9448
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.4000e-004	3.3000e-004	3.8300e-003	1.0000e-005	7.2000e-004	1.0000e-005	7.3000e-004	2.0000e-004	1.0000e-005	2.1000e-004	0.0000	1.0496	1.0496	3.0000e-005	0.0000	1.0503
Total	**0.0164**	**0.4850**	**0.1307**	**1.5700e-003**	**0.0247**	**1.5200e-003**	**0.0262**	**7.1500e-003**	**1.4600e-003**	**8.6000e-003**	**0.0000**	**154.7417**	**154.7417**	**0.0101**	**0.0000**	**154.9951**

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0223	0.2283	0.2325	3.7000e-004		0.0121	0.0121		0.0111	0.0111	0.0000	32.5480	32.5480	0.0105	0.0000	32.8112
Total	**0.0223**	**0.2283**	**0.2325**	**3.7000e-004**		**0.0121**	**0.0121**		**0.0111**	**0.0111**	**0.0000**	**32.5480**	**32.5480**	**0.0105**	**0.0000**	**32.8112**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.0400e-003	0.0335	9.0500e-003	9.0000e-005	2.2500e-003	6.0000e-005	2.3100e-003	6.5000e-004	6.0000e-005	7.1000e-004	0.0000	8.7349	8.7349	5.2000e-004	0.0000	8.7479
Worker	8.3900e-003	6.2900e-003	0.0725	2.2000e-004	0.0228	1.8000e-004	0.0230	6.0500e-003	1.7000e-004	6.2200e-003	0.0000	19.8464	19.8464	5.5000e-004	0.0000	19.8601
Total	**9.4300e-003**	**0.0398**	**0.0815**	**3.1000e-004**	**0.0250**	**2.4000e-004**	**0.0253**	**6.7000e-003**	**2.3000e-004**	**6.9300e-003**	**0.0000**	**28.5813**	**28.5813**	**1.0700e-003**	**0.0000**	**28.6080**

Mitigated Construction On-Site

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

Off-Road	0.0223	0.2283	0.2325	3.7000e-004		0.0121	0.0121		0.0111	0.0111	0.0000	32.5480	32.5480	0.0105	0.0000	32.8111
Total	**0.0223**	**0.2283**	**0.2325**	**3.7000e-004**		**0.0121**	**0.0121**		**0.0111**	**0.0111**	**0.0000**	**32.5480**	**32.5480**	**0.0105**	**0.0000**	**32.8111**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.0400e-003	0.0335	9.0500e-003	9.0000e-005	1.5200e-003	6.0000e-005	1.5800e-003	4.7000e-004	6.0000e-005	5.3000e-004	0.0000	8.7349	8.7349	5.2000e-004	0.0000	8.7479
Worker	8.3900e-003	6.2900e-003	0.0725	2.2000e-004	0.0137	1.8000e-004	0.0139	3.8200e-003	1.7000e-004	3.9900e-003	0.0000	19.8464	19.8464	5.5000e-004	0.0000	19.8601
Total	**9.4300e-003**	**0.0398**	**0.0815**	**3.1000e-004**	**0.0152**	**2.4000e-004**	**0.0155**	**4.2900e-003**	**2.3000e-004**	**4.5200e-003**	**0.0000**	**28.5813**	**28.5813**	**1.0700e-003**	**0.0000**	**28.6080**

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0822	0.8344	0.9226	1.4800e-003		0.0416	0.0416		0.0383	0.0383	0.0000	130.2710	130.2710	0.0421	0.0000	131.3243
Total	**0.0822**	**0.8344**	**0.9226**	**1.4800e-003**		**0.0416**	**0.0416**		**0.0383**	**0.0383**	**0.0000**	**130.2710**	**130.2710**	**0.0421**	**0.0000**	**131.3243**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.0900e-003	0.1013	0.0325	3.5000e-004	9.0100e-003	1.2000e-004	9.1300e-003	2.6000e-003	1.1000e-004	2.7100e-003	0.0000	33.8456	33.8456	1.8400e-003	0.0000	33.8917
Worker	0.0316	0.0228	0.2666	8.5000e-004	0.0912	7.1000e-004	0.0919	0.0242	6.5000e-004	0.0249	0.0000	76.4807	76.4807	1.9700e-003	0.0000	76.5300
Total	**0.0347**	**0.1241**	**0.2991**	**1.2000e-003**	**0.1002**	**8.3000e-004**	**0.1010**	**0.0268**	**7.6000e-004**	**0.0276**	**0.0000**	**110.3263**	**110.3263**	**3.8100e-003**	**0.0000**	**110.4216**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0822	0.8344	0.9226	1.4800e-003		0.0416	0.0416		0.0383	0.0383	0.0000	130.2708	130.2708	0.0421	0.0000	131.3241
Total	**0.0822**	**0.8344**	**0.9226**	**1.4800e-003**		**0.0416**	**0.0416**		**0.0383**	**0.0383**	**0.0000**	**130.2708**	**130.2708**	**0.0421**	**0.0000**	**131.3241**

Mitigated Construction Off-Site

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

Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	3.0900e-003	0.1013	0.0325	3.5000e-004	6.0800e-003	1.2000e-004	6.1900e-003	1.8800e-003	1.1000e-004	1.9900e-003	0.0000	33.8456	33.8456	1.8400e-003	0.0000	33.8917
Worker	0.0316	0.0228	0.2666	8.5000e-004	0.0548	7.1000e-004	0.0555	0.0153	6.5000e-004	0.0159	0.0000	76.4807	76.4807	1.9700e-003	0.0000	76.5300
Total	**0.0347**	**0.1241**	**0.2991**	**1.2000e-003**	**0.0609**	**8.3000e-004**	**0.0617**	**0.0172**	**7.6000e-004**	**0.0179**	**0.0000**	**110.3263**	**110.3263**	**3.8100e-003**	**0.0000**	**110.4216**

3.6 Architectural Coating - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.1797					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	8.2400e-003	0.0560	0.0779	1.3000e-004		3.0500e-003	3.0500e-003		3.0500e-003	3.0500e-003	0.0000	10.9790	10.9790	6.6000e-004	0.0000	10.9954
Total	**0.1879**	**0.0560**	**0.0779**	**1.3000e-004**		**3.0500e-003**	**3.0500e-003**		**3.0500e-003**	**3.0500e-003**	**0.0000**	**10.9790**	**10.9790**	**6.6000e-004**	**0.0000**	**10.9954**

Unmitigated Construction Off-Site

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

Worker	2.1200e-003	1.5300e-003	0.0179	6.0000e-005	6.1300e-003	5.0000e-005	6.1700e-003	1.6300e-003	4.0000e-005	1.6700e-003	0.0000	5.1386	5.1386	1.3000e-004	0.0000	5.1419
Total	**2.1200e-003**	**1.5300e-003**	**0.0179**	**6.0000e-005**	**6.1300e-003**	**5.0000e-005**	**6.1700e-003**	**1.6300e-003**	**4.0000e-005**	**1.6700e-003**	**0.0000**	**5.1386**	**5.1386**	**1.3000e-004**	**0.0000**	**5.1419**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.1797					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	8.2400e-003	0.0560	0.0779	1.3000e-004		3.0500e-003	3.0500e-003		3.0500e-003	3.0500e-003	0.0000	10.9790	10.9790	6.6000e-004	0.0000	10.9954
Total	**0.1879**	**0.0560**	**0.0779**	**1.3000e-004**		**3.0500e-003**	**3.0500e-003**		**3.0500e-003**	**3.0500e-003**	**0.0000**	**10.9790**	**10.9790**	**6.6000e-004**	**0.0000**	**10.9954**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.1200e-003	1.5300e-003	0.0179	6.0000e-005	3.6800e-003	5.0000e-005	3.7300e-003	1.0300e-003	4.0000e-005	1.0700e-003	0.0000	5.1386	5.1386	1.3000e-004	0.0000	5.1419
Total	**2.1200e-003**	**1.5300e-003**	**0.0179**	**6.0000e-005**	**3.6800e-003**	**5.0000e-005**	**3.7300e-003**	**1.0300e-003**	**4.0000e-005**	**1.0700e-003**	**0.0000**	**5.1386**	**5.1386**	**1.3000e-004**	**0.0000**	**5.1419**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0595	0.2719	0.8342	3.1800e-003	0.2717	2.4000e-003	0.2741	0.0728	2.2400e-003	0.0751	0.0000	293.7226	293.7226	0.0144	0.0000	294.0814
Unmitigated	0.0595	0.2719	0.8342	3.1800e-003	0.2717	2.4000e-003	0.2741	0.0728	2.2400e-003	0.0751	0.0000	293.7226	293.7226	0.0144	0.0000	294.0814

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Congregate Care (Assisted Living)	219.20	176.00	195.20	715,802	715,802
Enclosed Parking with Elevator	0.00	0.00	0.00		
Total	219.20	176.00	195.20	715,802	715,802

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Congregate Care (Assisted Living)	14.70	5.90	8.70	40.00	19.00	41.00	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Congregate Care (Assisted Living)	0.545842	0.044768	0.205288	0.119317	0.015350	0.006227	0.020460	0.031333	0.002546	0.002133	0.005184	0.000692	0.000862
Enclosed Parking with Elevator	0.545842	0.044768	0.205288	0.119317	0.015350	0.006227	0.020460	0.031333	0.002546	0.002133	0.005184	0.000692	0.000862

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	223.4476	223.4476	5.2800e-003	1.0900e-003	223.9049
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	223.4476	223.4476	5.2800e-003	1.0900e-003	223.9049
NaturalGas Mitigated	3.9800e-003	0.0340	0.0145	2.2000e-004		2.7500e-003	2.7500e-003		2.7500e-003	2.7500e-003	0.0000	39.3481	39.3481	7.5000e-004	7.2000e-004	39.5819
NaturalGas Unmitigated	3.9800e-003	0.0340	0.0145	2.2000e-004		2.7500e-003	2.7500e-003		2.7500e-003	2.7500e-003	0.0000	39.3481	39.3481	7.5000e-004	7.2000e-004	39.5819

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Congregate Care (Assisted Living)	737355	3.9800e-003	0.0340	0.0145	2.2000e-004		2.7500e-003	2.7500e-003		2.7500e-003	2.7500e-003	0.0000	39.3481	39.3481	7.5000e-004	7.2000e-004	39.5819
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**3.9800e-003**	**0.0340**	**0.0145**	**2.2000e-004**		**2.7500e-003**	**2.7500e-003**		**2.7500e-003**	**2.7500e-003**	**0.0000**	**39.3481**	**39.3481**	**7.5000e-004**	**7.2000e-004**	**39.5819**

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Congregate Care (Assisted Living)	737355	3.9800e-003	0.0340	0.0145	2.2000e-004		2.7500e-003	2.7500e-003		2.7500e-003	2.7500e-003	0.0000	39.3481	39.3481	7.5000e-004	7.2000e-004	39.5819
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**3.9800e-003**	**0.0340**	**0.0145**	**2.2000e-004**		**2.7500e-003**	**2.7500e-003**		**2.7500e-003**	**2.7500e-003**	**0.0000**	**39.3481**	**39.3481**	**7.5000e-004**	**7.2000e-004**	**39.5819**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Congregate Care (Assisted Living)	316806	176.4490	4.1700e-003	8.6000e-004	176.8101
Enclosed Parking with Elevator	84384	46.9986	1.1100e-003	2.3000e-004	47.0948
Total		**223.4476**	**5.2800e-003**	**1.0900e-003**	**223.9049**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e

Land Use	kWh/yr	MT/yr			
Congregate Care (Assisted Living)	316806	176.4490	4.1700e-003	8.6000e-004	176.8101
Enclosed Parking with Elevator	84384	46.9986	1.1100e-003	2.3000e-004	47.0948
Total		**223.4476**	**5.2800e-003**	**1.0900e-003**	**223.9049**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.2490	9.5200e-003	0.8257	4.0000e-005		4.5700e-003	4.5700e-003		4.5700e-003	4.5700e-003	0.0000	1.3485	1.3485	1.3000e-003	0.0000	1.3810
Unmitigated	0.2490	9.5200e-003	0.8257	4.0000e-005		4.5700e-003	4.5700e-003		4.5700e-003	4.5700e-003	0.0000	1.3485	1.3485	1.3000e-003	0.0000	1.3810

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0180					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Consumer Products	0.2062					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0249	9.5200e-003	0.8257	4.0000e-005		4.5700e-003	4.5700e-003		4.5700e-003	4.5700e-003	0.0000	1.3485	1.3485	1.3000e-003	0.0000	1.3810
Total	**0.2490**	**9.5200e-003**	**0.8257**	**4.0000e-005**		**4.5700e-003**	**4.5700e-003**		**4.5700e-003**	**4.5700e-003**	**0.0000**	**1.3485**	**1.3485**	**1.3000e-003**	**0.0000**	**1.3810**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0180					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2062					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.0249	9.5200e-003	0.8257	4.0000e-005		4.5700e-003	4.5700e-003		4.5700e-003	4.5700e-003	0.0000	1.3485	1.3485	1.3000e-003	0.0000	1.3810
Total	**0.2490**	**9.5200e-003**	**0.8257**	**4.0000e-005**		**4.5700e-003**	**4.5700e-003**		**4.5700e-003**	**4.5700e-003**	**0.0000**	**1.3485**	**1.3485**	**1.3000e-003**	**0.0000**	**1.3810**

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			

Mitigated	59.7878	0.1712	4.2900e-003	65.3480
Unmitigated	59.7878	0.1712	4.2900e-003	65.3480

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Congregate Care (Assisted Living)	5.21232 / 3.28603	59.7878	0.1712	4.2900e-003	65.3480
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**59.7878**	**0.1712**	**4.2900e-003**	**65.3480**

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Congregate Care (Assisted Living)	5.21232 / 3.28603	59.7878	0.1712	4.2900e-003	65.3480
Enclosed Parking with Elevator	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**59.7878**	**0.1712**	**4.2900e-003**	**65.3480**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	14.8183	0.8757	0.0000	36.7118
Unmitigated	14.8183	0.8757	0.0000	36.7118

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Congregate Care (Assisted Living)	73	14.8183	0.8757	0.0000	36.7118
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Total		**14.8183**	**0.8757**	**0.0000**	**36.7118**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Congregate Care (Assisted Living)	73	14.8183	0.8757	0.0000	36.7118
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000
Total		**14.8183**	**0.8757**	**0.0000**	**36.7118**

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

825 South Holt Avenue Future

Los Angeles-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Enclosed Parking with Elevator	36.00	Space	0.00	14,400.00	0
Congregate Care (Assisted Living)	80.00	Dwelling Unit	0.41	56,796.00	94

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Precipitation Freq (Days)**	33
Climate Zone	11			**Operational Year**	2023
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MWhr)	1227.89	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Developer information

Construction Phase - Consultant assumptions

Trips and VMT - Assumes 10CY capacity per haul truck, 30-mile distance to landfill

Demolition - Assumes 10,617 sf of buildings = 1,227 CY of structure demolished @ 1,000 lb/CY = 613 tons
9,010 sf of asphalt at 6" of depth @ 2,400 lb/CY = 127 tons
Source: Federal Emergency Management Agency, Debris Estimating Field Guide (FEMA 329), September 2010
Source (Asphalt or concrete): CalRecycle Solid Waste Cleanup Program Weights and Volumes for Project Estimates

Grading - Assumes entire site excavated to 21.25 feet in depth

Vehicle Trips - ITE 9th Edition

Woodstoves - Developer information

Construction Off-road Equipment Mitigation - Assumes SCAQMD Rule 403 control efficiencies

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	CleanPavedRoadPercentReduction	0	46
tblConstructionPhase	NumDays	10.00	21.00
tblConstructionPhase	NumDays	1.00	23.00
tblConstructionPhase	NumDays	2.00	22.00
tblConstructionPhase	NumDays	100.00	325.00
tblConstructionPhase	NumDays	5.00	86.00
tblFireplaces	NumberGas	68.00	0.00
tblFireplaces	NumberNoFireplace	8.00	80.00
tblFireplaces	NumberWood	4.00	0.00
tblGrading	AcresOfGrading	0.00	0.41
tblGrading	AcresOfGrading	11.50	0.50
tblGrading	MaterialExported	0.00	14,215.00
tblLandUse	LandUseSquareFeet	80,000.00	56,796.00
tblLandUse	LotAcreage	0.32	0.00
tblLandUse	LotAcreage	5.00	0.41
tblLandUse	Population	229.00	94.00
tblTripsAndVMT	HaulingTripLength	20.00	30.00
tblTripsAndVMT	HaulingTripLength	20.00	30.00
tblTripsAndVMT	HaulingTripNumber	136.00	372.00
tblTripsAndVMT	HaulingTripNumber	1,777.00	2,843.00
tblVehicleTrips	HO_TTP	40.60	41.00
tblVehicleTrips	HS_TTP	19.20	19.00
tblVehicleTrips	HW_TTP	40.20	40.00
tblWoodstoves	NumberCatalytic	4.00	0.00
tblWoodstoves	NumberNoncatalytic	4.00	0.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	2.2206	49.6844	19.6026	0.1538	4.3456	0.4766	4.8222	1.3853	0.4556	1.8409	0.0000	16,543.3036	16,543.3036	1.2414	0.0000	16,574.3395
2023	5.3522	8.6939	11.5686	0.0247	0.9311	0.3986	1.3297	0.2485	0.3724	0.6209	0.0000	2,435.9472	2,435.9472	0.4100	0.0000	2,446.1964
Maximum	**5.3522**	**49.6844**	**19.6026**	**0.1538**	**4.3456**	**0.4766**	**4.8222**	**1.3853**	**0.4556**	**1.8409**	**0.0000**	**16,543.3036**	**16,543.3036**	**1.2414**	**0.0000**	**16,574.3395**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2022	2.2206	49.6844	19.6026	0.1538	2.5897	0.4766	3.0663	0.8162	0.4556	1.2717	0.0000	16,543.3036	16,543.3036	1.2414	0.0000	16,574.3395
2023	5.3522	8.6939	11.5686	0.0247	0.5638	0.3986	0.9624	0.1584	0.3724	0.5308	0.0000	2,435.9472	2,435.9472	0.4100	0.0000	2,446.1964
Maximum	**5.3522**	**49.6844**	**19.6026**	**0.1538**	**2.5897**	**0.4766**	**3.0663**	**0.8162**	**0.4556**	**1.2717**	**0.0000**	**16,543.3036**	**16,543.3036**	**1.2414**	**0.0000**	**16,574.3395**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**40.24**	**0.00**	**34.51**	**40.35**	**0.00**	**26.78**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	1.4274	0.0761	6.6053	3.5000e-004		0.0366	0.0366		0.0366	0.0366	0.0000	11.8921	11.8921	0.0115	0.0000	12.1783
Energy	0.0218	0.1862	0.0792	1.1900e-003		0.0151	0.0151		0.0151	0.0151		237.6649	237.6649	4.5600e-003	4.3600e-003	239.0772
Mobile	0.3500	1.5356	4.7199	0.0180	1.5918	0.0139	1.6057	0.4260	0.0129	0.4389		1,834.8909	1,834.8909	0.0912		1,837.1702
Total	**1.7992**	**1.7979**	**11.4044**	**0.0196**	**1.5918**	**0.0655**	**1.6573**	**0.4260**	**0.0645**	**0.4905**	**0.0000**	**2,084.4478**	**2,084.4478**	**0.1072**	**4.3600e-003**	**2,088.4257**

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	1.4274	0.0761	6.6053	3.5000e-004		0.0366	0.0366		0.0366	0.0366	0.0000	11.8921	11.8921	0.0115	0.0000	12.1783
Energy	0.0218	0.1862	0.0792	1.1900e-003		0.0151	0.0151		0.0151	0.0151		237.6649	237.6649	4.5600e-003	4.3600e-003	239.0772
Mobile	0.3500	1.5356	4.7199	0.0180	1.5918	0.0139	1.6057	0.4260	0.0129	0.4389		1,834.8909	1,834.8909	0.0912		1,837.1702
Total	**1.7992**	**1.7979**	**11.4044**	**0.0196**	**1.5918**	**0.0655**	**1.6573**	**0.4260**	**0.0645**	**0.4905**	**0.0000**	**2,084.4478**	**2,084.4478**	**0.1072**	**4.3600e-003**	**2,088.4257**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	7/1/2022	7/31/2022	5	21	
2	Site Preparation	Site Preparation	8/1/2022	8/31/2022	5	23	
3	Grading	Grading	9/1/2022	9/30/2022	5	22	
4	Building Construction	Building Construction	10/1/2022	12/31/2023	5	325	
5	Architectural Coating	Architectural Coating	9/1/2023	12/31/2023	5	86	

Acres of Grading (Site Preparation Phase): 0.5

Acres of Grading (Grading Phase): 0.41

Acres of Paving: 0

Residential Indoor: 115,012; Residential Outdoor: 38,337; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 864

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	1.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Site Preparation	Graders	1	8.00	187	0.41
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Rubber Tired Dozers	1	1.00	247	0.40
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Building Construction	Cranes	1	4.00	231	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Building Construction	5	64.00	11.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Demolition	4	10.00	0.00	372.00	14.70	6.90	30.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	2	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	2,843.00	14.70	6.90	30.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	13.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Replace Ground Cover

Water Exposed Area

Clean Paved Roads

3.2 Demolition - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.3991	0.0000	1.3991	0.2118	0.0000	0.2118			0.0000			0.0000
Off-Road	0.7094	6.4138	7.4693	0.0120		0.3375	0.3375		0.3225	0.3225		1,147.9025	1,147.9025	0.2119		1,153.2001
Total	**0.7094**	**6.4138**	**7.4693**	**0.0120**	**1.3991**	**0.3375**	**1.7366**	**0.2118**	**0.3225**	**0.5344**		**1,147.9025**	**1,147.9025**	**0.2119**		**1,153.2001**

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	0.2010	5.9274	1.6167	0.0193	0.4645	0.0190	0.4834	0.1273	0.0181	0.1454		2,096.1974	2,096.1974	0.1407		2,099.7158
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0448	0.0295	0.3392	1.0400e-003	0.1118	8.7000e-004	0.1127	0.0296	8.1000e-004	0.0305		103.4570	103.4570	2.8500e-003		103.5282
Total	**0.2458**	**5.9569**	**1.9559**	**0.0203**	**0.5762**	**0.0198**	**0.5960**	**0.1569**	**0.0189**	**0.1759**		**2,199.6543**	**2,199.6543**	**0.1436**		**2,203.2439**

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					0.5184	0.0000	0.5184	0.0785	0.0000	0.0785			0.0000			0.0000
Off-Road	0.7094	6.4138	7.4693	0.0120		0.3375	0.3375		0.3225	0.3225	0.0000	1,147.9025	1,147.9025	0.2119		1,153.2001
Total	**0.7094**	**6.4138**	**7.4693**	**0.0120**	**0.5184**	**0.3375**	**0.8559**	**0.0785**	**0.3225**	**0.4010**	**0.0000**	**1,147.9025**	**1,147.9025**	**0.2119**		**1,153.2001**

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	0.2010	5.9274	1.6167	0.0193	0.3029	0.0190	0.3218	0.0876	0.0181	0.1058		2,096.1974	2,096.1974	0.1407		2,099.7158
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0448	0.0295	0.3392	1.0400e-003	0.0671	8.7000e-004	0.0680	0.0187	8.1000e-004	0.0195		103.4570	103.4570	2.8500e-003		103.5282

Total	**0.2458**	**5.9569**	**1.9559**	**0.0203**	**0.3699**	**0.0198**	**0.3897**	**0.1063**	**0.0189**	**0.1252**		**2,199.6543**	**2,199.6543**	**0.1436**		**2,203.2439**

3.3 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.0231	0.0000	0.0231	2.4900e-003	0.0000	2.4900e-003			0.0000			0.0000
Off-Road	0.5797	6.9332	3.9597	9.7300e-003		0.2573	0.2573		0.2367	0.2367		942.5179	942.5179	0.3048		950.1386
Total	**0.5797**	**6.9332**	**3.9597**	**9.7300e-003**	**0.0231**	**0.2573**	**0.2804**	**2.4900e-003**	**0.2367**	**0.2392**		**942.5179**	**942.5179**	**0.3048**		**950.1386**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0224	0.0147	0.1696	5.2000e-004	0.0559	4.4000e-004	0.0563	0.0148	4.0000e-004	0.0152		51.7285	51.7285	1.4200e-003		51.7641
Total	**0.0224**	**0.0147**	**0.1696**	**5.2000e-004**	**0.0559**	**4.4000e-004**	**0.0563**	**0.0148**	**4.0000e-004**	**0.0152**		**51.7285**	**51.7285**	**1.4200e-003**		**51.7641**

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					8.5400e-003	0.0000	8.5400e-003	9.2000e-004	0.0000	9.2000e-004			0.0000			0.0000
Off-Road	0.5797	6.9332	3.9597	9.7300e-003		0.2573	0.2573		0.2367	0.2367	0.0000	942.5179	942.5179	0.3048		950.1386
Total	**0.5797**	**6.9332**	**3.9597**	**9.7300e-003**	**8.5400e-003**	**0.2573**	**0.2659**	**9.2000e-004**	**0.2367**	**0.2377**	**0.0000**	**942.5179**	**942.5179**	**0.3048**		**950.1386**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0224	0.0147	0.1696	5.2000e-004	0.0335	4.4000e-004	0.0340	9.3400e-003	4.0000e-004	9.7400e-003		51.7285	51.7285	1.4200e-003		51.7641
Total	**0.0224**	**0.0147**	**0.1696**	**5.2000e-004**	**0.0335**	**4.4000e-004**	**0.0340**	**9.3400e-003**	**4.0000e-004**	**9.7400e-003**		**51.7285**	**51.7285**	**1.4200e-003**		**51.7641**

3.4 Grading - 2022

Unmitigated Construction On-Site

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

Fugitive Dust					0.8456	0.0000	0.8456	0.4270	0.0000	0.4270			0.0000			0.0000
Off-Road	0.7094	6.4138	7.4693	0.0120		0.3375	0.3375		0.3225	0.3225		1,147.9025	1,147.9025	0.2119		1,153.2001
Total	**0.7094**	**6.4138**	**7.4693**	**0.0120**	**0.8456**	**0.3375**	**1.1831**	**0.4270**	**0.3225**	**0.7495**		**1,147.9025**	**1,147.9025**	**0.2119**		**1,153.2001**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.4664	43.2411	11.7941	0.1407	3.3882	0.1382	3.5264	0.9287	0.1322	1.0609		15,291.9441	15,291.9441	1.0267		15,317.6113
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0448	0.0295	0.3392	1.0400e-003	0.1118	8.7000e-004	0.1127	0.0296	8.1000e-004	0.0305		103.4570	103.4570	2.8500e-003		103.5282
Total	**1.5112**	**43.2705**	**12.1333**	**0.1418**	**3.5000**	**0.1391**	**3.6390**	**0.9583**	**0.1331**	**1.0913**		**15,395.4011**	**15,395.4011**	**1.0295**		**15,421.1394**

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					0.3133	0.0000	0.3133	0.1582	0.0000	0.1582			0.0000			0.0000
Off-Road	0.7094	6.4138	7.4693	0.0120		0.3375	0.3375		0.3225	0.3225	0.0000	1,147.9025	1,147.9025	0.2119		1,153.2001
Total	**0.7094**	**6.4138**	**7.4693**	**0.0120**	**0.3133**	**0.3375**	**0.6508**	**0.1582**	**0.3225**	**0.4807**	**0.0000**	**1,147.9025**	**1,147.9025**	**0.2119**		**1,153.2001**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	1.4664	43.2411	11.7941	0.1407	2.2093	0.1382	2.3475	0.6393	0.1322	0.7715		15,291.9441	15,291.9441	1.0267		15,317.6113
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0448	0.0295	0.3392	1.0400e-003	0.0671	8.7000e-004	0.0680	0.0187	8.1000e-004	0.0195		103.4570	103.4570	2.8500e-003		103.5282
Total	**1.5112**	**43.2705**	**12.1333**	**0.1418**	**2.2764**	**0.1391**	**2.4155**	**0.6580**	**0.1331**	**0.7910**		**15,395.4011**	**15,395.4011**	**1.0295**		**15,421.1394**

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6863	7.0258	7.1527	0.0114		0.3719	0.3719		0.3422	0.3422		1,103.9393	1,103.9393	0.3570		1,112.8652
Total	**0.6863**	**7.0258**	**7.1527**	**0.0114**		**0.3719**	**0.3719**		**0.3422**	**0.3422**		**1,103.9393**	**1,103.9393**	**0.3570**		**1,112.8652**

Unmitigated Construction Off-Site

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

Category	lb/day											lb/day				
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0330	1.0129	0.2924	2.7300e-003	0.0704	1.9700e-003	0.0724	0.0203	1.8900e-003	0.0222		291.4673	291.4673	0.0183		291.9253
Worker	0.2866	0.1885	2.1707	6.6400e-003	0.7154	5.6000e-003	0.7210	0.1897	5.1600e-003	0.1949		662.1245	662.1245	0.0182		662.5802
Total	**0.3196**	**1.2014**	**2.4631**	**9.3700e-003**	**0.7858**	**7.5700e-003**	**0.7934**	**0.2100**	**7.0500e-003**	**0.2170**		**953.5918**	**953.5918**	**0.0366**		**954.5055**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6863	7.0258	7.1527	0.0114		0.3719	0.3719		0.3422	0.3422	0.0000	1,103.9393	1,103.9393	0.3570		1,112.8652
Total	**0.6863**	**7.0258**	**7.1527**	**0.0114**		**0.3719**	**0.3719**		**0.3422**	**0.3422**	**0.0000**	**1,103.9393**	**1,103.9393**	**0.3570**		**1,112.8652**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0330	1.0129	0.2924	2.7300e-003	0.0474	1.9700e-003	0.0493	0.0146	1.8900e-003	0.0165		291.4673	291.4673	0.0183		291.9253
Worker	0.2866	0.1885	2.1707	6.6400e-003	0.4293	5.6000e-003	0.4349	0.1195	5.1600e-003	0.1247		662.1245	662.1245	0.0182		662.5802

Total	**0.3196**	**1.2014**	**2.4631**	**9.3700e-003**	**0.4766**	**7.5700e-003**	**0.4842**	**0.1341**	**7.0500e-003**	**0.1412**		**953.5918**	**953.5918**	**0.0366**		**954.5055**

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6322	6.4186	7.0970	0.0114		0.3203	0.3203		0.2946	0.2946		1,104.6089	1,104.6089	0.3573		1,113.5402
Total	**0.6322**	**6.4186**	**7.0970**	**0.0114**		**0.3203**	**0.3203**		**0.2946**	**0.2946**		**1,104.6089**	**1,104.6089**	**0.3573**		**1,113.5402**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0245	0.7671	0.2598	2.6400e-003	0.0704	9.4000e-004	0.0714	0.0203	8.9000e-004	0.0212		282.4154	282.4154	0.0161		282.8186
Worker	0.2700	0.1705	1.9953	6.4000e-003	0.7154	5.4400e-003	0.7208	0.1897	5.0100e-003	0.1947		637.9012	637.9012	0.0164		638.3116
Total	**0.2945**	**0.9376**	**2.2551**	**9.0400e-003**	**0.7858**	**6.3800e-003**	**0.7922**	**0.2100**	**5.9000e-003**	**0.2159**		**920.3166**	**920.3166**	**0.0326**		**921.1302**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.6322	6.4186	7.0970	0.0114		0.3203	0.3203		0.2946	0.2946	0.0000	1,104.6089	1,104.6089	0.3573		1,113.5402
Total	**0.6322**	**6.4186**	**7.0970**	**0.0114**		**0.3203**	**0.3203**		**0.2946**	**0.2946**	**0.0000**	**1,104.6089**	**1,104.6089**	**0.3573**		**1,113.5402**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0245	0.7671	0.2598	2.6400e-003	0.0474	9.4000e-004	0.0483	0.0146	8.9000e-004	0.0155		282.4154	282.4154	0.0161		282.8186
Worker	0.2700	0.1705	1.9953	6.4000e-003	0.4293	5.4400e-003	0.4347	0.1195	5.0100e-003	0.1245		637.9012	637.9012	0.0164		638.3116
Total	**0.2945**	**0.9376**	**2.2551**	**9.0400e-003**	**0.4766**	**6.3800e-003**	**0.4830**	**0.1341**	**5.9000e-003**	**0.1400**		**920.3166**	**920.3166**	**0.0326**		**921.1302**

3.6 Architectural Coating - 2023

Unmitigated Construction On-Site

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

Archit. Coating	4.1790					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708		281.4481	281.4481	0.0168		281.8690
Total	**4.3706**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**		**281.4481**	**281.4481**	**0.0168**		**281.8690**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0549	0.0346	0.4053	1.3000e-003	0.1453	1.1100e-003	0.1464	0.0385	1.0200e-003	0.0396		129.5737	129.5737	3.3300e-003		129.6570
Total	**0.0549**	**0.0346**	**0.4053**	**1.3000e-003**	**0.1453**	**1.1100e-003**	**0.1464**	**0.0385**	**1.0200e-003**	**0.0396**		**129.5737**	**129.5737**	**3.3300e-003**		**129.6570**

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	4.1790					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1917	1.3030	1.8111	2.9700e-003		0.0708	0.0708		0.0708	0.0708	0.0000	281.4481	281.4481	0.0168		281.8690
Total	**4.3706**	**1.3030**	**1.8111**	**2.9700e-003**		**0.0708**	**0.0708**		**0.0708**	**0.0708**	**0.0000**	**281.4481**	**281.4481**	**0.0168**		**281.8690**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0549	0.0346	0.4053	1.3000e-003	0.0872	1.1100e-003	0.0883	0.0243	1.0200e-003	0.0253		129.5737	129.5737	3.3300e-003		129.6570
Total	**0.0549**	**0.0346**	**0.4053**	**1.3000e-003**	**0.0872**	**1.1100e-003**	**0.0883**	**0.0243**	**1.0200e-003**	**0.0253**		**129.5737**	**129.5737**	**3.3300e-003**		**129.6570**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	0.3500	1.5356	4.7199	0.0180	1.5918	0.0139	1.6057	0.4260	0.0129	0.4389		1,834.8909	1,834.8909	0.0912		1,837.1702
Unmitigated	0.3500	1.5356	4.7199	0.0180	1.5918	0.0139	1.6057	0.4260	0.0129	0.4389		1,834.8909	1,834.8909	0.0912		1,837.1702

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Congregate Care (Assisted Living)	219.20	176.00	195.20	715,802	715,802
Enclosed Parking with Elevator	0.00	0.00	0.00		
Total	219.20	176.00	195.20	715,802	715,802

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Congregate Care (Assisted Living)	14.70	5.90	8.70	40.00	19.00	41.00	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Congregate Care (Assisted Living)	0.545842	0.044768	0.205288	0.119317	0.015350	0.006227	0.020460	0.031333	0.002546	0.002133	0.005184	0.000692	0.000862
Enclosed Parking with Elevator	0.545842	0.044768	0.205288	0.119317	0.015350	0.006227	0.020460	0.031333	0.002546	0.002133	0.005184	0.000692	0.000862

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Natural Gas Mitigated	0.0218	0.1862	0.0792	1.1900e-003		0.0151	0.0151		0.0151	0.0151		237.6649	237.6649	4.5600e-003	4.3600e-003	239.0772
Natural Gas Unmitigated	0.0218	0.1862	0.0792	1.1900e-003		0.0151	0.0151		0.0151	0.0151		237.6649	237.6649	4.5600e-003	4.3600e-003	239.0772

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Congregate Care (Assisted Living)	2020.15	0.0218	0.1862	0.0792	1.1900e-003		0.0151	0.0151		0.0151	0.0151		237.6649	237.6649	4.5600e-003	4.3600e-003	239.0772
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0218**	**0.1862**	**0.0792**	**1.1900e-003**		**0.0151**	**0.0151**		**0.0151**	**0.0151**		**237.6649**	**237.6649**	**4.5600e-003**	**4.3600e-003**	**239.0772**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Congregate Care (Assisted Living)	2.02015	0.0218	0.1862	0.0792	1.1900e-003		0.0151	0.0151		0.0151	0.0151		237.6649	237.6649	4.5600e-003	4.3600e-003	239.0772
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		**0.0218**	**0.1862**	**0.0792**	**1.1900e-003**		**0.0151**	**0.0151**		**0.0151**	**0.0151**		**237.6649**	**237.6649**	**4.5600e-003**	**4.3600e-003**	**239.0772**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	1.4274	0.0761	6.6053	3.5000e-004		0.0366	0.0366		0.0366	0.0366	0.0000	11.8921	11.8921	0.0115	0.0000	12.1783
Unmitigated	1.4274	0.0761	6.6053	3.5000e-004		0.0366	0.0366		0.0366	0.0366	0.0000	11.8921	11.8921	0.0115	0.0000	12.1783

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0985					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.1297					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.1992	0.0761	6.6053	3.5000e-004		0.0366	0.0366		0.0366	0.0366		11.8921	11.8921	0.0115		12.1783
Total	**1.4273**	**0.0761**	**6.6053**	**3.5000e-004**		**0.0366**	**0.0366**		**0.0366**	**0.0366**	**0.0000**	**11.8921**	**11.8921**	**0.0115**	**0.0000**	**12.1783**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	0.0985					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.1297					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.1992	0.0761	6.6053	3.5000e-004		0.0366	0.0366		0.0366	0.0366		11.8921	11.8921	0.0115		12.1783
Total	**1.4273**	**0.0761**	**6.6053**	**3.5000e-004**		**0.0366**	**0.0366**		**0.0366**	**0.0366**	**0.0000**	**11.8921**	**11.8921**	**0.0115**	**0.0000**	**12.1783**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

Boilers

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

User Defined Equipment

Equipment Type	Number

11.0 Vegetation