ENVIRON

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November 2, 2011

Via Electronic Mail

Mr. Dean K. Mills
Director of Forward Planning
D.R. Horton, Northern California Division
6630 Owens Drive
Pleasanton, CA 94588

Re: Greenhouse Gas Analysis for Proposed Harmony Development Milpitas, California

Dear Mr. Mills:

At the request of D.R. Horton, ENVIRON International Corporation (ENVIRON) conducted an analysis of greenhouse gases (GHGs) for the proposed Harmony Development in Milpitas, California (herein referred to as the "Project" or the "Site"), for inclusion in documents intended to support review under the California Environmental Quality Act (CEQA). The Project considered in this analysis is a residential multi-family townhouse and condominium development with 276 dwelling units situated on approximately 13 acres. The Project site is located on the northwest corner of Montague Expressway and McCandless Drive and east of a Union Pacific Railroad (UPRR) right of way.

ENVIRON followed CEQA Guidelines[1] released by the Bay Area Air Quality Management District (BAAQMD) in May 2011 to determine whether the Project would be below thresholds of significance listed in the Guidelines.

Summary of Results

The Project will result in both one-time (construction-related) and annual (operational-related) emissions. ENVIRON's conservative analyses indicate that the Project does not exceed the BAAQMD thresholds of significance in the categories which are applicable to the Project. Table 1 provides a summary of the construction and operational-related GHG emissions.

Discussion of Methodologies and Results

Below is a discussion of the calculation methodologies and detailed results for the GHG analysis.

The California Emissions Estimator Model (CalEEMod™)[2] was used to estimate emissions of GHGs from all operational non-stationary sources associated with the Project. CalEEMod™ was developed by ENVIRON in collaboration with the South Coast Air Quality Management District (SCAQMD) for use in developing emission inventories suitable for CEQA analysis. The model is publically available and employs widely accepted calculation methodologies for emission estimates combined with appropriate default data if site-specific information is not available. CalEEMod™ takes into account one-time emissions from construction of the Project and land

[1] BAAQMD, California Environmental Quality Act Air Quality Guidelines,May 2011. Available online at: http://www.baaqmd.gov/~/media/Files/Planning%20and%20Research/CEQA/BAAQMD%20CEQA%20Guidelines_May%202011_5_3_11.ashx

[2] http://caleemod.com/, Version 2011.1.1.

use change including changes in the type and amount of on-site vegetation, and yearly emissions from operations, including those associated with transportation, natural gas use, consumer products, architectural coating and indirect emissions associated with the disposal of solid waste, treating and supplying water, and generating electricity.

Operational Sources Methodology

A high rise condominium/townhouse development with 276 dwelling units located on approximately 13 acres, in Santa Clara County and climate zone 4, is the only land use considered in this analysis. No operational stationary sources were identified for the Project. Default CalEEMod ™ values were used for all inputs except as described below. Default assumptions include vehicle trip generation rates, trip length, trip location and length distribution, and vehicular emission factors. Default values also include water generation rates, service population associated with the Project, and landscaping equipment use.

ENVIRON developed this inventory for the first year of anticipated occupancy, 2012.[3] Although the Project will be built in two phases for occupancy occurring for portions of the Project in 2012 and 2013, this analysis is conservatively based on complete buildout and occupancy in 2012. This approach for operational emissions is conservative as 2012 emission factors for some operational sources are higher than projections for future years.

A summary of Project-specific CalEEMod ™ inputs can be found in Table 2. Vehicular emission factors include required reductions from increased fuel efficiency (Assembly Bill [AB] 1493, the Pavley I standard) and lower fuel carbon intensity (the Low Carbon Fuel Standard, LCFS) that will be implemented state-wide. Electricity is assumed to be provided by Pacific Gas and Electric Company (PG&E). The service population (SP)[4] at the Project is the sum of residents and employees. Since there are no employees in the Project, the estimated service population (696 residents) is estimated based on an average household size of 2.52 people per dwelling unit as assumed in the 2008 Milpitas Transit Area Specific Plan.

CalEEMod™ default assumptions were over-ridden with Project specific information when known. These inputs include the assumption that there will not be any woodstoves or fireplaces installed, a net of 498 new trees will be planted, and the Project will be built to exceed California's Title 24 building codes by 15%. The new trees for the Project were characterized in CalEEMod ™ by a miscellaneous tree category. CalEEMod ™ default energy use was also over-ridden with information from the more recent 2009 RASS survey and adjusted for 2008 Title 24 standards. These inputs are shown in Table 2. The default PG&E carbon intensity was also adjusted to account for California's promulgated Renewable Portfolio Standard (RPS) requirements, as shown in Table 3.

Construction Sources Methodology

GHG emissions from construction activities were estimated assuming CalEEMod ™ default construction phases, length, and equipment list for the size of the Project for all phases except paving. Based on information provided by D.R. Horton, the default paving phase was updated to be 35 days as opposed to the default of 20 days and the schedule was moved to overlap with the building construction phase. CalEEMod default construction schedules start at the beginning of 2011. Since construction of the Project has not started, the start date was assumed to be in 2012. While construction is expected to occur in two periods, emissions were estimated assuming one set of phases. Construction schedule and equipment are shown in Table 4. Total

[3] CalEEMod Output files can be found in Attachment A.

[4] Service population = Number of residents + employees, does not include customers for retail use.

construction emissions were calculated by CalEEMod ™ as the product of the emission factor, load factor, equipment horsepower, and period of usage. A demolition phase was included in the analysis for the demolition of the existing onsite office buildings. The existing office buildings were assumed to be 189,295 square feet based on aerial photography for the Project site. Default load factors were reduced by 33 percent as recommended by California Air Resources Board (ARB).[5]

Operational and Construction Results

The Project's yearly operational emissions and one-time construction related emissions are summarized in Table 1. The yearly operational GHG emissions are estimated to be about 2,437 metric tonnes (MT)[6] carbon dioxide equivalents (CO_2e)[7] or approximately 3.5 MT CO_2e per SP per year, which is below BAAQMD's threshold of 4.6 MT per SP per year.[8] The Project's construction-related GHG emissions are estimated to be 1,266 MT CO_2e. BAAQMD has not provided a significance threshold for construction-related GHG emissions but requires that projects quantify and disclose such emissions. In addition to Project related emissions, the land use change and the increase in on-site vegetation associated with implementing the Project results in the sequestration of approximately 353 MT CO_2e.

Closing

As discussed above, the Project will result in both one-time (construction-related) and annual (operational-related) emissions; however, the conservative analysis described herein indicates that the proposed Project does not exceed the thresholds of significance according to the current BAAQMD CEQA guidelines.

If you have any questions about these analyses, please feel free to contact Michael at 510.240.2539 or mkeinath@environcorp.com. Thank you for the opportunity to assist you with this matter.

Sincerely,

Michael Keinath, PE
Senior Manager

Elizabeth A. Miesner, MS
Principal

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[5] ARB. Workshops on Information Regarding the Off-Road Truck, Bus, and Drayage Truck Regulations. September 3, 2010. Available online at: http://www.arb.ca.gov/msprog/onrdiesel/workshops.htm

[6] GHG emissions are generally reported in metric tons; 1 metric ton (also known as tonne) is equal to 1000 kilograms or approximately 1.102 short tons or 2205 pounds (lbs).

[7] CO_2e, or carbon dioxide equivalent, is a measure used to compare or summarize the emissions from various greenhouse gases based upon their global warming potential (GWP). Carbon dioxide equivalents are commonly expressed as "metric tons of carbon dioxide equivalents (metric tons of CO_2e)." The carbon dioxide equivalent for a gas is derived by multiplying the metric tons of the gas by the associated GWP.

[8] Solid waste emissions were not included in the calculation of the final operational-related GHG emissions metric. When BAAQMD developed the 4.6 significance threshold, they did not account for solid waste (BAAQMD CEQA Guidelines, Appendix D – Thresholds of Significance Justification). Therefore, the 3.5 MT per SP per year estimate presented in this report does not include solid waste.

Attachments:

Table 1	Summary of GHG Emissions
Table 2	Summary of Non-Default CalEEMod Inputs
Table 3	GHG Emissions from Electricity
Table 4	CalEEMod Default Construction Schedule and Equipment List
Appendix A:	CalEEMod ™ Output Files

Tables

Table 1
Summary of GHG Emissions
Harmony
DR Horton
Milpitas, California

Type	Source	GHG Emissions	Units
One-Time Emissions	Construction[1]	1,266	MT CO_2e
	Land Use Change[2]	-353	
Yearly Operational Emissions	Area[3]	3.5	MT CO_2e/yr
	Energy[3]	527	
	Mobile[3]	1,857	
	Water[3]	49	
	Total Operational[4]	2,437	
Efficiency Metric	Service Population[5]	696	Residents
	Total Operational Metric[6]	3.5	MT CO_2e/SP/yr
	BAAQMD Significance Threshold[7]	4.6	

Notes:
1. Emissions estimated using CalEEMod default construction assumptions for a 13 acre site.
2. Negative emissions from land use change represent carbon sequestration associated with planting of trees. The project will remove about 187 trees and add 685 trees.
3. Operational emissions calculated using CalEEMod.
4. Total operational emissions include yearly emissions from area, energy, mobile, and water sources. CalEEMod calculates emissions from solid waste, but BAAQMD's efficiency metric does not include solid waste emissions. Hence these emissions are not included here.
5. Service population is defined as the sum of residents and employees. Since the project is a residential development, the service population represents the estimated number of residents at the site. The service population is estimated based on an average household size of 2.52 people per dwelling unit as assumed in the 2008 Milpitas Transit Area Specific Plan (276 dwelling units x 2.52 people per unit = 696 residents).
6. The efficiency metric is the annual emissions per service population.
7. BAAQMD Significance Threshold is described in their CEQA Guidelines.

Abbreviations:
BAAQMD: Bay Area Air Quality Management District
CalEEMod: CALifornia Emissions Estimator MODel
CEQA: California Environmental Quality Act
CO_2e: carbon dioxide equivalents
GHG: greenhouse gases
MT: metric tonnes
SCAQMD: South Coast Air Quality Management District
SP: service population
yr: year

Sources:
BAAQMD. 2010. CEQA Air Quality Guidelines. June.
SCAQMD. 2009. Minutes for the GHG CEQA Significance Threshold Stakeholder Working Group #13. August 26.

Table 2
Summary of Non-Default CalEEMod Inputs
Harmony
DR Horton
Milpitas, California

Land Use	Land Use Subtype	Size[1]			CO_2 Intensity Factors[3]	Net Quantity of New Trees[1]	Improvement over Title 24 Building Codes[1]
		Dwelling Units	ft^2	acreage[2]	lb/MWh		
Residential	Condo/Townhouse High Rise	276	176,104	13	525.8	498	15%

Land Use	Land Use Subtype	Electricity[4]		Lighting	Natural Gas		Climate Zone
		Title 24 Use	NonTitle 24 Use		Title 24 Use	NonTitle 24 Use	
		kWh/DU/yr			BTU/DU/yr		
Residential	Condo/Townhouse High Rise	184	3,126	1,001	16,524	2,951	4

Notes:
1. Information provided by D.R. Horton.
2. Acreage measured using an aerial map.
3. Intensity factors include California's Renewable Portfolio Standard. The calculation of the CO_2 intensity factor is shown in Table 3. Default values were used for CH_4 and N_2O intensity factors.
4. Non-default energy use obtained from 2009 RASS data for climate zone 4. Title 24 energy use is adjusted to be consistent with 2008 Title 24 Standards as described in the report.

Abbreviations:
BTU: British thermal units
CalEEMod: CALifornia Emissions Estimator MODel
CH_4: methane
CO_2: carbon dioxide equivalents
DU: dwelling unit
ft: feet
lb: pounds
kWh: kilowatt hour
MWh: megawatt hour
N_2O: nitrous oxide
RASS: Residential Appliance Survey Saturation
sf: square feet
yr: year

Sources:
California Energy Commission. California Statewide Residential Appliance Saturation Survey (RASS). Prepared by Kema, Inc. Available at: http://websafe.kemainc.com/rass2009/

Table 3
GHG Emissions from Electricity
Harmony
DR Horton
Milpitas, California

	2006	2007	2008	Average	Units
Total Energy Delivery[1]	79,211,982	79,450,904	81,935,164		MWh
from renewables[2]	10,551,052	9,047,125	9,798,137		MWh
from non-renewables	68,660,930	70,403,779	72,137,027		MWh
% of Total Energy From Renewables[2]	13%	11%	12%		
Total CO_2 Emissions[1]	16,377,172	22,908,502	23,835,723		metric tonnes CO_2
Delivered	455.81	635.67	641.35	577.61	lbs CO_2/MWh delivered
CO_2 Emissions per Total Non-Renewable Energy[3]	525.85	717.36	728.46		lbs CO_2/MWh delivered
Estimated Emission Factors for Total Energy Delivered[4]					
2010 RPS (20%)	420.7	573.9	582.8	525.8	lbs CO_2/MWh delivered
2020 RPS (33%)	352.3	480.6	488.1	440.3	lbs CO_2/MWh delivered

Notes:
1. Total energy delivery and total CO_2 emissions are provided in PG&E's Power/Utility Protocol (PUP) Reports.
2. Renewable energy delivered is the sum of biogenic, geothermal and other renewable generations in PUP reports.
3. The emissions metric presented here is calculated based on the total CO_2 emissions divided by the energy delivered from non-renewable sources.
4. The emission factors for total energy delivered are estimated by multiplying the percentage of energy delivered from non-renewable energy by the CO_2 emissions per total non-renewable energy metric calculated above. Two emission factors are presented here: the current 20% RPS goal for 2010 and the 33% RPS for 2020. The 20% reduction is used for Project emissions in this report. The estimate provided here and the PUP reports issued by PG&E assume that renewable energy sources do not result in any CO_2 emissions. This is not necessarily true for biogas- and biomass-sourced energy but some consider these sources to be "carbon neutral".

Abbreviations:
CO_2 - carbon dioxide
GHG - Greenhouse gas
kWh - kilowatt-hour
lbs - pounds
MWh - Megawatt-hour
PG&E - Pacific Gas and Electric
PUP - Power/Utility Protocol
RPS - Renewables Portfolio Standard

Sources:
California Climate Action Registry Reporting Online Tool. PG&E's Power/Utility Protocol (PUP) Reports. 2006, 2007, 2008. Online: https://www.climateregistry.org/CARROT/public/reports.aspx.

Table 4
CalEEMod Default Construction Schedule and Equipment List
Harmony
DR Horton
Milpitas, California

Schedule[1]				
Phase	**Start Date**	**End Date**	**Number of Days per Week**	**Total Contruction Days**
Demolition	2012/01/01	2012/01/27	5	20
Site Preparation	2012/01/28	2012/02/10	5	10
Grading	2012/02/11	2012/03/23	5	30
Building Construction	2012/03/24	2013/05/17	5	300
Utilities and Paving	2012/07/01	2012/08/17	5	35
Architectural Coating	2013/05/20	2013/06/14	5	20

Equipment List[2]					
Phase	**Equipment**	**Quantity**	**Usage Hours per Day**	**Horsepower**	**Load Factor**
Demolition	Concrete/Industrial Saws	1	8	81	0.73
	Excavators	3	8	157	0.57
	Rubber Tired Dozers	2	8	358	0.59
Site Preparation	Rubber Tired Dozers	3	8	358	0.59
	Tractors/Loaders/Backhoes	4	8	75	0.55
Grading	Excavators	2	8	157	0.57
	Graders	1	8	162	0.61
	Rubber Tired Dozers	1	8	358	0.59
	Scrapers	2	8	356	0.72
	Tractors/Loaders/Backhoes	2	8	75	0.55
Building Construction	Cranes	1	7	208	0.43
	Forklifts	3	8	149	0.3
	Generator Sets	1	8	84	0.74
	Tractors/Loaders/Backhoes	3	7	75	0.55
	Welders	1	8	46	0.45
Utilities and Paving	Pavers	2	8	89	0.62
	Paving Equipment	2	8	82	0.53
	Rollers	2	8	84	0.56
Architectural Coating	Air Compressors	1	6	78	0.48

Notes:
1. The construction schedule is based on the CalEEMod default for all phases except paving, which was updated to be 35 days as opposed to the default 20 days and scheduled to overlap with the building construction phase based on information from D.R. Horton.
2. The equipment list is based on CalEEMod default for a 13 acre site.

Abbreviations:
CalEEMod: CALifornia Emissions Estimator MODel

Appendix A

CalEEMod™ Output Files

Harmony - Milpitas

Santa Clara County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
Condo/Townhouse High Rise	276	Dwelling Unit

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.2	**Utility Company**	Pacific Gas & Electric Company
Climate Zone	4	**Precipitation Freq (Days)**	58		

1.3 User Entered Comments

Project Characteristics -

Land Use - Square footage consistent with data provided by D.R. Horton. Acreage measured in aerial map

Construction Phase - Default Construction Schedule for site acreage, shifted to 2012. One exception is Utilites and Paving is extended to 35 days from a default of 20 days and is moved earlier in the schedule

Off-road Equipment -

Off-road Equipment - Default Construction equipment list for site acreage

Trips and VMT -

Demolition - Demolition square footage of existing buildings

Grading - Material Imported for grading phase consistent with estimated fill provided by D.R. Horton.

Vehicle Trips -

Woodstoves - No Woodstoves or fireplaces consistent with information provided by D.R. Horton

Energy Use - Updated energy use for 2010 RASS and adjusted for 2008 Title 24

Sequestration - Consistent with information from D.R. Horton

Area Mitigation -

Energy Mitigation -

Water Mitigation -

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					
2012	1.41	9.72	7.60	0.01	2.53	0.53	3.07	0.14	0.53	0.68	0.00	1,219.82	1,219.82	0.11	0.00	1,222.08
2013	3.12	2.05	2.19	0.00	0.14	0.13	0.26	0.01	0.13	0.13	0.00	325.13	325.13	0.03	0.00	325.75
Total	**4.53**	**11.77**	**9.79**	**0.01**	**2.67**	**0.66**	**3.33**	**0.15**	**0.66**	**0.81**	**0.00**	**1,544.95**	**1,544.95**	**0.14**	**0.00**	**1,547.83**

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					
2012	1.41	9.72	7.60	0.01	0.34	0.53	0.87	0.14	0.53	0.68	0.00	1,219.82	1,219.82	0.11	0.00	1,222.08
2013	3.12	2.05	2.19	0.00	0.01	0.13	0.13	0.01	0.13	0.13	0.00	325.13	325.13	0.03	0.00	325.75
Total	**4.53**	**11.77**	**9.79**	**0.01**	**0.35**	**0.66**	**1.00**	**0.15**	**0.66**	**0.81**	**0.00**	**1,544.95**	**1,544.95**	**0.14**	**0.00**	**1,547.83**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.04	0.03	2.15	0.00		0.00	0.01		0.00	0.01	0.00	3.39	3.39	0.00	0.00	3.47
Energy	0.03	0.25	0.11	0.00		0.00	0.02		0.00	0.02	0.00	570.61	570.61	0.02	0.01	574.52
Mobile	1.86	3.27	17.36	0.02	2.00	0.11	2.11	0.08	0.11	0.19	0.00	1,854.47	1,854.47	0.12	0.00	1,857.04
Waste						0.00	0.00		0.00	0.00	25.77	0.00	25.77	1.52	0.00	57.76
Water						0.00	0.00		0.00	0.00	0.00	32.87	32.87	0.55	0.01	48.87
Total	**2.93**	**3.55**	**19.62**	**0.02**	**2.00**	**0.11**	**2.14**	**0.08**	**0.11**	**0.22**	**25.77**	**2,461.34**	**2,487.11**	**2.21**	**0.02**	**2,541.66**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.04	0.03	2.15	0.00		0.00	0.01		0.00	0.01	0.00	3.39	3.39	0.00	0.00	3.47
Energy	0.03	0.22	0.09	0.00		0.00	0.02		0.00	0.02	0.00	523.51	523.51	0.02	0.01	527.12
Mobile	1.86	3.27	17.36	0.02	2.00	0.11	2.11	0.08	0.11	0.19	0.00	1,854.47	1,854.47	0.12	0.00	1,857.04
Waste						0.00	0.00		0.00	0.00	25.77	0.00	25.77	1.52	0.00	57.76
Water						0.00	0.00		0.00	0.00	0.00	32.87	32.87	0.55	0.01	48.87
Total	**2.93**	**3.52**	**19.60**	**0.02**	**2.00**	**0.11**	**2.14**	**0.08**	**0.11**	**0.22**	**25.77**	**2,414.24**	**2,440.01**	**2.21**	**0.02**	**2,494.26**

2.3 Vegetation

Vegetation

	ROG	NOx	CO	SO2	CO2e
Category	tons				MT
New Trees					352.58
Total					**352.58**

3.0 Construction Detail

3.1 Mitigation Measures Construction

3.2 Demolition - 2012

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.09	0.00	0.09	0.01	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.09	0.75	0.44	0.00		0.04	0.04		0.04	0.04	0.00	68.12	68.12	0.01	0.00	68.28
Total	**0.09**	**0.75**	**0.44**	**0.00**	**0.09**	**0.04**	**0.13**	**0.01**	**0.04**	**0.05**	**0.00**	**68.12**	**68.12**	**0.01**	**0.00**	**68.28**

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	0.02	0.23	0.13	0.00	0.16	0.01	0.17	0.00	0.01	0.01	0.00	31.76	31.76	0.00	0.00	31.78
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.57	1.57	0.00	0.00	1.57
Total	**0.02**	**0.23**	**0.14**	**0.00**	**0.16**	**0.01**	**0.17**	**0.00**	**0.01**	**0.01**	**0.00**	**33.33**	**33.33**	**0.00**	**0.00**	**33.35**

3.2 Demolition - 2012

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.09	0.00	0.09	0.01	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.09	0.75	0.44	0.00		0.04	0.04		0.04	0.04	0.00	68.12	68.12	0.01	0.00	68.28
Total	**0.09**	**0.75**	**0.44**	**0.00**	**0.09**	**0.04**	**0.13**	**0.01**	**0.04**	**0.05**	**0.00**	**68.12**	**68.12**	**0.01**	**0.00**	**68.28**

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	0.02	0.23	0.13	0.00	0.00	0.01	0.01	0.00	0.01	0.01	0.00	31.76	31.76	0.00	0.00	31.78
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.57	1.57	0.00	0.00	1.57
Total	**0.02**	**0.23**	**0.14**	**0.00**	**0.00**	**0.01**	**0.01**	**0.00**	**0.01**	**0.01**	**0.00**	**33.33**	**33.33**	**0.00**	**0.00**	**33.35**

3.3 Site Preparation - 2012

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.09	0.00	0.09	0.05	0.00	0.05	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.05	0.42	0.24	0.00		0.02	0.02		0.02	0.02	0.00	36.27	36.27	0.00	0.00	36.36
Total	**0.05**	**0.42**	**0.24**	**0.00**	**0.09**	**0.02**	**0.11**	**0.05**	**0.02**	**0.07**	**0.00**	**36.27**	**36.27**	**0.00**	**0.00**	**36.36**

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	0.00	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
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.94	0.94	0.00	0.00	0.94
Total	**0.00**	**0.00**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.94**	**0.94**	**0.00**	**0.00**	**0.94**

3.3 Site Preparation - 2012

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.09	0.00	0.09	0.05	0.00	0.05	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.05	0.42	0.24	0.00		0.02	0.02		0.02	0.02	0.00	36.27	36.27	0.00	0.00	36.36
Total	0.05	0.42	0.24	0.00	0.09	0.02	0.11	0.05	0.02	0.07	0.00	36.27	36.27	0.00	0.00	36.36

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	0.00	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
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.94	0.94	0.00	0.00	0.94
Total	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.94	0.94	0.00	0.00	0.94

3.4 Grading - 2012

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.13	0.00	0.13	0.05	0.00	0.05	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.19	1.56	0.83	0.00		0.08	0.08		0.08	0.08	0.00	147.69	147.69	0.02	0.00	148.01
Total	**0.19**	**1.56**	**0.83**	**0.00**	**0.13**	**0.08**	**0.21**	**0.05**	**0.08**	**0.13**	**0.00**	**147.69**	**147.69**	**0.02**	**0.00**	**148.01**

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	0.15	1.68	0.96	0.00	1.77	0.06	1.83	0.01	0.06	0.07	0.00	230.53	230.53	0.01	0.00	230.67
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.00	0.00	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.14	3.14	0.00	0.00	3.14
Total	**0.15**	**1.68**	**0.99**	**0.00**	**1.77**	**0.06**	**1.83**	**0.01**	**0.06**	**0.07**	**0.00**	**233.67**	**233.67**	**0.01**	**0.00**	**233.81**

3.4 Grading - 2012

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.13	0.00	0.13	0.05	0.00	0.05	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.19	1.56	0.83	0.00		0.08	0.08		0.08	0.08	0.00	147.69	147.69	0.02	0.00	148.01
Total	**0.19**	**1.56**	**0.83**	**0.00**	**0.13**	**0.08**	**0.21**	**0.05**	**0.08**	**0.13**	**0.00**	**147.69**	**147.69**	**0.02**	**0.00**	**148.01**

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	0.15	1.68	0.96	0.00	0.01	0.06	0.07	0.01	0.06	0.07	0.00	230.53	230.53	0.01	0.00	230.67
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.00	0.00	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.14	3.14	0.00	0.00	3.14
Total	**0.15**	**1.68**	**0.99**	**0.00**	**0.01**	**0.06**	**0.07**	**0.01**	**0.06**	**0.07**	**0.00**	**233.67**	**233.67**	**0.01**	**0.00**	**233.81**

3.5 Building Construction - 2012

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.57	3.75	2.38	0.00		0.26	0.26		0.26	0.26	0.00	368.29	368.29	0.05	0.00	369.26
Total	**0.57**	**3.75**	**2.38**	**0.00**		**0.26**	**0.26**		**0.26**	**0.26**	**0.00**	**368.29**	**368.29**	**0.05**	**0.00**	**369.26**

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	0.00	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
Vendor	0.05	0.50	0.37	0.00	0.02	0.02	0.04	0.00	0.02	0.02	0.00	73.21	73.21	0.00	0.00	73.26
Worker	0.18	0.18	1.80	0.00	0.24	0.01	0.25	0.01	0.01	0.02	0.00	209.25	209.25	0.02	0.00	209.57
Total	**0.23**	**0.68**	**2.17**	**0.00**	**0.26**	**0.03**	**0.29**	**0.01**	**0.03**	**0.04**	**0.00**	**282.46**	**282.46**	**0.02**	**0.00**	**282.83**

3.5 Building Construction - 2012

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	0.57	3.75	2.38	0.00		0.26	0.26		0.26	0.26	0.00	368.29	368.29	0.05	0.00	369.26
Total	**0.57**	**3.75**	**2.38**	**0.00**		**0.26**	**0.26**		**0.26**	**0.26**	**0.00**	**368.29**	**368.29**	**0.05**	**0.00**	**369.26**

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	0.00	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
Vendor	0.05	0.50	0.37	0.00	0.00	0.02	0.02	0.00	0.02	0.02	0.00	73.21	73.21	0.00	0.00	73.26
Worker	0.18	0.18	1.80	0.00	0.01	0.01	0.02	0.01	0.01	0.02	0.00	209.25	209.25	0.02	0.00	209.57
Total	**0.23**	**0.68**	**2.17**	**0.00**	**0.01**	**0.03**	**0.04**	**0.01**	**0.03**	**0.04**	**0.00**	**282.46**	**282.46**	**0.02**	**0.00**	**282.83**

3.5 Building Construction - 2013

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	0.26	1.72	1.16	0.00		0.11	0.11		0.11	0.11	0.00	181.40	181.40	0.02	0.00	181.83
Total	**0.26**	**1.72**	**1.16**	**0.00**		**0.11**	**0.11**		**0.11**	**0.11**	**0.00**	**181.40**	**181.40**	**0.02**	**0.00**	**181.83**

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	0.00	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
Vendor	0.02	0.23	0.17	0.00	0.01	0.01	0.02	0.00	0.01	0.01	0.00	36.15	36.15	0.00	0.00	36.17
Worker	0.08	0.08	0.81	0.00	0.12	0.00	0.13	0.01	0.00	0.01	0.00	100.93	100.93	0.01	0.00	101.08
Total	**0.10**	**0.31**	**0.98**	**0.00**	**0.13**	**0.01**	**0.15**	**0.01**	**0.01**	**0.02**	**0.00**	**137.08**	**137.08**	**0.01**	**0.00**	**137.25**

3.5 Building Construction - 2013

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	0.26	1.72	1.16	0.00		0.11	0.11		0.11	0.11	0.00	181.40	181.40	0.02	0.00	181.83
Total	**0.26**	**1.72**	**1.16**	**0.00**		**0.11**	**0.11**		**0.11**	**0.11**	**0.00**	**181.40**	**181.40**	**0.02**	**0.00**	**181.83**

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	0.00	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
Vendor	0.02	0.23	0.17	0.00	0.00	0.01	0.01	0.00	0.01	0.01	0.00	36.15	36.15	0.00	0.00	36.17
Worker	0.08	0.08	0.81	0.00	0.01	0.00	0.01	0.01	0.00	0.01	0.00	100.93	100.93	0.01	0.00	101.08
Total	**0.10**	**0.31**	**0.98**	**0.00**	**0.01**	**0.01**	**0.02**	**0.01**	**0.01**	**0.02**	**0.00**	**137.08**	**137.08**	**0.01**	**0.00**	**137.25**

3.6 Utilities and Paving - 2012

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.10	0.62	0.37	0.00		0.05	0.05		0.05	0.05	0.00	46.31	46.31	0.01	0.00	46.48
Paving	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	**0.10**	**0.62**	**0.37**	**0.00**		**0.05**	**0.05**		**0.05**	**0.05**	**0.00**	**46.31**	**46.31**	**0.01**	**0.00**	**46.48**

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	0.00	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
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.75	2.75	0.00	0.00	2.75
Total	**0.00**	**0.00**	**0.02**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**2.75**	**2.75**	**0.00**	**0.00**	**2.75**

3.6 Utilities and Paving - 2012

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	0.10	0.62	0.37	0.00		0.05	0.05		0.05	0.05	0.00	46.31	46.31	0.01	0.00	46.48
Paving	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	**0.10**	**0.62**	**0.37**	**0.00**		**0.05**	**0.05**		**0.05**	**0.05**	**0.00**	**46.31**	**46.31**	**0.01**	**0.00**	**46.48**

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	0.00	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
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.00	0.00	0.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.75	2.75	0.00	0.00	2.75
Total	**0.00**	**0.00**	**0.02**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**2.75**	**2.75**	**0.00**	**0.00**	**2.75**

3.7 Architectural Coating - 2013

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	2.75					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.00	0.03	0.02	0.00		0.00	0.00		0.00	0.00	0.00	2.55	2.55	0.00	0.00	2.56
Total	**2.75**	**0.03**	**0.02**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**2.55**	**2.55**	**0.00**	**0.00**	**2.56**

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	0.00	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
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.00	0.00	0.03	0.00	0.00	0.00	0.01	0.00	0.00	0.00	0.00	4.10	4.10	0.00	0.00	4.10
Total	**0.00**	**0.00**	**0.03**	**0.00**	**0.00**	**0.00**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**4.10**	**4.10**	**0.00**	**0.00**	**4.10**

3.7 Architectural Coating - 2013

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	2.75					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.00	0.03	0.02	0.00		0.00	0.00		0.00	0.00	0.00	2.55	2.55	0.00	0.00	2.56
Total	**2.75**	**0.03**	**0.02**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**2.55**	**2.55**	**0.00**	**0.00**	**2.56**

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	0.00	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
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.00	0.00	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.10	4.10	0.00	0.00	4.10
Total	**0.00**	**0.00**	**0.03**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**4.10**	**4.10**	**0.00**	**0.00**	**4.10**

4.0 Mobile Detail

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.86	3.27	17.36	0.02	2.00	0.11	2.11	0.08	0.11	0.19	0.00	1,854.47	1,854.47	0.12	0.00	1,857.04
Unmitigated	1.86	3.27	17.36	0.02	2.00	0.11	2.11	0.08	0.11	0.19	0.00	1,854.47	1,854.47	0.12	0.00	1,857.04
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Condo/Townhouse High Rise	1,818.84	1,976.16	1675.32	4,064,718	4,064,718
Total	1,818.84	1,976.16	1,675.32	4,064,718	4,064,718

4.3 Trip Type Information

	Miles			Trip %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
Condo/Townhouse High Rise	12.40	4.30	5.40	26.10	29.10	44.80

5.0 Energy Detail

5.1 Mitigation Measures Energy

Exceed Title 24

Install Energy Efficient Appliances

	ROG	NOx	CO	SO2	Fugitive 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						0.00	0.00		0.00	0.00	0.00	273.18	273.18	0.02	0.01	275.27
Electricity Unmitigated						0.00	0.00		0.00	0.00	0.00	283.78	283.78	0.02	0.01	285.95
NaturalGas Mitigated	0.03	0.22	0.09	0.00		0.00	0.02		0.00	0.02	0.00	250.33	250.33	0.00	0.00	251.85
NaturalGas Unmitigated	0.03	0.25	0.11	0.00		0.00	0.02		0.00	0.02	0.00	286.83	286.83	0.01	0.01	288.58
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
Condo/Townhouse High Rise	5.37499e+006	0.03	0.25	0.11	0.00		0.00	0.02		0.00	0.02	0.00	286.83	286.83	0.01	0.01	288.58
Total		**0.03**	**0.25**	**0.11**	**0.00**		**0.00**	**0.02**		**0.00**	**0.02**	**0.00**	**286.83**	**286.83**	**0.01**	**0.01**	**288.58**

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	tons/yr										MT/yr					
Condo/Townhouse High Rise	4.69091e+006	0.03	0.22	0.09	0.00		0.00	0.02		0.00	0.02	0.00	250.33	250.33	0.00	0.00	251.85
Total		**0.03**	**0.22**	**0.09**	**0.00**		**0.00**	**0.02**		**0.00**	**0.02**	**0.00**	**250.33**	**250.33**	**0.00**	**0.00**	**251.85**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
Condo/Townhouse High Rise	1.18989e+006					283.78	0.02	0.01	285.95
Total						283.78	0.02	0.01	285.95

Mitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
Condo/Townhouse High Rise	1.14547e+006					273.18	0.02	0.01	275.27
Total						273.18	0.02	0.01	275.27

6.0 Area Detail

6.1 Mitigation Measures Area

No Hearths Installed

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.04	0.03	2.15	0.00		0.00	0.01		0.00	0.01	0.00	3.39	3.39	0.00	0.00	3.47
Unmitigated	1.04	0.03	2.15	0.00		0.00	0.01		0.00	0.01	0.00	3.39	3.39	0.00	0.00	3.47
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.28					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.69					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hearth	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
Landscaping	0.07	0.03	2.15	0.00		0.00	0.01		0.00	0.01	0.00	3.39	3.39	0.00	0.00	3.47
Total	**1.04**	**0.03**	**2.15**	**0.00**		**0.00**	**0.01**		**0.00**	**0.01**	**0.00**	**3.39**	**3.39**	**0.00**	**0.00**	**3.47**

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.28					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.69					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hearth	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
Landscaping	0.07	0.03	2.15	0.00		0.00	0.01		0.00	0.01	0.00	3.39	3.39	0.00	0.00	3.47
Total	**1.04**	**0.03**	**2.15**	**0.00**		**0.00**	**0.01**		**0.00**	**0.01**	**0.00**	**3.39**	**3.39**	**0.00**	**0.00**	**3.47**

7.0 Water Detail

7.1 Mitigation Measures Water

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr				MT/yr			
Mitigated					32.87	0.55	0.01	48.87
Unmitigated					32.87	0.55	0.01	48.87
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
Condo/Townhouse High Rise	17.9825 / 11.3368					32.87	0.55	0.01	48.87
Total						**32.87**	**0.55**	**0.01**	**48.87**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
Condo/Townhouse High Rise	17.9825 / 11.3368					32.87	0.55	0.01	48.87
Total						**32.87**	**0.55**	**0.01**	**48.87**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	tons/yr				MT/yr			
Mitigated					25.77	1.52	0.00	57.76
Unmitigated					25.77	1.52	0.00	57.76
Total	NA	NA	NA	NA	NA	NA	NA	NA

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
Condo/Townhouse High Rise	126.96					25.77	1.52	0.00	57.76
Total						**25.77**	**1.52**	**0.00**	**57.76**

Mitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
Condo/Townhouse High Rise	126.96					25.77	1.52	0.00	57.76
Total						**25.77**	**1.52**	**0.00**	**57.76**

9.0 Vegetation

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons				MT			
Unmitigated					352.58	0.00	0.00	352.58
Total	NA	NA	NA	NA	NA	NA	NA	NA

9.1 Net New Trees

Species Class

	Number of Trees	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
		tons				MT			
Miscellaneous	498					352.58	0.00	0.00	352.58
Total						352.58	0.00	0.00	352.58