

Appendix D

Air Quality and Greenhouse Gas Modeling Results



Del Webb at San Juan Oaks Specific Plan SEIR (Ph 1)
Monterey Bay Unified APCD Air District, Summer

Used for Construction AQ and GHG. Operational results have been deleted from this output for brevity.

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	270.00	Dwelling Unit	43.80	486,000.00	807

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.8	Precipitation Freq (Days)	53
Climate Zone	4			Operational Year	2018
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	641.35	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Specific Plan area located in San Benito County, Climate Zone 4. PG&E provides natural gas and electricity.

Land Use - Number of residential units from PD. Acreage estimated based on total acres for SRF at buildout. Population estimated based on "balance of county" 2.99 persons per household from 2014 E-5.

Construction Phase - Phase 1 construction is assumed to begin 2015. 10-year buildout for Specific Plan.

Grading - Soil is assumed to be balanced within Specific Plan area during 10-year construction period.

Vehicle Trips - Mixed-use development reduction was estimated to be 13% for total daily trips. Source: ITE Trip Generation Manual (9th Edition); Fehr & Peers, June 2014.

Woodstoves - 25% of senior units would have gas fireplaces. Assumed no woodstoves.

Energy Use -

Mobile Land Use Mitigation -

Table Name	Column Name	Default Value	New Value
tblFireplaces	FireplaceWoodMass	3,078.40	0.00
tblFireplaces	NumberGas	148.50	68.00
tblFireplaces	NumberNoFireplace	27.00	202.00
tblFireplaces	NumberWood	94.50	0.00
tblLandUse	LotAcreage	87.66	43.80
tblLandUse	Population	772.00	807.00
tblProjectCharacteristics	OperationalYear	2014	2018
tblVehicleTrips	ST_TR	10.08	2.38
tblVehicleTrips	SU_TR	8.77	2.02
tblVehicleTrips	WD_TR	9.57	3.20
tblWoodstoves	NumberCatalytic	13.50	0.00
tblWoodstoves	NumberNoncatalytic	13.50	0.00
tblWoodstoves	WoodstoveDayYear	82.00	0.00
tblWoodstoves	WoodstoveWoodMass	3,019.20	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					
2015	6.8837	79.1876	52.3207	0.0638	18.2141	3.8040	21.3040	9.9699	3.4996	12.8126	0.0000	6,666.4814	6,666.4814	1.9494	0.0000	6,707.4178
2016	4.2329	31.9313	28.6892	0.0438	0.9877	2.0233	3.0110	0.2656	1.8998	2.1654	0.0000	4,194.5369	4,194.5369	0.7243	0.0000	4,209.7470
2017	3.8272	29.4468	27.2344	0.0437	0.9877	1.8293	2.8170	0.2656	1.7172	1.9828	0.0000	4,121.5885	4,121.5885	0.7063	0.0000	4,136.4200
2018	276.8240	26.0034	25.8563	0.0437	0.9877	1.5377	2.5253	0.2656	1.4447	1.7103	0.0000	4,050.3730	4,050.3730	0.7062	0.0000	4,065.2036
Total	291.7677	166.5691	134.1006	0.1950	21.1771	9.1943	29.6573	10.7667	8.5614	18.6711	0.0000	19,032.9797	19,032.9797	4.0861	0.0000	19,118.7884

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	1/1/2015	2/11/2015	5	30	
2	Grading	Grading	2/12/2015	5/27/2015	5	75	
3	Building Construction	Building Construction	5/28/2015	3/28/2018	5	740	
4	Paving	Paving	3/29/2018	6/13/2018	5	55	
5	Architectural Coating	Architectural Coating	6/14/2018	8/29/2018	5	55	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 187.5

Acres of Paving: 0

Residential Indoor: 984,150; Residential Outdoor: 328,050; Non-Residential Indoor: 0; Non-Residential Outdoor: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	3	8.00	255	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	162	0.38
Grading	Graders	1	8.00	174	0.41
Grading	Rubber Tired Dozers	1	8.00	255	0.40
Grading	Scrapers	2	8.00	361	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	226	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	125	0.42
Paving	Paving Equipment	2	8.00	130	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	97.00	29.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	19.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Site Preparation - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	5.2609	56.8897	42.6318	0.0391		3.0883	3.0883		2.8412	2.8412		4,111.744 4	4,111.744 4	1.2275		4,137.522 5
Total	5.2609	56.8897	42.6318	0.0391	18.0663	3.0883	21.1545	9.9307	2.8412	12.7719		4,111.744 4	4,111.744 4	1.2275		4,137.522 5

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	0.0977	0.1269	1.3327	1.8800e-003	0.1479	1.6000e-003	0.1495	0.0392	1.4500e-003	0.0407		162.2143	162.2143	0.0116		162.4588
Total	0.0977	0.1269	1.3327	1.8800e-003	0.1479	1.6000e-003	0.1495	0.0392	1.4500e-003	0.0407		162.2143	162.2143	0.0116		162.4588

3.2 Site Preparation - 2015

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					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	5.2609	56.8897	42.6318	0.0391		3.0883	3.0883		2.8412	2.8412	0.0000	4,111.744 4	4,111.744 4	1.2275		4,137.522 4
Total	5.2609	56.8897	42.6318	0.0391	18.0663	3.0883	21.1545	9.9307	2.8412	12.7719	0.0000	4,111.744 4	4,111.744 4	1.2275		4,137.522 4

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	0.0977	0.1269	1.3327	1.8800e-003	0.1479	1.6000e-003	0.1495	0.0392	1.4500e-003	0.0407		162.2143	162.2143	0.0116		162.4588
Total	0.0977	0.1269	1.3327	1.8800e-003	0.1479	1.6000e-003	0.1495	0.0392	1.4500e-003	0.0407		162.2143	162.2143	0.0116		162.4588

3.3 Grading - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	6.7751	79.0467	50.8400	0.0618		3.8022	3.8022		3.4980	3.4980		6,486.2433	6,486.2433	1.9364		6,526.9080
Total	6.7751	79.0467	50.8400	0.0618	8.6733	3.8022	12.4755	3.5965	3.4980	7.0945		6,486.2433	6,486.2433	1.9364		6,526.9080

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	0.1085	0.1410	1.4808	2.0900e-003	0.1643	1.7800e-003	0.1661	0.0436	1.6100e-003	0.0452		180.2381	180.2381	0.0129		180.5098
Total	0.1085	0.1410	1.4808	2.0900e-003	0.1643	1.7800e-003	0.1661	0.0436	1.6100e-003	0.0452		180.2381	180.2381	0.0129		180.5098

3.3 Grading - 2015

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					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	6.7751	79.0467	50.8400	0.0618		3.8022	3.8022		3.4980	3.4980	0.0000	6,486.243 3	6,486.243 3	1.9364		6,526.908 0
Total	6.7751	79.0467	50.8400	0.0618	8.6733	3.8022	12.4755	3.5965	3.4980	7.0945	0.0000	6,486.243 3	6,486.243 3	1.9364		6,526.908 0

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	0.1085	0.1410	1.4808	2.0900e-003	0.1643	1.7800e-003	0.1661	0.0436	1.6100e-003	0.0452		180.2381	180.2381	0.0129		180.5098
Total	0.1085	0.1410	1.4808	2.0900e-003	0.1643	1.7800e-003	0.1661	0.0436	1.6100e-003	0.0452		180.2381	180.2381	0.0129		180.5098

3.4 Building Construction - 2015

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	3.6591	30.0299	18.7446	0.0268		2.1167	2.1167		1.9904	1.9904		2,689.577 1	2,689.577 1	0.6748		2,703.748 3
Total	3.6591	30.0299	18.7446	0.0268		2.1167	2.1167		1.9904	1.9904		2,689.577 1	2,689.577 1	0.6748		2,703.748 3

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	0.4253	3.2383	4.3270	6.8300e-003	0.1909	0.0575	0.2483	0.0542	0.0528	0.1071		689.6574	689.6574	6.3300e-003		689.7902
Worker	0.5264	0.6837	7.1817	0.0101	0.7968	8.6100e-003	0.8054	0.2114	7.8300e-003	0.2192		874.1548	874.1548	0.0628		875.4726
Total	0.9517	3.9220	11.5087	0.0170	0.9877	0.0661	1.0537	0.2656	0.0607	0.3262		1,563.812 2	1,563.812 2	0.0691		1,565.262 8

3.4 Building Construction - 2015

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	3.6591	30.0299	18.7446	0.0268		2.1167	2.1167		1.9904	1.9904	0.0000	2,689.577 1	2,689.577 1	0.6748		2,703.748 3
Total	3.6591	30.0299	18.7446	0.0268		2.1167	2.1167		1.9904	1.9904	0.0000	2,689.577 1	2,689.577 1	0.6748		2,703.748 3

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	0.4253	3.2383	4.3270	6.8300e-003	0.1909	0.0575	0.2483	0.0542	0.0528	0.1071		689.6574	689.6574	6.3300e-003		689.7902
Worker	0.5264	0.6837	7.1817	0.0101	0.7968	8.6100e-003	0.8054	0.2114	7.8300e-003	0.2192		874.1548	874.1548	0.0628		875.4726
Total	0.9517	3.9220	11.5087	0.0170	0.9877	0.0661	1.0537	0.2656	0.0607	0.3262		1,563.812 2	1,563.812 2	0.0691		1,565.262 8

3.4 Building Construction - 2016

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	3.4062	28.5063	18.5066	0.0268		1.9674	1.9674		1.8485	1.8485		2,669.2864	2,669.2864	0.6620		2,683.1890
Total	3.4062	28.5063	18.5066	0.0268		1.9674	1.9674		1.8485	1.8485		2,669.2864	2,669.2864	0.6620		2,683.1890

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	0.3663	2.8180	3.8163	6.8100e-003	0.1909	0.0479	0.2388	0.0542	0.0441	0.0983		681.3478	681.3478	5.6600e-003		681.4667
Worker	0.4604	0.6070	6.3662	0.0101	0.7968	7.9900e-003	0.8048	0.2114	7.3000e-003	0.2187		843.9027	843.9027	0.0566		845.0912
Total	0.8267	3.4249	10.1825	0.0169	0.9877	0.0559	1.0436	0.2656	0.0514	0.3170		1,525.2505	1,525.2505	0.0623		1,526.5580

3.4 Building Construction - 2016

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	3.4062	28.5063	18.5066	0.0268		1.9674	1.9674		1.8485	1.8485	0.0000	2,669.2864	2,669.2864	0.6620		2,683.1890
Total	3.4062	28.5063	18.5066	0.0268		1.9674	1.9674		1.8485	1.8485	0.0000	2,669.2864	2,669.2864	0.6620		2,683.1890

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	0.3663	2.8180	3.8163	6.8100e-003	0.1909	0.0479	0.2388	0.0542	0.0441	0.0983		681.3478	681.3478	5.6600e-003		681.4667
Worker	0.4604	0.6070	6.3662	0.0101	0.7968	7.9900e-003	0.8048	0.2114	7.3000e-003	0.2187		843.9027	843.9027	0.0566		845.0912
Total	0.8267	3.4249	10.1825	0.0169	0.9877	0.0559	1.0436	0.2656	0.0514	0.3170		1,525.2505	1,525.2505	0.0623		1,526.5580

3.4 Building Construction - 2017

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	3.1024	26.4057	18.1291	0.0268		1.7812	1.7812		1.6730	1.6730		2,639.8053	2,639.8053	0.6497		2,653.4490
Total	3.1024	26.4057	18.1291	0.0268		1.7812	1.7812		1.6730	1.6730		2,639.8053	2,639.8053	0.6497		2,653.4490

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	0.3232	2.5005	3.4533	6.8000e-003	0.1909	0.0406	0.2314	0.0542	0.0373	0.0916		669.8548	669.8548	5.2500e-003		669.9651
Worker	0.4017	0.5407	5.6520	0.0101	0.7968	7.5200e-003	0.8044	0.2114	6.9100e-003	0.2183		811.9283	811.9283	0.0513		813.0059
Total	0.7248	3.0411	9.1053	0.0169	0.9877	0.0481	1.0358	0.2656	0.0442	0.3098		1,481.7831	1,481.7831	0.0566		1,482.9710

3.4 Building Construction - 2017

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	3.1024	26.4057	18.1291	0.0268		1.7812	1.7812		1.6730	1.6730	0.0000	2,639.8053	2,639.8053	0.6497		2,653.4490
Total	3.1024	26.4057	18.1291	0.0268		1.7812	1.7812		1.6730	1.6730	0.0000	2,639.8053	2,639.8053	0.6497		2,653.4490

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	0.3232	2.5005	3.4533	6.8000e-003	0.1909	0.0406	0.2314	0.0542	0.0373	0.0916		669.8548	669.8548	5.2500e-003		669.9651
Worker	0.4017	0.5407	5.6520	0.0101	0.7968	7.5200e-003	0.8044	0.2114	6.9100e-003	0.2183		811.9283	811.9283	0.0513		813.0059
Total	0.7248	3.0411	9.1053	0.0169	0.9877	0.0481	1.0358	0.2656	0.0442	0.3098		1,481.7831	1,481.7831	0.0566		1,482.9710

3.4 Building Construction - 2018**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	2.6687	23.2608	17.5327	0.0268		1.4943	1.4943		1.4048	1.4048		2,609.9390	2,609.9390	0.6387		2,623.3517
Total	2.6687	23.2608	17.5327	0.0268		1.4943	1.4943		1.4048	1.4048		2,609.9390	2,609.9390	0.6387		2,623.3517

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	0.3017	2.2593	3.2906	6.7900e-003	0.1908	0.0362	0.2270	0.0542	0.0333	0.0875		658.5002	658.5002	5.0200e-003		658.6055
Worker	0.3506	0.4833	5.0331	0.0101	0.7968	7.1700e-003	0.8040	0.2114	6.6100e-003	0.2180		781.9339	781.9339	0.0468		782.9166
Total	0.6523	2.7426	8.3237	0.0169	0.9877	0.0434	1.0310	0.2656	0.0399	0.3055		1,440.4341	1,440.4341	0.0518		1,441.5221

3.4 Building Construction - 2018

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	2.6687	23.2608	17.5327	0.0268		1.4943	1.4943		1.4048	1.4048	0.0000	2,609.9389	2,609.9389	0.6387		2,623.3517
Total	2.6687	23.2608	17.5327	0.0268		1.4943	1.4943		1.4048	1.4048	0.0000	2,609.9389	2,609.9389	0.6387		2,623.3517

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	0.3017	2.2593	3.2906	6.7900e-003	0.1908	0.0362	0.2270	0.0542	0.0333	0.0875		658.5002	658.5002	5.0200e-003		658.6055
Worker	0.3506	0.4833	5.0331	0.0101	0.7968	7.1700e-003	0.8040	0.2114	6.6100e-003	0.2180		781.9339	781.9339	0.0468		782.9166
Total	0.6523	2.7426	8.3237	0.0169	0.9877	0.0434	1.0310	0.2656	0.0399	0.3055		1,440.4341	1,440.4341	0.0518		1,441.5221

3.5 Paving - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6114	17.1628	14.4944	0.0223		0.9386	0.9386		0.8635	0.8635		2,245.2695	2,245.2695	0.6990		2,259.9481
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.6114	17.1628	14.4944	0.0223		0.9386	0.9386		0.8635	0.8635		2,245.2695	2,245.2695	0.6990		2,259.9481

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	0.0542	0.0747	0.7783	1.5600e-003	0.1232	1.1100e-003	0.1243	0.0327	1.0200e-003	0.0337		120.9176	120.9176	7.2400e-003		121.0696
Total	0.0542	0.0747	0.7783	1.5600e-003	0.1232	1.1100e-003	0.1243	0.0327	1.0200e-003	0.0337		120.9176	120.9176	7.2400e-003		121.0696

3.5 Paving - 2018

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6114	17.1628	14.4944	0.0223		0.9386	0.9386		0.8635	0.8635	0.0000	2,245.2695	2,245.2695	0.6990		2,259.9481
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.6114	17.1628	14.4944	0.0223		0.9386	0.9386		0.8635	0.8635	0.0000	2,245.2695	2,245.2695	0.6990		2,259.9481

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	0.0542	0.0747	0.7783	1.5600e-003	0.1232	1.1100e-003	0.1243	0.0327	1.0200e-003	0.0337		120.9176	120.9176	7.2400e-003		121.0696
Total	0.0542	0.0747	0.7783	1.5600e-003	0.1232	1.1100e-003	0.1243	0.0327	1.0200e-003	0.0337		120.9176	120.9176	7.2400e-003		121.0696

3.6 Architectural Coating - 2018**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	276.4567					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2986	2.0058	1.8542	2.9700e-003		0.1506	0.1506		0.1506	0.1506		281.4485	281.4485	0.0267		282.0102
Total	276.7553	2.0058	1.8542	2.9700e-003		0.1506	0.1506		0.1506	0.1506		281.4485	281.4485	0.0267		282.0102

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	0.0687	0.0947	0.9859	1.9800e-003	0.1561	1.4000e-003	0.1575	0.0414	1.3000e-003	0.0427		153.1623	153.1623	9.1700e-003		153.3548
Total	0.0687	0.0947	0.9859	1.9800e-003	0.1561	1.4000e-003	0.1575	0.0414	1.3000e-003	0.0427		153.1623	153.1623	9.1700e-003		153.3548

3.6 Architectural Coating - 2018

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	276.4567					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2986	2.0058	1.8542	2.9700e-003		0.1506	0.1506		0.1506	0.1506	0.0000	281.4485	281.4485	0.0267		282.0102
Total	276.7553	2.0058	1.8542	2.9700e-003		0.1506	0.1506		0.1506	0.1506	0.0000	281.4485	281.4485	0.0267		282.0102

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	0.0687	0.0947	0.9859	1.9800e-003	0.1561	1.4000e-003	0.1575	0.0414	1.3000e-003	0.0427		153.1623	153.1623	9.1700e-003		153.3548
Total	0.0687	0.0947	0.9859	1.9800e-003	0.1561	1.4000e-003	0.1575	0.0414	1.3000e-003	0.0427		153.1623	153.1623	9.1700e-003		153.3548

Del Webb at San Juan Oaks Specific Plan SEIR (Ph 1)
Monterey Bay Unified APCD Air District, Winter

Used for Construction AQ and GHG. Operational results have been deleted from this output for brevity.

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	270.00	Dwelling Unit	43.80	486,000.00	807

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.8	Precipitation Freq (Days)	53
Climate Zone	4			Operational Year	2018
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	641.35	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Specific Plan area located in San Benito County, Climate Zone 4. PG&E provides natural gas and electricity.

Land Use - Number of residential units from PD. Acreage estimated based on total acres for SRF at buildout. Population estimated based on "balance of county" 2.99 persons per household from 2014 E-5.

Construction Phase - Phase 1 construction is assumed to begin 2015. 10-year buildout for Specific Plan.

Grading - Soil is assumed to be balanced within Specific Plan area during 10-year construction period.

Vehicle Trips - Mixed-use development reduction was estimated to be 13% for total daily trips. Source: ITE Trip Generation Manual (9th Edition); Fehr & Peers, June 2014.

Woodstoves - 25% of senior units would have gas fireplaces. Assumed no woodstoves.

Energy Use -

Mobile Land Use Mitigation -

Table Name	Column Name	Default Value	New Value
tblFireplaces	FireplaceWoodMass	3,078.40	0.00
tblFireplaces	NumberGas	148.50	68.00
tblFireplaces	NumberNoFireplace	27.00	202.00
tblFireplaces	NumberWood	94.50	0.00
tblLandUse	LotAcreage	87.66	43.80
tblLandUse	Population	772.00	807.00
tblProjectCharacteristics	OperationalYear	2014	2018
tblVehicleTrips	ST_TR	10.08	2.38
tblVehicleTrips	SU_TR	8.77	2.02
tblVehicleTrips	WD_TR	9.57	3.20
tblWoodstoves	NumberCatalytic	13.50	0.00
tblWoodstoves	NumberNoncatalytic	13.50	0.00
tblWoodstoves	WoodstoveDayYear	82.00	0.00
tblWoodstoves	WoodstoveWoodMass	3,019.20	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					
2015	6.8918	79.2233	52.3970	0.0637	18.2141	3.8040	21.3040	9.9699	3.4996	12.8126	0.0000	6,655.9856	6,655.9856	1.9494	0.0000	6,696.9220
2016	4.3758	32.2241	31.7137	0.0432	0.9877	2.0240	3.0117	0.2656	1.9005	2.1661	0.0000	4,139.9980	4,139.9980	0.7244	0.0000	4,155.2113
2017	3.9448	29.7064	30.0863	0.0431	0.9877	1.8299	2.8176	0.2656	1.7177	1.9833	0.0000	4,068.8784	4,068.8784	0.7064	0.0000	4,083.7131
2018	276.8271	26.2361	28.5501	0.0431	0.9877	1.5381	2.5258	0.2656	1.4451	1.7107	0.0000	3,999.4113	3,999.4113	0.7062	0.0000	4,014.2419
Total	292.0395	167.3899	142.7470	0.1931	21.1771	9.1960	29.6591	10.7667	8.5630	18.6727	0.0000	18,864.2733	18,864.2733	4.0864	0.0000	18,950.0882

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	1/1/2015	2/11/2015	5	30	
2	Grading	Grading	2/12/2015	5/27/2015	5	75	
3	Building Construction	Building Construction	5/28/2015	3/28/2018	5	740	
4	Paving	Paving	3/29/2018	6/13/2018	5	55	
5	Architectural Coating	Architectural Coating	6/14/2018	8/29/2018	5	55	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 187.5

Acres of Paving: 0

Residential Indoor: 984,150; Residential Outdoor: 328,050; Non-Residential Indoor: 0; Non-Residential Outdoor: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	3	8.00	255	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	162	0.38
Grading	Graders	1	8.00	174	0.41
Grading	Rubber Tired Dozers	1	8.00	255	0.40
Grading	Scrapers	2	8.00	361	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	226	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	125	0.42
Paving	Paving Equipment	2	8.00	130	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	97.00	29.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	19.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Site Preparation - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	5.2609	56.8897	42.6318	0.0391		3.0883	3.0883		2.8412	2.8412		4,111.744 4	4,111.744 4	1.2275		4,137.522 5
Total	5.2609	56.8897	42.6318	0.0391	18.0663	3.0883	21.1545	9.9307	2.8412	12.7719		4,111.744 4	4,111.744 4	1.2275		4,137.522 5

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	0.1051	0.1590	1.4013	1.7700e-003	0.1479	1.6000e-003	0.1495	0.0392	1.4500e-003	0.0407		152.7681	152.7681	0.0116		153.0126
Total	0.1051	0.1590	1.4013	1.7700e-003	0.1479	1.6000e-003	0.1495	0.0392	1.4500e-003	0.0407		152.7681	152.7681	0.0116		153.0126

3.2 Site Preparation - 2015

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					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	5.2609	56.8897	42.6318	0.0391		3.0883	3.0883		2.8412	2.8412	0.0000	4,111.744 4	4,111.744 4	1.2275		4,137.522 4
Total	5.2609	56.8897	42.6318	0.0391	18.0663	3.0883	21.1545	9.9307	2.8412	12.7719	0.0000	4,111.744 4	4,111.744 4	1.2275		4,137.522 4

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	0.1051	0.1590	1.4013	1.7700e-003	0.1479	1.6000e-003	0.1495	0.0392	1.4500e-003	0.0407		152.7681	152.7681	0.0116		153.0126
Total	0.1051	0.1590	1.4013	1.7700e-003	0.1479	1.6000e-003	0.1495	0.0392	1.4500e-003	0.0407		152.7681	152.7681	0.0116		153.0126

3.3 Grading - 2015

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000				0.0000
Off-Road	6.7751	79.0467	50.8400	0.0618		3.8022	3.8022		3.4980	3.4980		6,486.2433	6,486.2433	1.9364			6,526.9080
Total	6.7751	79.0467	50.8400	0.0618	8.6733	3.8022	12.4755	3.5965	3.4980	7.0945		6,486.2433	6,486.2433	1.9364			6,526.9080

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	0.1167	0.1766	1.5570	1.9700e-003	0.1643	1.7800e-003	0.1661	0.0436	1.6100e-003	0.0452		169.7423	169.7423	0.0129			170.0140
Total	0.1167	0.1766	1.5570	1.9700e-003	0.1643	1.7800e-003	0.1661	0.0436	1.6100e-003	0.0452		169.7423	169.7423	0.0129			170.0140

3.3 Grading - 2015

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					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	6.7751	79.0467	50.8400	0.0618		3.8022	3.8022		3.4980	3.4980	0.0000	6,486.2433	6,486.2433	1.9364		6,526.9080
Total	6.7751	79.0467	50.8400	0.0618	8.6733	3.8022	12.4755	3.5965	3.4980	7.0945	0.0000	6,486.2433	6,486.2433	1.9364		6,526.9080

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	0.1167	0.1766	1.5570	1.9700e-003	0.1643	1.7800e-003	0.1661	0.0436	1.6100e-003	0.0452		169.7423	169.7423	0.0129		170.0140
Total	0.1167	0.1766	1.5570	1.9700e-003	0.1643	1.7800e-003	0.1661	0.0436	1.6100e-003	0.0452		169.7423	169.7423	0.0129		170.0140

3.4 Building Construction - 2015

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	3.6591	30.0299	18.7446	0.0268		2.1167	2.1167		1.9904	1.9904		2,689.577 1	2,689.577 1	0.6748		2,703.748 3
Total	3.6591	30.0299	18.7446	0.0268		2.1167	2.1167		1.9904	1.9904		2,689.577 1	2,689.577 1	0.6748		2,703.748 3

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	0.5595	3.3995	7.1532	6.8300e-003	0.1909	0.0583	0.2492	0.0542	0.0536	0.1079		684.3527	684.3527	6.4800e-003		684.4888
Worker	0.5661	0.8567	7.5514	9.5500e-003	0.7968	8.6100e-003	0.8054	0.2114	7.8300e-003	0.2192		823.2501	823.2501	0.0628		824.5679
Total	1.1256	4.2561	14.7046	0.0164	0.9877	0.0669	1.0546	0.2656	0.0615	0.3270		1,507.602 8	1,507.602 8	0.0692		1,509.056 7

3.4 Building Construction - 2015

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	3.6591	30.0299	18.7446	0.0268		2.1167	2.1167		1.9904	1.9904	0.0000	2,689.577 1	2,689.577 1	0.6748		2,703.748 3
Total	3.6591	30.0299	18.7446	0.0268		2.1167	2.1167		1.9904	1.9904	0.0000	2,689.577 1	2,689.577 1	0.6748		2,703.748 3

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	0.5595	3.3995	7.1532	6.8300e-003	0.1909	0.0583	0.2492	0.0542	0.0536	0.1079		684.3527	684.3527	6.4800e-003		684.4888
Worker	0.5661	0.8567	7.5514	9.5500e-003	0.7968	8.6100e-003	0.8054	0.2114	7.8300e-003	0.2192		823.2501	823.2501	0.0628		824.5679
Total	1.1256	4.2561	14.7046	0.0164	0.9877	0.0669	1.0546	0.2656	0.0615	0.3270		1,507.602 8	1,507.602 8	0.0692		1,509.056 7

3.4 Building Construction - 2016

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	3.4062	28.5063	18.5066	0.0268		1.9674	1.9674		1.8485	1.8485		2,669.2864	2,669.2864	0.6620		2,683.1890
Total	3.4062	28.5063	18.5066	0.0268		1.9674	1.9674		1.8485	1.8485		2,669.2864	2,669.2864	0.6620		2,683.1890

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	0.4784	2.9568	6.5649	6.8100e-003	0.1909	0.0486	0.2395	0.0542	0.0447	0.0989		676.0749	676.0749	5.8100e-003		676.1970
Worker	0.4912	0.7610	6.6422	9.5400e-003	0.7968	7.9900e-003	0.8048	0.2114	7.3000e-003	0.2187		794.6367	794.6367	0.0566		795.8253
Total	0.9695	3.7178	13.2071	0.0164	0.9877	0.0566	1.0443	0.2656	0.0520	0.3176		1,470.7116	1,470.7116	0.0624		1,472.0222

3.4 Building Construction - 2016

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	3.4062	28.5063	18.5066	0.0268		1.9674	1.9674		1.8485	1.8485	0.0000	2,669.2864	2,669.2864	0.6620		2,683.1890
Total	3.4062	28.5063	18.5066	0.0268		1.9674	1.9674		1.8485	1.8485	0.0000	2,669.2864	2,669.2864	0.6620		2,683.1890

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	0.4784	2.9568	6.5649	6.8100e-003	0.1909	0.0486	0.2395	0.0542	0.0447	0.0989		676.0749	676.0749	5.8100e-003		676.1970
Worker	0.4912	0.7610	6.6422	9.5400e-003	0.7968	7.9900e-003	0.8048	0.2114	7.3000e-003	0.2187		794.6367	794.6367	0.0566		795.8253
Total	0.9695	3.7178	13.2071	0.0164	0.9877	0.0566	1.0443	0.2656	0.0520	0.3176		1,470.7116	1,470.7116	0.0624		1,472.0222

3.4 Building Construction - 2017**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	3.1024	26.4057	18.1291	0.0268		1.7812	1.7812		1.6730	1.6730		2,639.8053	2,639.8053	0.6497		2,653.4490
Total	3.1024	26.4057	18.1291	0.0268		1.7812	1.7812		1.6730	1.6730		2,639.8053	2,639.8053	0.6497		2,653.4490

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	0.4179	2.6224	6.1133	6.7900e-003	0.1909	0.0412	0.2320	0.0542	0.0379	0.0921		664.6491	664.6491	5.4000e-003		664.7625
Worker	0.4245	0.6783	5.8438	9.5300e-003	0.7968	7.5200e-003	0.8044	0.2114	6.9100e-003	0.2183		764.4239	764.4239	0.0513		765.5015
Total	0.8424	3.3007	11.9571	0.0163	0.9877	0.0487	1.0364	0.2656	0.0448	0.3104		1,429.0731	1,429.0731	0.0567		1,430.2641

3.4 Building Construction - 2017

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	3.1024	26.4057	18.1291	0.0268		1.7812	1.7812		1.6730	1.6730	0.0000	2,639.8053	2,639.8053	0.6497		2,653.4490
Total	3.1024	26.4057	18.1291	0.0268		1.7812	1.7812		1.6730	1.6730	0.0000	2,639.8053	2,639.8053	0.6497		2,653.4490

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	0.4179	2.6224	6.1133	6.7900e-003	0.1909	0.0412	0.2320	0.0542	0.0379	0.0921		664.6491	664.6491	5.4000e-003		664.7625
Worker	0.4245	0.6783	5.8438	9.5300e-003	0.7968	7.5200e-003	0.8044	0.2114	6.9100e-003	0.2183		764.4239	764.4239	0.0513		765.5015
Total	0.8424	3.3007	11.9571	0.0163	0.9877	0.0487	1.0364	0.2656	0.0448	0.3104		1,429.0731	1,429.0731	0.0567		1,430.2641

3.4 Building Construction - 2018**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	2.6687	23.2608	17.5327	0.0268		1.4943	1.4943		1.4048	1.4048		2,609.9390	2,609.9390	0.6387		2,623.3517
Total	2.6687	23.2608	17.5327	0.0268		1.4943	1.4943		1.4048	1.4048		2,609.9390	2,609.9390	0.6387		2,623.3517

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	0.3886	2.3685	5.8652	6.7800e-003	0.1908	0.0367	0.2275	0.0542	0.0338	0.0880		653.3676	653.3676	5.1700e-003		653.4761
Worker	0.3666	0.6068	5.1523	9.5100e-003	0.7968	7.1700e-003	0.8040	0.2114	6.6100e-003	0.2180		736.1048	736.1048	0.0468		737.0875
Total	0.7552	2.9753	11.0174	0.0163	0.9877	0.0439	1.0315	0.2656	0.0404	0.3059		1,389.4724	1,389.4724	0.0520		1,390.5635

3.4 Building Construction - 2018

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	2.6687	23.2608	17.5327	0.0268		1.4943	1.4943		1.4048	1.4048	0.0000	2,609.9389	2,609.9389	0.6387		2,623.3517
Total	2.6687	23.2608	17.5327	0.0268		1.4943	1.4943		1.4048	1.4048	0.0000	2,609.9389	2,609.9389	0.6387		2,623.3517

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	0.3886	2.3685	5.8652	6.7800e-003	0.1908	0.0367	0.2275	0.0542	0.0338	0.0880		653.3676	653.3676	5.1700e-003		653.4761
Worker	0.3666	0.6068	5.1523	9.5100e-003	0.7968	7.1700e-003	0.8040	0.2114	6.6100e-003	0.2180		736.1048	736.1048	0.0468		737.0875
Total	0.7552	2.9753	11.0174	0.0163	0.9877	0.0439	1.0315	0.2656	0.0404	0.3059		1,389.4724	1,389.4724	0.0520		1,390.5635

3.5 Paving - 2018

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6114	17.1628	14.4944	0.0223		0.9386	0.9386		0.8635	0.8635		2,245.2695	2,245.2695	0.6990		2,259.9481
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.6114	17.1628	14.4944	0.0223		0.9386	0.9386		0.8635	0.8635		2,245.2695	2,245.2695	0.6990		2,259.9481

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	0.0567	0.0938	0.7967	1.4700e-003	0.1232	1.1100e-003	0.1243	0.0327	1.0200e-003	0.0337		113.8306	113.8306	7.2400e-003		113.9826
Total	0.0567	0.0938	0.7967	1.4700e-003	0.1232	1.1100e-003	0.1243	0.0327	1.0200e-003	0.0337		113.8306	113.8306	7.2400e-003		113.9826

3.5 Paving - 2018

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6114	17.1628	14.4944	0.0223		0.9386	0.9386		0.8635	0.8635	0.0000	2,245.2695	2,245.2695	0.6990		2,259.9481
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.6114	17.1628	14.4944	0.0223		0.9386	0.9386		0.8635	0.8635	0.0000	2,245.2695	2,245.2695	0.6990		2,259.9481

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	0.0567	0.0938	0.7967	1.4700e-003	0.1232	1.1100e-003	0.1243	0.0327	1.0200e-003	0.0337		113.8306	113.8306	7.2400e-003		113.9826
Total	0.0567	0.0938	0.7967	1.4700e-003	0.1232	1.1100e-003	0.1243	0.0327	1.0200e-003	0.0337		113.8306	113.8306	7.2400e-003		113.9826

3.6 Architectural Coating - 2018

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	276.4567					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2986	2.0058	1.8542	2.9700e-003		0.1506	0.1506		0.1506	0.1506		281.4485	281.4485	0.0267		282.0102
Total	276.7553	2.0058	1.8542	2.9700e-003		0.1506	0.1506		0.1506	0.1506		281.4485	281.4485	0.0267		282.0102

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	0.0718	0.1189	1.0092	1.8600e-003	0.1561	1.4000e-003	0.1575	0.0414	1.3000e-003	0.0427		144.1855	144.1855	9.1700e-003		144.3780
Total	0.0718	0.1189	1.0092	1.8600e-003	0.1561	1.4000e-003	0.1575	0.0414	1.3000e-003	0.0427		144.1855	144.1855	9.1700e-003		144.3780

3.6 Architectural Coating - 2018

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	276.4567					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2986	2.0058	1.8542	2.9700e-003		0.1506	0.1506		0.1506	0.1506	0.0000	281.4485	281.4485	0.0267		282.0102
Total	276.7553	2.0058	1.8542	2.9700e-003		0.1506	0.1506		0.1506	0.1506	0.0000	281.4485	281.4485	0.0267		282.0102

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	0.0718	0.1189	1.0092	1.8600e-003	0.1561	1.4000e-003	0.1575	0.0414	1.3000e-003	0.0427		144.1855	144.1855	9.1700e-003		144.3780
Total	0.0718	0.1189	1.0092	1.8600e-003	0.1561	1.4000e-003	0.1575	0.0414	1.3000e-003	0.0427		144.1855	144.1855	9.1700e-003		144.3780

Del Webb at San Juan Oaks Specific Plan SEIR (Ph 1)
Monterey Bay Unified APCD Air District, Annual

Used for Construction AQ and GHG. Operational results have been deleted from this output for brevity.

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	270.00	Dwelling Unit	43.80	486,000.00	807

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.8	Precipitation Freq (Days)	53
Climate Zone	4			Operational Year	2018
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	641.35	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Specific Plan area located in San Benito County, Climate Zone 4. PG&E provides natural gas and electricity.

Land Use - Number of residential units from PD. Acreage estimated based on total acres for SRF at buildout. Population estimated based on "balance of county" 2.99 persons per household from 2014 E-5.

Construction Phase - Phase 1 construction is assumed to begin 2015. 10-year buildout for Specific Plan.

Grading - Soil is assumed to be balanced within Specific Plan area during 10-year construction period.

Vehicle Trips - Mixed-use development reduction was estimated to be 13% for total daily trips. Source: ITE Trip Generation Manual (9th Edition); Fehr & Peers, June 2014.

Woodstoves - 25% of senior units would have gas fireplaces. Assumed no woodstoves.

Energy Use -

Mobile Land Use Mitigation -

Table Name	Column Name	Default Value	New Value
tblFireplaces	FireplaceWoodMass	3,078.40	0.00
tblFireplaces	NumberGas	148.50	68.00
tblFireplaces	NumberNoFireplace	27.00	202.00
tblFireplaces	NumberWood	94.50	0.00
tblLandUse	LotAcreage	87.66	43.80
tblLandUse	Population	772.00	807.00
tblProjectCharacteristics	OperationalYear	2014	2018
tblVehicleTrips	ST_TR	10.08	2.38
tblVehicleTrips	SU_TR	8.77	2.02
tblVehicleTrips	WD_TR	9.57	3.20
tblWoodstoves	NumberCatalytic	13.50	0.00
tblWoodstoves	NumberNoncatalytic	13.50	0.00
tblWoodstoves	WoodstoveDayYear	82.00	0.00
tblWoodstoves	WoodstoveWoodMass	3,019.20	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					
2015	0.7029	6.4910	5.0784	6.3800e-003	0.6790	0.3593	1.0383	0.3061	0.3339	0.6400	0.0000	581.9563	581.9563	0.1358	0.0000	584.8085
2016	0.5587	4.1918	3.9019	5.6400e-003	0.1250	0.2641	0.3890	0.0337	0.2480	0.2817	0.0000	490.8878	490.8878	0.0858	0.0000	492.6887
2017	0.5025	3.8499	3.6908	5.6100e-003	0.1245	0.2378	0.3623	0.0336	0.2233	0.2568	0.0000	480.6011	480.6011	0.0833	0.0000	482.3504
2018	7.7640	1.3563	1.3459	2.1500e-003	0.0376	0.0785	0.1161	0.0101	0.0735	0.0836	0.0000	183.9638	183.9638	0.0383	0.0000	184.7670
Total	9.5281	15.8890	14.0170	0.0198	0.9661	0.9397	1.9057	0.3835	0.8786	1.2621	0.0000	1,737.4089	1,737.4089	0.3431	0.0000	1,744.6145

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	1/1/2015	2/11/2015	5	30	
2	Grading	Grading	2/12/2015	5/27/2015	5	75	
3	Building Construction	Building Construction	5/28/2015	3/28/2018	5	740	
4	Paving	Paving	3/29/2018	6/13/2018	5	55	
5	Architectural Coating	Architectural Coating	6/14/2018	8/29/2018	5	55	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 187.5

Acres of Paving: 0

Residential Indoor: 984,150; Residential Outdoor: 328,050; Non-Residential Indoor: 0; Non-Residential Outdoor: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	3	8.00	255	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	162	0.38
Grading	Graders	1	8.00	174	0.41
Grading	Rubber Tired Dozers	1	8.00	255	0.40
Grading	Scrapers	2	8.00	361	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	226	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	125	0.42
Paving	Paving Equipment	2	8.00	130	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	97.00	29.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	19.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Site Preparation - 2015

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					0.2710	0.0000	0.2710	0.1490	0.0000	0.1490	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0789	0.8533	0.6395	5.9000e-004		0.0463	0.0463		0.0426	0.0426	0.0000	55.9517	55.9517	0.0167	0.0000	56.3025
Total	0.0789	0.8533	0.6395	5.9000e-004	0.2710	0.0463	0.3173	0.1490	0.0426	0.1916	0.0000	55.9517	55.9517	0.0167	0.0000	56.3025

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.4600e-003	2.1800e-003	0.0197	3.0000e-005	2.1500e-003	2.0000e-005	2.1700e-003	5.7000e-004	2.0000e-005	5.9000e-004	0.0000	2.0877	2.0877	1.6000e-004	0.0000	2.0910
Total	1.4600e-003	2.1800e-003	0.0197	3.0000e-005	2.1500e-003	2.0000e-005	2.1700e-003	5.7000e-004	2.0000e-005	5.9000e-004	0.0000	2.0877	2.0877	1.6000e-004	0.0000	2.0910

3.2 Site Preparation - 2015

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					0.2710	0.0000	0.2710	0.1490	0.0000	0.1490	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0789	0.8533	0.6395	5.9000e-004		0.0463	0.0463		0.0426	0.0426	0.0000	55.9516	55.9516	0.0167	0.0000	56.3024
Total	0.0789	0.8533	0.6395	5.9000e-004	0.2710	0.0463	0.3173	0.1490	0.0426	0.1916	0.0000	55.9516	55.9516	0.0167	0.0000	56.3024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.4600e-003	2.1800e-003	0.0197	3.0000e-005	2.1500e-003	2.0000e-005	2.1700e-003	5.7000e-004	2.0000e-005	5.9000e-004	0.0000	2.0877	2.0877	1.6000e-004	0.0000	2.0910
Total	1.4600e-003	2.1800e-003	0.0197	3.0000e-005	2.1500e-003	2.0000e-005	2.1700e-003	5.7000e-004	2.0000e-005	5.9000e-004	0.0000	2.0877	2.0877	1.6000e-004	0.0000	2.0910

3.3 Grading - 2015

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					0.3253	0.0000	0.3253	0.1349	0.0000	0.1349	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.2541	2.9643	1.9065	2.3200e-003		0.1426	0.1426		0.1312	0.1312	0.0000	220.6583	220.6583	0.0659	0.0000	222.0417
Total	0.2541	2.9643	1.9065	2.3200e-003	0.3253	0.1426	0.4678	0.1349	0.1312	0.2661	0.0000	220.6583	220.6583	0.0659	0.0000	222.0417

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.0500e-003	6.0500e-003	0.0548	7.0000e-005	5.9700e-003	7.0000e-005	6.0300e-003	1.5900e-003	6.0000e-005	1.6500e-003	0.0000	5.7991	5.7991	4.4000e-004	0.0000	5.8083
Total	4.0500e-003	6.0500e-003	0.0548	7.0000e-005	5.9700e-003	7.0000e-005	6.0300e-003	1.5900e-003	6.0000e-005	1.6500e-003	0.0000	5.7991	5.7991	4.4000e-004	0.0000	5.8083

3.3 Grading - 2015

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					0.3253	0.0000	0.3253	0.1349	0.0000	0.1349	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.2541	2.9643	1.9065	2.3200e-003		0.1426	0.1426		0.1312	0.1312	0.0000	220.6580	220.6580	0.0659	0.0000	222.0414
Total	0.2541	2.9643	1.9065	2.3200e-003	0.3253	0.1426	0.4678	0.1349	0.1312	0.2660	0.0000	220.6580	220.6580	0.0659	0.0000	222.0414

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.0500e-003	6.0500e-003	0.0548	7.0000e-005	5.9700e-003	7.0000e-005	6.0300e-003	1.5900e-003	6.0000e-005	1.6500e-003	0.0000	5.7991	5.7991	4.4000e-004	0.0000	5.8083
Total	4.0500e-003	6.0500e-003	0.0548	7.0000e-005	5.9700e-003	7.0000e-005	6.0300e-003	1.5900e-003	6.0000e-005	1.6500e-003	0.0000	5.7991	5.7991	4.4000e-004	0.0000	5.8083

3.4 Building Construction - 2015**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	0.2854	2.3423	1.4621	2.0900e-003		0.1651	0.1651		0.1553	0.1553	0.0000	190.3156	190.3156	0.0478	0.0000	191.3183
Total	0.2854	2.3423	1.4621	2.0900e-003		0.1651	0.1651		0.1553	0.1553	0.0000	190.3156	190.3156	0.0478	0.0000	191.3183

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	0.0380	0.2619	0.4427	5.3000e-004	0.0145	4.5100e-003	0.0190	4.1300e-003	4.1500e-003	8.2800e-003	0.0000	48.6428	48.6428	4.5000e-004	0.0000	48.6523
Worker	0.0409	0.0610	0.5531	7.5000e-004	0.0602	6.7000e-004	0.0609	0.0160	6.1000e-004	0.0166	0.0000	58.5012	58.5012	4.4400e-003	0.0000	58.5944
Total	0.0789	0.3229	0.9958	1.2800e-003	0.0747	5.1800e-003	0.0799	0.0201	4.7600e-003	0.0249	0.0000	107.1440	107.1440	4.8900e-003	0.0000	107.2467

3.4 Building Construction - 2015

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	0.2854	2.3423	1.4621	2.0900e-003		0.1651	0.1651		0.1553	0.1553	0.0000	190.3154	190.3154	0.0478	0.0000	191.3181
Total	0.2854	2.3423	1.4621	2.0900e-003		0.1651	0.1651		0.1553	0.1553	0.0000	190.3154	190.3154	0.0478	0.0000	191.3181

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	0.0380	0.2619	0.4427	5.3000e-004	0.0145	4.5100e-003	0.0190	4.1300e-003	4.1500e-003	8.2800e-003	0.0000	48.6428	48.6428	4.5000e-004	0.0000	48.6523
Worker	0.0409	0.0610	0.5531	7.5000e-004	0.0602	6.7000e-004	0.0609	0.0160	6.1000e-004	0.0166	0.0000	58.5012	58.5012	4.4400e-003	0.0000	58.5944
Total	0.0789	0.3229	0.9958	1.2800e-003	0.0747	5.1800e-003	0.0799	0.0201	4.7600e-003	0.0249	0.0000	107.1440	107.1440	4.8900e-003	0.0000	107.2467

3.4 Building Construction - 2016

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	0.4445	3.7201	2.4151	3.5000e-003		0.2567	0.2567		0.2412	0.2412	0.0000	316.0104	316.0104	0.0784	0.0000	317.6563
Total	0.4445	3.7201	2.4151	3.5000e-003		0.2567	0.2567		0.2412	0.2412	0.0000	316.0104	316.0104	0.0784	0.0000	317.6563

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	0.0546	0.3811	0.6704	8.9000e-004	0.0242	6.2900e-003	0.0305	6.9100e-003	5.7900e-003	0.0127	0.0000	80.4010	80.4010	6.8000e-004	0.0000	80.4152
Worker	0.0595	0.0906	0.8164	1.2500e-003	0.1007	1.0400e-003	0.1018	0.0268	9.5000e-004	0.0277	0.0000	94.4764	94.4764	6.7000e-003	0.0000	94.6172
Total	0.1142	0.4717	1.4868	2.1400e-003	0.1250	7.3300e-003	0.1323	0.0337	6.7400e-003	0.0404	0.0000	174.8774	174.8774	7.3800e-003	0.0000	175.0323

3.4 Building Construction - 2016**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	0.4445	3.7201	2.4151	3.5000e-003		0.2567	0.2567		0.2412	0.2412	0.0000	316.0101	316.0101	0.0784	0.0000	317.6560
Total	0.4445	3.7201	2.4151	3.5000e-003		0.2567	0.2567		0.2412	0.2412	0.0000	316.0101	316.0101	0.0784	0.0000	317.6560

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	0.0546	0.3811	0.6704	8.9000e-004	0.0242	6.2900e-003	0.0305	6.9100e-003	5.7900e-003	0.0127	0.0000	80.4010	80.4010	6.8000e-004	0.0000	80.4152
Worker	0.0595	0.0906	0.8164	1.2500e-003	0.1007	1.0400e-003	0.1018	0.0268	9.5000e-004	0.0277	0.0000	94.4764	94.4764	6.7000e-003	0.0000	94.6172
Total	0.1142	0.4717	1.4868	2.1400e-003	0.1250	7.3300e-003	0.1323	0.0337	6.7400e-003	0.0404	0.0000	174.8774	174.8774	7.3800e-003	0.0000	175.0323

3.4 Building Construction - 2017

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	0.4033	3.4327	2.3568	3.4900e-003		0.2316	0.2316		0.2175	0.2175	0.0000	311.3228	311.3228	0.0766	0.0000	312.9319
Total	0.4033	3.4327	2.3568	3.4900e-003		0.2316	0.2316		0.2175	0.2175	0.0000	311.3228	311.3228	0.0766	0.0000	312.9319

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	0.0478	0.3368	0.6159	8.8000e-004	0.0242	5.3100e-003	0.0295	6.8900e-003	4.8800e-003	0.0118	0.0000	78.7408	78.7408	6.3000e-004	0.0000	78.7540
Worker	0.0514	0.0804	0.7181	1.2400e-003	0.1003	9.8000e-004	0.1013	0.0267	9.0000e-004	0.0276	0.0000	90.5374	90.5374	6.0500e-003	0.0000	90.6645
Total	0.0992	0.4172	1.3341	2.1200e-003	0.1245	6.2900e-003	0.1308	0.0336	5.7800e-003	0.0393	0.0000	169.2782	169.2782	6.6800e-003	0.0000	169.4185

3.4 Building Construction - 2017

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	0.4033	3.4327	2.3568	3.4900e-003		0.2316	0.2316		0.2175	0.2175	0.0000	311.3225	311.3225	0.0766	0.0000	312.9315
Total	0.4033	3.4327	2.3568	3.4900e-003		0.2316	0.2316		0.2175	0.2175	0.0000	311.3225	311.3225	0.0766	0.0000	312.9315

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	0.0478	0.3368	0.6159	8.8000e-004	0.0242	5.3100e-003	0.0295	6.8900e-003	4.8800e-003	0.0118	0.0000	78.7408	78.7408	6.3000e-004	0.0000	78.7540
Worker	0.0514	0.0804	0.7181	1.2400e-003	0.1003	9.8000e-004	0.1013	0.0267	9.0000e-004	0.0276	0.0000	90.5374	90.5374	6.0500e-003	0.0000	90.6645
Total	0.0992	0.4172	1.3341	2.1200e-003	0.1245	6.2900e-003	0.1308	0.0336	5.7800e-003	0.0393	0.0000	169.2782	169.2782	6.6800e-003	0.0000	169.4185

3.4 Building Construction - 2018**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	0.0841	0.7327	0.5523	8.4000e-004		0.0471	0.0471		0.0443	0.0443	0.0000	74.5825	74.5825	0.0183	0.0000	74.9657
Total	0.0841	0.7327	0.5523	8.4000e-004		0.0471	0.0471		0.0443	0.0443	0.0000	74.5825	74.5825	0.0183	0.0000	74.9657

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	0.0108	0.0737	0.1429	2.1000e-004	5.8500e-003	1.1500e-003	7.0000e-003	1.6700e-003	1.0600e-003	2.7200e-003	0.0000	18.7559	18.7559	1.5000e-004	0.0000	18.7590
Worker	0.0108	0.0174	0.1540	3.0000e-004	0.0243	2.3000e-004	0.0245	6.4600e-003	2.1000e-004	6.6700e-003	0.0000	21.1254	21.1254	1.3400e-003	0.0000	21.1535
Total	0.0216	0.0911	0.2969	5.1000e-004	0.0302	1.3800e-003	0.0315	8.1300e-003	1.2700e-003	9.3900e-003	0.0000	39.8813	39.8813	1.4900e-003	0.0000	39.9125

3.4 Building Construction - 2018**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	0.0841	0.7327	0.5523	8.4000e-004		0.0471	0.0471		0.0443	0.0443	0.0000	74.5824	74.5824	0.0183	0.0000	74.9657
Total	0.0841	0.7327	0.5523	8.4000e-004		0.0471	0.0471		0.0443	0.0443	0.0000	74.5824	74.5824	0.0183	0.0000	74.9657

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	0.0108	0.0737	0.1429	2.1000e-004	5.8500e-003	1.1500e-003	7.0000e-003	1.6700e-003	1.0600e-003	2.7200e-003	0.0000	18.7559	18.7559	1.5000e-004	0.0000	18.7590
Worker	0.0108	0.0174	0.1540	3.0000e-004	0.0243	2.3000e-004	0.0245	6.4600e-003	2.1000e-004	6.6700e-003	0.0000	21.1254	21.1254	1.3400e-003	0.0000	21.1535
Total	0.0216	0.0911	0.2969	5.1000e-004	0.0302	1.3800e-003	0.0315	8.1300e-003	1.2700e-003	9.3900e-003	0.0000	39.8813	39.8813	1.4900e-003	0.0000	39.9125

3.5 Paving - 2018

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	0.0443	0.4720	0.3986	6.1000e-004		0.0258	0.0258		0.0238	0.0238	0.0000	56.0140	56.0140	0.0174	0.0000	56.3802
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0443	0.4720	0.3986	6.1000e-004		0.0258	0.0258		0.0238	0.0238	0.0000	56.0140	56.0140	0.0174	0.0000	56.3802

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.4600e-003	2.3500e-003	0.0208	4.0000e-005	3.2800e-003	3.0000e-005	3.3100e-003	8.7000e-004	3.0000e-005	9.0000e-004	0.0000	2.8520	2.8520	1.8000e-004	0.0000	2.8558
Total	1.4600e-003	2.3500e-003	0.0208	4.0000e-005	3.2800e-003	3.0000e-005	3.3100e-003	8.7000e-004	3.0000e-005	9.0000e-004	0.0000	2.8520	2.8520	1.8000e-004	0.0000	2.8558

3.5 Paving - 2018

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	0.0443	0.4720	0.3986	6.1000e-004		0.0258	0.0258		0.0238	0.0238	0.0000	56.0140	56.0140	0.0174	0.0000	56.3802
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0443	0.4720	0.3986	6.1000e-004		0.0258	0.0258		0.0238	0.0238	0.0000	56.0140	56.0140	0.0174	0.0000	56.3802

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.4600e-003	2.3500e-003	0.0208	4.0000e-005	3.2800e-003	3.0000e-005	3.3100e-003	8.7000e-004	3.0000e-005	9.0000e-004	0.0000	2.8520	2.8520	1.8000e-004	0.0000	2.8558
Total	1.4600e-003	2.3500e-003	0.0208	4.0000e-005	3.2800e-003	3.0000e-005	3.3100e-003	8.7000e-004	3.0000e-005	9.0000e-004	0.0000	2.8520	2.8520	1.8000e-004	0.0000	2.8558

3.6 Architectural Coating - 2018

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	7.6026					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	8.2100e-003	0.0552	0.0510	8.0000e-005		4.1400e-003	4.1400e-003		4.1400e-003	4.1400e-003	0.0000	7.0215	7.0215	6.7000e-004	0.0000	7.0355
Total	7.6108	0.0552	0.0510	8.0000e-005		4.1400e-003	4.1400e-003		4.1400e-003	4.1400e-003	0.0000	7.0215	7.0215	6.7000e-004	0.0000	7.0355

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.8500e-003	2.9800e-003	0.0263	5.0000e-005	4.1600e-003	4.0000e-005	4.2000e-003	1.1100e-003	4.0000e-005	1.1400e-003	0.0000	3.6125	3.6125	2.3000e-004	0.0000	3.6173
Total	1.8500e-003	2.9800e-003	0.0263	5.0000e-005	4.1600e-003	4.0000e-005	4.2000e-003	1.1100e-003	4.0000e-005	1.1400e-003	0.0000	3.6125	3.6125	2.3000e-004	0.0000	3.6173

3.6 Architectural Coating - 2018

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	7.6026					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	8.2100e-003	0.0552	0.0510	8.0000e-005		4.1400e-003	4.1400e-003		4.1400e-003	4.1400e-003	0.0000	7.0215	7.0215	6.7000e-004	0.0000	7.0355
Total	7.6108	0.0552	0.0510	8.0000e-005		4.1400e-003	4.1400e-003		4.1400e-003	4.1400e-003	0.0000	7.0215	7.0215	6.7000e-004	0.0000	7.0355

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.8500e-003	2.9800e-003	0.0263	5.0000e-005	4.1600e-003	4.0000e-005	4.2000e-003	1.1100e-003	4.0000e-005	1.1400e-003	0.0000	3.6125	3.6125	2.3000e-004	0.0000	3.6173
Total	1.8500e-003	2.9800e-003	0.0263	5.0000e-005	4.1600e-003	4.0000e-005	4.2000e-003	1.1100e-003	4.0000e-005	1.1400e-003	0.0000	3.6125	3.6125	2.3000e-004	0.0000	3.6173

Del Webb at San Juan Oaks Specific Plan SEIR (Ph 2)
Monterey Bay Unified APCD Air District, Summer

Used for Construction AQ and GHG. Operational results have been deleted from this output for brevity.

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Health Club	25.00	1000sqft	0.50	25,000.00	0
Single Family Housing	262.00	Dwelling Unit	42.00	471,600.00	749

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.8	Precipitation Freq (Days)	53
Climate Zone	4			Operational Year	2019
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MW hr)	641.35	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Specific Plan area located in San Benito County, Climate Zone 4. PG&E provides natural gas and electricity.

Land Use - Number of residential units from PD. Acreage estimated based on total acres for SRF at buildout. Amenity center included in acreage for residential. Population estimated based on "balance of county" 2.99 persons per household from 2014 E-5.

Construction Phase - Phase 2 construction is assumed to begin 2016. 10-year buildout for Specific Plan.

Grading - Soil is assumed to be balanced within Specific Plan area during 10-year construction period.

Vehicle Trips - Mixed-use development reduction was estimated to be 13% for total daily trips. Amenity Center included in trips for residential. Source: ITE Trip Generation Manual (9th Edition); Fehr & Peers, June 2014.

Woodstoves - 25% of senior units include gas fireplaces. Assumed no woodstoves.

Energy Use -

Mobile Land Use Mitigation -

Table Name	Column Name	Default Value	New Value
tblFireplaces	FireplaceWoodMass	3,078.40	0.00
tblFireplaces	NumberGas	144.10	66.00
tblFireplaces	NumberNoFireplace	26.20	196.00
tblFireplaces	NumberWood	91.70	0.00
tblLandUse	LotAcreage	0.57	0.50
tblLandUse	LotAcreage	85.06	42.00
tblProjectCharacteristics	OperationalYear	2014	2019
tblVehicleTrips	ST_TR	20.87	0.00
tblVehicleTrips	ST_TR	10.08	2.38
tblVehicleTrips	SU_TR	26.73	0.00
tblVehicleTrips	SU_TR	8.77	2.02
tblVehicleTrips	WD_TR	32.93	0.00
tblVehicleTrips	WD_TR	9.57	3.20
tblWoodstoves	NumberCatalytic	13.10	0.00
tblWoodstoves	NumberNoncatalytic	13.10	0.00
tblWoodstoves	WoodstoveDayYear	82.00	0.00
tblWoodstoves	WoodstoveWoodMass	3,019.20	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					
2016	6.5744	74.9389	50.4500	0.0638	18.2141	3.5859	21.1543	9.9699	3.2990	12.6748	0.0000	6,588.9813	6,588.9813	1.9467	0.0000	6,629.8610
2017	3.8938	29.7500	28.0578	0.0453	1.0732	1.8341	2.9073	0.2886	1.7216	2.0103	0.0000	4,257.8469	4,257.8469	0.7110	0.0000	4,272.7788
2018	3.3811	26.2770	26.6118	0.0452	1.0731	1.5420	2.6151	0.2886	1.4487	1.7373	0.0000	4,182.9831	4,182.9831	0.6949	0.0000	4,197.5759
2019	279.1337	23.7028	25.5171	0.0452	1.0731	1.3293	2.4024	0.2886	1.2490	1.5376	0.0000	4,111.2800	4,111.2800	0.7056	0.0000	4,126.0973
Total	292.9829	154.6687	130.6367	0.1995	21.4335	8.2913	29.0790	10.8357	7.7184	17.9600	0.0000	19,141.0913	19,141.0913	4.0582	0.0000	19,226.3130

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	1/1/2016	2/11/2016	5	30	
2	Grading	Grading	2/12/2016	5/26/2016	5	75	
3	Building Construction	Building Construction	5/27/2016	3/28/2019	5	740	
4	Paving	Paving	3/29/2019	6/13/2019	5	55	
5	Architectural Coating	Architectural Coating	6/14/2019	8/29/2019	5	55	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 187.5

Acres of Paving: 0

Residential Indoor: 954,990; Residential Outdoor: 318,330; Non-Residential Indoor: 37,500; Non-Residential Outdoor: 12,500 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	3	8.00	255	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	162	0.38
Grading	Graders	1	8.00	174	0.41
Grading	Rubber Tired Dozers	1	8.00	255	0.40
Grading	Scrapers	2	8.00	361	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	226	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	125	0.42
Paving	Paving Equipment	2	8.00	130	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	105.00	32.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	21.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Site Preparation - 2016

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	5.0771	54.6323	41.1053	0.0391		2.9387	2.9387		2.7036	2.7036		4,065.005 3	4,065.005 3	1.2262		4,090.754 4
Total	5.0771	54.6323	41.1053	0.0391	18.0663	2.9387	21.0049	9.9307	2.7036	12.6343		4,065.005 3	4,065.005 3	1.2262		4,090.754 4

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	0.0854	0.1126	1.1814	1.8800e-003	0.1479	1.4800e-003	0.1494	0.0392	1.3500e-003	0.0406		156.6005	156.6005	0.0105		156.8211
Total	0.0854	0.1126	1.1814	1.8800e-003	0.1479	1.4800e-003	0.1494	0.0392	1.3500e-003	0.0406		156.6005	156.6005	0.0105		156.8211

3.2 Site Preparation - 2016

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					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	5.0771	54.6323	41.1053	0.0391		2.9387	2.9387		2.7036	2.7036	0.0000	4,065.005 3	4,065.005 3	1.2262		4,090.754 4
Total	5.0771	54.6323	41.1053	0.0391	18.0663	2.9387	21.0049	9.9307	2.7036	12.6343	0.0000	4,065.005 3	4,065.005 3	1.2262		4,090.754 4

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	0.0854	0.1126	1.1814	1.8800e-003	0.1479	1.4800e-003	0.1494	0.0392	1.3500e-003	0.0406		156.6005	156.6005	0.0105		156.8211
Total	0.0854	0.1126	1.1814	1.8800e-003	0.1479	1.4800e-003	0.1494	0.0392	1.3500e-003	0.0406		156.6005	156.6005	0.0105		156.8211

3.3 Grading - 2016

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	6.4795	74.8137	49.1374	0.0617		3.5842	3.5842		3.2975	3.2975		6,414.9807	6,414.9807	1.9350		6,455.6154
Total	6.4795	74.8137	49.1374	0.0617	8.6733	3.5842	12.2576	3.5965	3.2975	6.8940		6,414.9807	6,414.9807	1.9350		6,455.6154

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	0.0949	0.1252	1.3126	2.0900e-003	0.1643	1.6500e-003	0.1659	0.0436	1.5100e-003	0.0451		174.0006	174.0006	0.0117		174.2456
Total	0.0949	0.1252	1.3126	2.0900e-003	0.1643	1.6500e-003	0.1659	0.0436	1.5100e-003	0.0451		174.0006	174.0006	0.0117		174.2456

3.3 Grading - 2016

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					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	6.4795	74.8137	49.1374	0.0617		3.5842	3.5842		3.2975	3.2975	0.0000	6,414.9807	6,414.9807	1.9350		6,455.6154
Total	6.4795	74.8137	49.1374	0.0617	8.6733	3.5842	12.2576	3.5965	3.2975	6.8940	0.0000	6,414.9807	6,414.9807	1.9350		6,455.6154

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	0.0949	0.1252	1.3126	2.0900e-003	0.1643	1.6500e-003	0.1659	0.0436	1.5100e-003	0.0451		174.0006	174.0006	0.0117		174.2456
Total	0.0949	0.1252	1.3126	2.0900e-003	0.1643	1.6500e-003	0.1659	0.0436	1.5100e-003	0.0451		174.0006	174.0006	0.0117		174.2456

3.4 Building Construction - 2016

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	3.4062	28.5063	18.5066	0.0268		1.9674	1.9674		1.8485	1.8485		2,669.2864	2,669.2864	0.6620		2,683.1890
Total	3.4062	28.5063	18.5066	0.0268		1.9674	1.9674		1.8485	1.8485		2,669.2864	2,669.2864	0.6620		2,683.1890

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	0.4042	3.1095	4.2111	7.5200e-003	0.2106	0.0529	0.2635	0.0598	0.0486	0.1085		751.8321	751.8321	6.2500e-003		751.9633
Worker	0.4983	0.6571	6.8912	0.0110	0.8626	8.6500e-003	0.8712	0.2288	7.9000e-003	0.2367		913.5029	913.5029	0.0613		914.7895
Total	0.9025	3.7665	11.1024	0.0185	1.0731	0.0615	1.1347	0.2886	0.0565	0.3452		1,665.3349	1,665.3349	0.0675		1,666.7528

3.4 Building Construction - 2016

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	3.4062	28.5063	18.5066	0.0268		1.9674	1.9674		1.8485	1.8485	0.0000	2,669.2864	2,669.2864	0.6620		2,683.1890
Total	3.4062	28.5063	18.5066	0.0268		1.9674	1.9674		1.8485	1.8485	0.0000	2,669.2864	2,669.2864	0.6620		2,683.1890

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	0.4042	3.1095	4.2111	7.5200e-003	0.2106	0.0529	0.2635	0.0598	0.0486	0.1085		751.8321	751.8321	6.2500e-003		751.9633
Worker	0.4983	0.6571	6.8912	0.0110	0.8626	8.6500e-003	0.8712	0.2288	7.9000e-003	0.2367		913.5029	913.5029	0.0613		914.7895
Total	0.9025	3.7665	11.1024	0.0185	1.0731	0.0615	1.1347	0.2886	0.0565	0.3452		1,665.3349	1,665.3349	0.0675		1,666.7528

3.4 Building Construction - 2017

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	3.1024	26.4057	18.1291	0.0268		1.7812	1.7812		1.6730	1.6730		2,639.8053	2,639.8053	0.6497		2,653.4490
Total	3.1024	26.4057	18.1291	0.0268		1.7812	1.7812		1.6730	1.6730		2,639.8053	2,639.8053	0.6497		2,653.4490

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	0.3566	2.7591	3.8105	7.5000e-003	0.2106	0.0448	0.2554	0.0598	0.0412	0.1010		739.1502	739.1502	5.7900e-003		739.2718
Worker	0.4348	0.5852	6.1181	0.0110	0.8626	8.1400e-003	0.8707	0.2288	7.4700e-003	0.2363		878.8915	878.8915	0.0556		880.0579
Total	0.7914	3.3444	9.9286	0.0185	1.0732	0.0529	1.1261	0.2886	0.0487	0.3373		1,618.0416	1,618.0416	0.0613		1,619.3297

3.4 Building Construction - 2017

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	3.1024	26.4057	18.1291	0.0268		1.7812	1.7812		1.6730	1.6730	0.0000	2,639.8053	2,639.8053	0.6497		2,653.4490
Total	3.1024	26.4057	18.1291	0.0268		1.7812	1.7812		1.6730	1.6730	0.0000	2,639.8053	2,639.8053	0.6497		2,653.4490

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	0.3566	2.7591	3.8105	7.5000e-003	0.2106	0.0448	0.2554	0.0598	0.0412	0.1010		739.1502	739.1502	5.7900e-003		739.2718
Worker	0.4348	0.5852	6.1181	0.0110	0.8626	8.1400e-003	0.8707	0.2288	7.4700e-003	0.2363		878.8915	878.8915	0.0556		880.0579
Total	0.7914	3.3444	9.9286	0.0185	1.0732	0.0529	1.1261	0.2886	0.0487	0.3373		1,618.0416	1,618.0416	0.0613		1,619.3297

3.4 Building Construction - 2018

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	2.6687	23.2608	17.5327	0.0268		1.4943	1.4943		1.4048	1.4048		2,609.9390	2,609.9390	0.6387		2,623.3517
Total	2.6687	23.2608	17.5327	0.0268		1.4943	1.4943		1.4048	1.4048		2,609.9390	2,609.9390	0.6387		2,623.3517

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	0.3329	2.4930	3.6310	7.4900e-003	0.2106	0.0400	0.2505	0.0598	0.0368	0.0966		726.6209	726.6209	5.5400e-003		726.7371
Worker	0.3795	0.5231	5.4482	0.0109	0.8626	7.7600e-003	0.8703	0.2288	7.1600e-003	0.2360		846.4233	846.4233	0.0507		847.4870
Total	0.7124	3.0162	9.0792	0.0184	1.0731	0.0477	1.1208	0.2886	0.0439	0.3325		1,573.0441	1,573.0441	0.0562		1,574.2241

3.4 Building Construction - 2018

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	2.6687	23.2608	17.5327	0.0268		1.4943	1.4943		1.4048	1.4048	0.0000	2,609.9389	2,609.9389	0.6387		2,623.3517
Total	2.6687	23.2608	17.5327	0.0268		1.4943	1.4943		1.4048	1.4048	0.0000	2,609.9389	2,609.9389	0.6387		2,623.3517

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	0.3329	2.4930	3.6310	7.4900e-003	0.2106	0.0400	0.2505	0.0598	0.0368	0.0966		726.6209	726.6209	5.5400e-003		726.7371
Worker	0.3795	0.5231	5.4482	0.0109	0.8626	7.7600e-003	0.8703	0.2288	7.1600e-003	0.2360		846.4233	846.4233	0.0507		847.4870
Total	0.7124	3.0162	9.0792	0.0184	1.0731	0.0477	1.1208	0.2886	0.0439	0.3325		1,573.0441	1,573.0441	0.0562		1,574.2241

3.4 Building Construction - 2019**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	2.3516	20.9650	17.1204	0.0268		1.2850	1.2850		1.2083	1.2083		2,580.7618	2,580.7618	0.6279		2,593.9479
Total	2.3516	20.9650	17.1204	0.0268		1.2850	1.2850		1.2083	1.2083		2,580.7618	2,580.7618	0.6279		2,593.9479

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	0.3118	2.2646	3.4706	7.4800e-003	0.2105	0.0367	0.2473	0.0598	0.0338	0.0936		714.2461	714.2461	5.3500e-003		714.3584
Worker	0.3390	0.4732	4.9261	0.0109	0.8626	7.5000e-003	0.8701	0.2288	6.9500e-003	0.2357		816.2722	816.2722	0.0468		817.2556
Total	0.6508	2.7378	8.3967	0.0184	1.0731	0.0442	1.1173	0.2886	0.0407	0.3293		1,530.5183	1,530.5183	0.0522		1,531.6140

3.4 Building Construction - 2019

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	2.3516	20.9650	17.1204	0.0268		1.2850	1.2850		1.2083	1.2083	0.0000	2,580.7618	2,580.7618	0.6279		2,593.9479
Total	2.3516	20.9650	17.1204	0.0268		1.2850	1.2850		1.2083	1.2083	0.0000	2,580.7618	2,580.7618	0.6279		2,593.9479

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	0.3118	2.2646	3.4706	7.4800e-003	0.2105	0.0367	0.2473	0.0598	0.0338	0.0936		714.2461	714.2461	5.3500e-003		714.3584
Worker	0.3390	0.4732	4.9261	0.0109	0.8626	7.5000e-003	0.8701	0.2288	6.9500e-003	0.2357		816.2722	816.2722	0.0468		817.2556
Total	0.6508	2.7378	8.3967	0.0184	1.0731	0.0442	1.1173	0.2886	0.0407	0.3293		1,530.5183	1,530.5183	0.0522		1,531.6140

3.5 Paving - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4259	14.9353	14.3652	0.0223		0.8094	0.8094		0.7447	0.7447		2,208.973 1	2,208.973 1	0.6989		2,223.649 9
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.4259	14.9353	14.3652	0.0223		0.8094	0.8094		0.7447	0.7447		2,208.973 1	2,208.973 1	0.6989		2,223.649 9

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	0.0484	0.0676	0.7037	1.5600e-003	0.1232	1.0700e-003	0.1243	0.0327	9.9000e-004	0.0337		116.6103	116.6103	6.6900e-003		116.7508
Total	0.0484	0.0676	0.7037	1.5600e-003	0.1232	1.0700e-003	0.1243	0.0327	9.9000e-004	0.0337		116.6103	116.6103	6.6900e-003		116.7508

3.5 Paving - 2019**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4259	14.9353	14.3652	0.0223		0.8094	0.8094		0.7447	0.7447	0.0000	2,208.973 1	2,208.973 1	0.6989		2,223.649 9
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.4259	14.9353	14.3652	0.0223		0.8094	0.8094		0.7447	0.7447	0.0000	2,208.973 1	2,208.973 1	0.6989		2,223.649 9

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	0.0484	0.0676	0.7037	1.5600e-003	0.1232	1.0700e-003	0.1243	0.0327	9.9000e-004	0.0337		116.6103	116.6103	6.6900e-003		116.7508
Total	0.0484	0.0676	0.7037	1.5600e-003	0.1232	1.0700e-003	0.1243	0.0327	9.9000e-004	0.0337		116.6103	116.6103	6.6900e-003		116.7508

3.6 Architectural Coating - 2019

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	278.7995					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2664	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288		281.4481	281.4481	0.0238		281.9473
Total	279.0659	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288		281.4481	281.4481	0.0238		281.9473

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	0.0678	0.0946	0.9852	2.1900e-003	0.1725	1.5000e-003	0.1740	0.0458	1.3900e-003	0.0472		163.2544	163.2544	9.3700e-003		163.4511
Total	0.0678	0.0946	0.9852	2.1900e-003	0.1725	1.5000e-003	0.1740	0.0458	1.3900e-003	0.0472		163.2544	163.2544	9.3700e-003		163.4511

3.6 Architectural Coating - 2019

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	278.7995					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2664	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288	0.0000	281.4481	281.4481	0.0238		281.9473
Total	279.0659	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288	0.0000	281.4481	281.4481	0.0238		281.9473

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	0.0678	0.0946	0.9852	2.1900e-003	0.1725	1.5000e-003	0.1740	0.0458	1.3900e-003	0.0472		163.2544	163.2544	9.3700e-003		163.4511
Total	0.0678	0.0946	0.9852	2.1900e-003	0.1725	1.5000e-003	0.1740	0.0458	1.3900e-003	0.0472		163.2544	163.2544	9.3700e-003		163.4511

Del Webb at San Juan Oaks Specific Plan SEIR (Ph 2)
Monterey Bay Unified APCD Air District, Winter

Used for Construction AQ and GHG. Operational results have been deleted from this output for brevity.

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Health Club	25.00	1000sqft	0.50	25,000.00	0
Single Family Housing	262.00	Dwelling Unit	42.00	471,600.00	749

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.8	Precipitation Freq (Days)	53
Climate Zone	4			Operational Year	2019
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWahr)	641.35	CH4 Intensity (lb/MWahr)	0.029	N2O Intensity (lb/MWahr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Specific Plan area located in San Benito County, Climate Zone 4. PG&E provides natural gas and electricity.

Land Use - Number of residential units from PD. Acreage estimated based on total acres for SRF at buildout. Amenity center included in acreage for residential. Population estimated based on "balance of county" 2.99 persons per household from 2014 E-5.

Construction Phase - Phase 2 construction is assumed to begin 2016. 10-year buildout for Specific Plan.

Grading - Soil is assumed to be balanced within Specific Plan area during 10-year construction period.

Vehicle Trips - Mixed-use development reduction was estimated to be 13% for total daily trips. Amenity Center included in trips for residential. Source: ITE Trip Generation Manual (9th Edition); Fehr & Peers, June 2014.

Woodstoves - 25% of senior units include gas fireplaces. Assumed no woodstoves.

Energy Use -

Mobile Land Use Mitigation -

Table Name	Column Name	Default Value	New Value
tblFireplaces	FireplaceWoodMass	3,078.40	0.00
tblFireplaces	NumberGas	144.10	66.00
tblFireplaces	NumberNoFireplace	26.20	196.00
tblFireplaces	NumberWood	91.70	0.00
tblLandUse	LotAcreage	0.57	0.50
tblLandUse	LotAcreage	85.06	42.00
tblProjectCharacteristics	OperationalYear	2014	2019
tblVehicleTrips	ST_TR	20.87	0.00
tblVehicleTrips	ST_TR	10.08	2.38
tblVehicleTrips	SU_TR	26.73	0.00
tblVehicleTrips	SU_TR	8.77	2.02
tblVehicleTrips	WD_TR	32.93	0.00
tblVehicleTrips	WD_TR	9.57	3.20
tblWoodstoves	NumberCatalytic	13.10	0.00
tblWoodstoves	NumberNoncatalytic	13.10	0.00
tblWoodstoves	WoodstoveDayYear	82.00	0.00
tblWoodstoves	WoodstoveWoodMass	3,019.20	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					
2016	6.5807	74.9706	50.5069	0.0637	18.2141	3.5859	21.1543	9.9699	3.2990	12.6748	0.0000	6,578.823 3	6,578.823 3	1.9467	0.0000	6,619.703 1
2017	4.0230	30.0336	31.2007	0.0446	1.0732	1.8348	2.9079	0.2886	1.7222	2.0109	0.0000	4,200.680 5	4,200.680 5	0.7112	0.0000	4,215.615 8
2018	3.4944	26.5312	29.5818	0.0446	1.0731	1.5425	2.6156	0.2886	1.4492	1.7378	0.0000	4,127.710 7	4,127.710 7	0.6951	0.0000	4,142.306 9
2019	279.1363	23.9323	28.3352	0.0446	1.0731	1.3297	2.4028	0.2886	1.2494	1.5380	0.0000	4,057.782 7	4,057.782 7	0.7056	0.0000	4,072.600 0
Total	293.2344	155.4677	139.6245	0.1974	21.4335	8.2929	29.0807	10.8357	7.7198	17.9615	0.0000	18,964.99 72	18,964.99 72	4.0585	0.0000	19,050.22 58

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	1/1/2016	2/11/2016	5	30	
2	Grading	Grading	2/12/2016	5/26/2016	5	75	
3	Building Construction	Building Construction	5/27/2016	3/28/2019	5	740	
4	Paving	Paving	3/29/2019	6/13/2019	5	55	
5	Architectural Coating	Architectural Coating	6/14/2019	8/29/2019	5	55	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 187.5

Acres of Paving: 0

Residential Indoor: 954,990; Residential Outdoor: 318,330; Non-Residential Indoor: 37,500; Non-Residential Outdoor: 12,500 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	3	8.00	255	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	162	0.38
Grading	Graders	1	8.00	174	0.41
Grading	Rubber Tired Dozers	1	8.00	255	0.40
Grading	Scrapers	2	8.00	361	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	226	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	125	0.42
Paving	Paving Equipment	2	8.00	130	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	105.00	32.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	21.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Site Preparation - 2016

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	5.0771	54.6323	41.1053	0.0391		2.9387	2.9387		2.7036	2.7036		4,065.005 3	4,065.005 3	1.2262		4,090.754 4
Total	5.0771	54.6323	41.1053	0.0391	18.0663	2.9387	21.0049	9.9307	2.7036	12.6343		4,065.005 3	4,065.005 3	1.2262		4,090.754 4

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	0.0911	0.1412	1.2326	1.7700e-003	0.1479	1.4800e-003	0.1494	0.0392	1.3500e-003	0.0406		147.4584	147.4584	0.0105		147.6789
Total	0.0911	0.1412	1.2326	1.7700e-003	0.1479	1.4800e-003	0.1494	0.0392	1.3500e-003	0.0406		147.4584	147.4584	0.0105		147.6789

3.2 Site Preparation - 2016

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					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	5.0771	54.6323	41.1053	0.0391		2.9387	2.9387		2.7036	2.7036	0.0000	4,065.005 3	4,065.005 3	1.2262		4,090.754 4
Total	5.0771	54.6323	41.1053	0.0391	18.0663	2.9387	21.0049	9.9307	2.7036	12.6343	0.0000	4,065.005 3	4,065.005 3	1.2262		4,090.754 4

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	0.0911	0.1412	1.2326	1.7700e-003	0.1479	1.4800e-003	0.1494	0.0392	1.3500e-003	0.0406		147.4584	147.4584	0.0105		147.6789
Total	0.0911	0.1412	1.2326	1.7700e-003	0.1479	1.4800e-003	0.1494	0.0392	1.3500e-003	0.0406		147.4584	147.4584	0.0105		147.6789

3.3 Grading - 2016

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	6.4795	74.8137	49.1374	0.0617		3.5842	3.5842		3.2975	3.2975		6,414.9807	6,414.9807	1.9350		6,455.6154
Total	6.4795	74.8137	49.1374	0.0617	8.6733	3.5842	12.2576	3.5965	3.2975	6.8940		6,414.9807	6,414.9807	1.9350		6,455.6154

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	0.1013	0.1569	1.3695	1.9700e-003	0.1643	1.6500e-003	0.1659	0.0436	1.5100e-003	0.0451		163.8426	163.8426	0.0117		164.0877
Total	0.1013	0.1569	1.3695	1.9700e-003	0.1643	1.6500e-003	0.1659	0.0436	1.5100e-003	0.0451		163.8426	163.8426	0.0117		164.0877

3.3 Grading - 2016

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					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	6.4795	74.8137	49.1374	0.0617		3.5842	3.5842		3.2975	3.2975	0.0000	6,414.9807	6,414.9807	1.9350		6,455.6154
Total	6.4795	74.8137	49.1374	0.0617	8.6733	3.5842	12.2576	3.5965	3.2975	6.8940	0.0000	6,414.9807	6,414.9807	1.9350		6,455.6154

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	0.1013	0.1569	1.3695	1.9700e-003	0.1643	1.6500e-003	0.1659	0.0436	1.5100e-003	0.0451		163.8426	163.8426	0.0117		164.0877
Total	0.1013	0.1569	1.3695	1.9700e-003	0.1643	1.6500e-003	0.1659	0.0436	1.5100e-003	0.0451		163.8426	163.8426	0.0117		164.0877

3.4 Building Construction - 2016

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	3.4062	28.5063	18.5066	0.0268		1.9674	1.9674		1.8485	1.8485		2,669.2864	2,669.2864	0.6620		2,683.1890
Total	3.4062	28.5063	18.5066	0.0268		1.9674	1.9674		1.8485	1.8485		2,669.2864	2,669.2864	0.6620		2,683.1890

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	0.5278	3.2626	7.2440	7.5100e-003	0.2106	0.0537	0.2643	0.0598	0.0493	0.1092		746.0137	746.0137	6.4100e-003		746.1484
Worker	0.5317	0.8238	7.1900	0.0103	0.8626	8.6500e-003	0.8712	0.2288	7.9000e-003	0.2367		860.1737	860.1737	0.0613		861.4603
Total	1.0595	4.0864	14.4340	0.0178	1.0731	0.0623	1.1355	0.2886	0.0572	0.3459		1,606.1874	1,606.1874	0.0677		1,607.6087

3.4 Building Construction - 2016

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	3.4062	28.5063	18.5066	0.0268		1.9674	1.9674		1.8485	1.8485	0.0000	2,669.2864	2,669.2864	0.6620		2,683.1890
Total	3.4062	28.5063	18.5066	0.0268		1.9674	1.9674		1.8485	1.8485	0.0000	2,669.2864	2,669.2864	0.6620		2,683.1890

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	0.5278	3.2626	7.2440	7.5100e-003	0.2106	0.0537	0.2643	0.0598	0.0493	0.1092		746.0137	746.0137	6.4100e-003		746.1484
Worker	0.5317	0.8238	7.1900	0.0103	0.8626	8.6500e-003	0.8712	0.2288	7.9000e-003	0.2367		860.1737	860.1737	0.0613		861.4603
Total	1.0595	4.0864	14.4340	0.0178	1.0731	0.0623	1.1355	0.2886	0.0572	0.3459		1,606.1874	1,606.1874	0.0677		1,607.6087

3.4 Building Construction - 2017**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	3.1024	26.4057	18.1291	0.0268		1.7812	1.7812		1.6730	1.6730		2,639.8053	2,639.8053	0.6497		2,653.4490
Total	3.1024	26.4057	18.1291	0.0268		1.7812	1.7812		1.6730	1.6730		2,639.8053	2,639.8053	0.6497		2,653.4490

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	0.4611	2.8937	6.7457	7.4900e-003	0.2106	0.0454	0.2560	0.0598	0.0418	0.1016		733.4060	733.4060	5.9600e-003		733.5311
Worker	0.4595	0.7342	6.3258	0.0103	0.8626	8.1400e-003	0.8707	0.2288	7.4700e-003	0.2363		827.4692	827.4692	0.0556		828.6357
Total	0.9207	3.6280	13.0715	0.0178	1.0732	0.0536	1.1267	0.2886	0.0492	0.3379		1,560.8752	1,560.8752	0.0615		1,562.1667

3.4 Building Construction - 2017

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	3.1024	26.4057	18.1291	0.0268		1.7812	1.7812		1.6730	1.6730	0.0000	2,639.8053	2,639.8053	0.6497		2,653.4490
Total	3.1024	26.4057	18.1291	0.0268		1.7812	1.7812		1.6730	1.6730	0.0000	2,639.8053	2,639.8053	0.6497		2,653.4490

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	0.4611	2.8937	6.7457	7.4900e-003	0.2106	0.0454	0.2560	0.0598	0.0418	0.1016		733.4060	733.4060	5.9600e-003		733.5311
Worker	0.4595	0.7342	6.3258	0.0103	0.8626	8.1400e-003	0.8707	0.2288	7.4700e-003	0.2363		827.4692	827.4692	0.0556		828.6357
Total	0.9207	3.6280	13.0715	0.0178	1.0732	0.0536	1.1267	0.2886	0.0492	0.3379		1,560.8752	1,560.8752	0.0615		1,562.1667

3.4 Building Construction - 2018

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	2.6687	23.2608	17.5327	0.0268		1.4943	1.4943		1.4048	1.4048		2,609.9390	2,609.9390	0.6387		2,623.3517
Total	2.6687	23.2608	17.5327	0.0268		1.4943	1.4943		1.4048	1.4048		2,609.9390	2,609.9390	0.6387		2,623.3517

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	0.4288	2.6135	6.4719	7.4800e-003	0.2106	0.0405	0.2511	0.0598	0.0372	0.0971		720.9573	720.9573	5.7000e-003		721.0770
Worker	0.3968	0.6568	5.5772	0.0103	0.8626	7.7600e-003	0.8703	0.2288	7.1600e-003	0.2360		796.8145	796.8145	0.0507		797.8782
Total	0.8257	3.2703	12.0491	0.0178	1.0731	0.0483	1.1214	0.2886	0.0444	0.3330		1,517.7718	1,517.7718	0.0564		1,518.9552

3.4 Building Construction - 2018

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	2.6687	23.2608	17.5327	0.0268		1.4943	1.4943		1.4048	1.4048	0.0000	2,609.9389	2,609.9389	0.6387		2,623.3517
Total	2.6687	23.2608	17.5327	0.0268		1.4943	1.4943		1.4048	1.4048	0.0000	2,609.9389	2,609.9389	0.6387		2,623.3517

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	0.4288	2.6135	6.4719	7.4800e-003	0.2106	0.0405	0.2511	0.0598	0.0372	0.0971		720.9573	720.9573	5.7000e-003		721.0770
Worker	0.3968	0.6568	5.5772	0.0103	0.8626	7.7600e-003	0.8703	0.2288	7.1600e-003	0.2360		796.8145	796.8145	0.0507		797.8782
Total	0.8257	3.2703	12.0491	0.0178	1.0731	0.0483	1.1214	0.2886	0.0444	0.3330		1,517.7718	1,517.7718	0.0564		1,518.9552

3.4 Building Construction - 2019**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	2.3516	20.9650	17.1204	0.0268		1.2850	1.2850		1.2083	1.2083		2,580.7618	2,580.7618	0.6279		2,593.9479
Total	2.3516	20.9650	17.1204	0.0268		1.2850	1.2850		1.2083	1.2083		2,580.7618	2,580.7618	0.6279		2,593.9479

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	0.3997	2.3728	6.2136	7.4600e-003	0.2105	0.0372	0.2477	0.0598	0.0342	0.0940		708.6652	708.6652	5.5200e-003		708.7810
Worker	0.3519	0.5944	5.0012	0.0103	0.8626	7.5000e-003	0.8701	0.2288	6.9500e-003	0.2357		768.3558	768.3558	0.0468		769.3392
Total	0.7516	2.9673	11.2148	0.0178	1.0731	0.0447	1.1178	0.2886	0.0412	0.3298		1,477.0209	1,477.0209	0.0524		1,478.1202

3.4 Building Construction - 2019

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	2.3516	20.9650	17.1204	0.0268		1.2850	1.2850		1.2083	1.2083	0.0000	2,580.7618	2,580.7618	0.6279		2,593.9479
Total	2.3516	20.9650	17.1204	0.0268		1.2850	1.2850		1.2083	1.2083	0.0000	2,580.7618	2,580.7618	0.6279		2,593.9479

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	0.3997	2.3728	6.2136	7.4600e-003	0.2105	0.0372	0.2477	0.0598	0.0342	0.0940		708.6652	708.6652	5.5200e-003		708.7810
Worker	0.3519	0.5944	5.0012	0.0103	0.8626	7.5000e-003	0.8701	0.2288	6.9500e-003	0.2357		768.3558	768.3558	0.0468		769.3392
Total	0.7516	2.9673	11.2148	0.0178	1.0731	0.0447	1.1178	0.2886	0.0412	0.3298		1,477.0209	1,477.0209	0.0524		1,478.1202

3.5 Paving - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4259	14.9353	14.3652	0.0223		0.8094	0.8094		0.7447	0.7447		2,208.9731	2,208.9731	0.6989		2,223.6499
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.4259	14.9353	14.3652	0.0223		0.8094	0.8094		0.7447	0.7447		2,208.9731	2,208.9731	0.6989		2,223.6499

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	0.0503	0.0849	0.7145	1.4700e-003	0.1232	1.0700e-003	0.1243	0.0327	9.9000e-004	0.0337		109.7651	109.7651	6.6900e-003		109.9056
Total	0.0503	0.0849	0.7145	1.4700e-003	0.1232	1.0700e-003	0.1243	0.0327	9.9000e-004	0.0337		109.7651	109.7651	6.6900e-003		109.9056

3.5 Paving - 2019

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.4259	14.9353	14.3652	0.0223		0.8094	0.8094		0.7447	0.7447	0.0000	2,208.973 1	2,208.973 1	0.6989		2,223.649 9
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.4259	14.9353	14.3652	0.0223		0.8094	0.8094		0.7447	0.7447	0.0000	2,208.973 1	2,208.973 1	0.6989		2,223.649 9

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	0.0503	0.0849	0.7145	1.4700e-003	0.1232	1.0700e-003	0.1243	0.0327	9.9000e-004	0.0337		109.7651	109.7651	6.6900e-003		109.9056
Total	0.0503	0.0849	0.7145	1.4700e-003	0.1232	1.0700e-003	0.1243	0.0327	9.9000e-004	0.0337		109.7651	109.7651	6.6900e-003		109.9056

3.6 Architectural Coating - 2019

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	278.7995					0.0000	0.0000		0.0000	0.0000			0.0000				0.0000
Off-Road	0.2664	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288		281.4481	281.4481	0.0238			281.9473
Total	279.0659	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288		281.4481	281.4481	0.0238			281.9473

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	0.0704	0.1189	1.0003	2.0600e-003	0.1725	1.5000e-003	0.1740	0.0458	1.3900e-003	0.0472		153.6712	153.6712	9.3700e-003			153.8678
Total	0.0704	0.1189	1.0003	2.0600e-003	0.1725	1.5000e-003	0.1740	0.0458	1.3900e-003	0.0472		153.6712	153.6712	9.3700e-003			153.8678

3.6 Architectural Coating - 2019

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	278.7995					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2664	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288	0.0000	281.4481	281.4481	0.0238		281.9473
Total	279.0659	1.8354	1.8413	2.9700e-003		0.1288	0.1288		0.1288	0.1288	0.0000	281.4481	281.4481	0.0238		281.9473

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	0.0704	0.1189	1.0003	2.0600e-003	0.1725	1.5000e-003	0.1740	0.0458	1.3900e-003	0.0472		153.6712	153.6712	9.3700e-003		153.8678
Total	0.0704	0.1189	1.0003	2.0600e-003	0.1725	1.5000e-003	0.1740	0.0458	1.3900e-003	0.0472		153.6712	153.6712	9.3700e-003		153.8678

Del Webb at San Juan Oaks Specific Plan SEIR (Ph 2)
Monterey Bay Unified APCD Air District, Annual

Used for Construction AQ and GHG. Operational results have been deleted from this output for brevity.

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Health Club	25.00	1000sqft	0.50	25,000.00	0
Single Family Housing	262.00	Dwelling Unit	42.00	471,600.00	749

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.8	Precipitation Freq (Days)	53
Climate Zone	4			Operational Year	2019
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MW hr)	641.35	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Specific Plan area located in San Benito County, Climate Zone 4. PG&E provides natural gas and electricity.

Land Use - Number of residential units from PD. Acreage estimated based on total acres for SRF at buildout. Amenity center included in acreage for residential. Population estimated based on "balance of county" 2.99 persons per household from 2014 E-5.

Construction Phase - Phase 2 construction is assumed to begin 2016. 10-year buildout for Specific Plan.

Grading - Soil is assumed to be balanced within Specific Plan area during 10-year construction period.

Vehicle Trips - Mixed-use development reduction was estimated to be 13% for total daily trips. Amenity Center included in trips for residential. Source: ITE Trip Generation Manual (9th Edition); Fehr & Peers, June 2014.

Woodstoves - 25% of senior units include gas fireplaces. Assumed no woodstoves.

Energy Use -

Mobile Land Use Mitigation -

Table Name	Column Name	Default Value	New Value
tblFireplaces	FireplaceWoodMass	3,078.40	0.00
tblFireplaces	NumberGas	144.10	66.00
tblFireplaces	NumberNoFireplace	26.20	196.00
tblFireplaces	NumberWood	91.70	0.00
tblLandUse	LotAcreage	0.57	0.50
tblLandUse	LotAcreage	85.06	42.00
tblProjectCharacteristics	OperationalYear	2014	2019
tblVehicleTrips	ST_TR	20.87	0.00
tblVehicleTrips	ST_TR	10.08	2.38
tblVehicleTrips	SU_TR	26.73	0.00
tblVehicleTrips	SU_TR	8.77	2.02
tblVehicleTrips	WD_TR	32.93	0.00
tblVehicleTrips	WD_TR	9.57	3.20
tblWoodstoves	NumberCatalytic	13.10	0.00
tblWoodstoves	NumberNoncatalytic	13.10	0.00
tblWoodstoves	WoodstoveDayYear	82.00	0.00
tblWoodstoves	WoodstoveWoodMass	3,019.20	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					
2016	0.6642	6.1658	4.9389	6.4900e-003	0.6855	0.3369	1.0224	0.3079	0.3129	0.6208	0.0000	584.1951	584.1951	0.1347	0.0000	587.0234
2017	0.5117	3.8914	3.8138	5.8100e-003	0.1352	0.2385	0.3737	0.0365	0.2238	0.2603	0.0000	496.2137	496.2137	0.0839	0.0000	497.9748
2018	0.4460	3.4506	3.6320	5.8200e-003	0.1358	0.2013	0.3370	0.0366	0.1891	0.2257	0.0000	489.4634	489.4634	0.0823	0.0000	491.1912
2019	7.8122	1.2176	1.3311	2.2000e-003	0.0406	0.0678	0.1084	0.0109	0.0634	0.0744	0.0000	184.8738	184.8738	0.0379	0.0000	185.6690
Total	9.4341	14.7254	13.7157	0.0203	0.9971	0.8443	1.8415	0.3919	0.7893	1.1812	0.0000	1,754.7460	1,754.7460	0.3387	0.0000	1,761.8584

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	1/1/2016	2/11/2016	5	30	
2	Grading	Grading	2/12/2016	5/26/2016	5	75	
3	Building Construction	Building Construction	5/27/2016	3/28/2019	5	740	
4	Paving	Paving	3/29/2019	6/13/2019	5	55	
5	Architectural Coating	Architectural Coating	6/14/2019	8/29/2019	5	55	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 187.5

Acres of Paving: 0

Residential Indoor: 954,990; Residential Outdoor: 318,330; Non-Residential Indoor: 37,500; Non-Residential Outdoor: 12,500 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	3	8.00	255	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	162	0.38
Grading	Graders	1	8.00	174	0.41
Grading	Rubber Tired Dozers	1	8.00	255	0.40
Grading	Scrapers	2	8.00	361	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	226	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	125	0.42
Paving	Paving Equipment	2	8.00	130	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	105.00	32.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	21.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Site Preparation - 2016

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					0.2710	0.0000	0.2710	0.1490	0.0000	0.1490	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0762	0.8195	0.6166	5.9000e-004		0.0441	0.0441		0.0406	0.0406	0.0000	55.3157	55.3157	0.0167	0.0000	55.6661
Total	0.0762	0.8195	0.6166	5.9000e-004	0.2710	0.0441	0.3151	0.1490	0.0406	0.1895	0.0000	55.3157	55.3157	0.0167	0.0000	55.6661

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.2700e-003	1.9300e-003	0.0174	3.0000e-005	2.1500e-003	2.0000e-005	2.1700e-003	5.7000e-004	2.0000e-005	5.9000e-004	0.0000	2.0151	2.0151	1.4000e-004	0.0000	2.0181
Total	1.2700e-003	1.9300e-003	0.0174	3.0000e-005	2.1500e-003	2.0000e-005	2.1700e-003	5.7000e-004	2.0000e-005	5.9000e-004	0.0000	2.0151	2.0151	1.4000e-004	0.0000	2.0181

3.2 Site Preparation - 2016

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					0.2710	0.0000	0.2710	0.1490	0.0000	0.1490	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0762	0.8195	0.6166	5.9000e-004		0.0441	0.0441		0.0406	0.0406	0.0000	55.3156	55.3156	0.0167	0.0000	55.6660
Total	0.0762	0.8195	0.6166	5.9000e-004	0.2710	0.0441	0.3151	0.1490	0.0406	0.1895	0.0000	55.3156	55.3156	0.0167	0.0000	55.6660

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.2700e-003	1.9300e-003	0.0174	3.0000e-005	2.1500e-003	2.0000e-005	2.1700e-003	5.7000e-004	2.0000e-005	5.9000e-004	0.0000	2.0151	2.0151	1.4000e-004	0.0000	2.0181
Total	1.2700e-003	1.9300e-003	0.0174	3.0000e-005	2.1500e-003	2.0000e-005	2.1700e-003	5.7000e-004	2.0000e-005	5.9000e-004	0.0000	2.0151	2.0151	1.4000e-004	0.0000	2.0181

3.3 Grading - 2016

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					0.3253	0.0000	0.3253	0.1349	0.0000	0.1349	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.2430	2.8055	1.8427	2.3100e-003		0.1344	0.1344		0.1237	0.1237	0.0000	218.2340	218.2340	0.0658	0.0000	219.6163
Total	0.2430	2.8055	1.8427	2.3100e-003	0.3253	0.1344	0.4597	0.1349	0.1237	0.2585	0.0000	218.2340	218.2340	0.0658	0.0000	219.6163

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.5300e-003	5.3700e-003	0.0484	7.0000e-005	5.9700e-003	6.0000e-005	6.0300e-003	1.5900e-003	6.0000e-005	1.6400e-003	0.0000	5.5976	5.5976	4.0000e-004	0.0000	5.6060
Total	3.5300e-003	5.3700e-003	0.0484	7.0000e-005	5.9700e-003	6.0000e-005	6.0300e-003	1.5900e-003	6.0000e-005	1.6400e-003	0.0000	5.5976	5.5976	4.0000e-004	0.0000	5.6060

3.3 Grading - 2016

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					0.3253	0.0000	0.3253	0.1349	0.0000	0.1349	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.2430	2.8055	1.8427	2.3100e-003		0.1344	0.1344		0.1237	0.1237	0.0000	218.2337	218.2337	0.0658	0.0000	219.6161
Total	0.2430	2.8055	1.8427	2.3100e-003	0.3253	0.1344	0.4597	0.1349	0.1237	0.2585	0.0000	218.2337	218.2337	0.0658	0.0000	219.6161

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.5300e-003	5.3700e-003	0.0484	7.0000e-005	5.9700e-003	6.0000e-005	6.0300e-003	1.5900e-003	6.0000e-005	1.6400e-003	0.0000	5.5976	5.5976	4.0000e-004	0.0000	5.6060
Total	3.5300e-003	5.3700e-003	0.0484	7.0000e-005	5.9700e-003	6.0000e-005	6.0300e-003	1.5900e-003	6.0000e-005	1.6400e-003	0.0000	5.5976	5.5976	4.0000e-004	0.0000	5.6060

3.4 Building Construction - 2016

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	0.2657	2.2235	1.4435	2.0900e-003		0.1535	0.1535		0.1442	0.1442	0.0000	188.8798	188.8798	0.0469	0.0000	189.8636
Total	0.2657	2.2235	1.4435	2.0900e-003		0.1535	0.1535		0.1442	0.1442	0.0000	188.8798	188.8798	0.0469	0.0000	189.8636

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	0.0360	0.2514	0.4421	5.9000e-004	0.0160	4.1500e-003	0.0201	4.5600e-003	3.8200e-003	8.3800e-003	0.0000	53.0270	53.0270	4.5000e-004	0.0000	53.0364
Worker	0.0385	0.0586	0.5282	8.1000e-004	0.0652	6.7000e-004	0.0658	0.0173	6.2000e-004	0.0179	0.0000	61.1259	61.1259	4.3400e-003	0.0000	61.2169
Total	0.0746	0.3100	0.9703	1.4000e-003	0.0812	4.8200e-003	0.0860	0.0219	4.4400e-003	0.0263	0.0000	114.1529	114.1529	4.7900e-003	0.0000	114.2533

3.4 Building Construction - 2016

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	0.2657	2.2235	1.4435	2.0900e-003		0.1535	0.1535		0.1442	0.1442	0.0000	188.8796	188.8796	0.0469	0.0000	189.8633
Total	0.2657	2.2235	1.4435	2.0900e-003		0.1535	0.1535		0.1442	0.1442	0.0000	188.8796	188.8796	0.0469	0.0000	189.8633

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	0.0360	0.2514	0.4421	5.9000e-004	0.0160	4.1500e-003	0.0201	4.5600e-003	3.8200e-003	8.3800e-003	0.0000	53.0270	53.0270	4.5000e-004	0.0000	53.0364
Worker	0.0385	0.0586	0.5282	8.1000e-004	0.0652	6.7000e-004	0.0658	0.0173	6.2000e-004	0.0179	0.0000	61.1259	61.1259	4.3400e-003	0.0000	61.2169
Total	0.0746	0.3100	0.9703	1.4000e-003	0.0812	4.8200e-003	0.0860	0.0219	4.4400e-003	0.0263	0.0000	114.1529	114.1529	4.7900e-003	0.0000	114.2533

3.4 Building Construction - 2017

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	0.4033	3.4327	2.3568	3.4900e-003		0.2316	0.2316		0.2175	0.2175	0.0000	311.3228	311.3228	0.0766	0.0000	312.9319
Total	0.4033	3.4327	2.3568	3.4900e-003		0.2316	0.2316		0.2175	0.2175	0.0000	311.3228	311.3228	0.0766	0.0000	312.9319

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	0.0527	0.3716	0.6797	9.7000e-004	0.0267	5.8600e-003	0.0325	7.6000e-003	5.3900e-003	0.0130	0.0000	86.8864	86.8864	6.9000e-004	0.0000	86.9009
Worker	0.0557	0.0871	0.7774	1.3500e-003	0.1086	1.0600e-003	0.1097	0.0289	9.7000e-004	0.0299	0.0000	98.0044	98.0044	6.5500e-003	0.0000	98.1420
Total	0.1084	0.4587	1.4570	2.3200e-003	0.1352	6.9200e-003	0.1422	0.0365	6.3600e-003	0.0428	0.0000	184.8908	184.8908	7.2400e-003	0.0000	185.0429

3.4 Building Construction - 2017

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	0.4033	3.4327	2.3568	3.4900e-003		0.2316	0.2316		0.2175	0.2175	0.0000	311.3225	311.3225	0.0766	0.0000	312.9315
Total	0.4033	3.4327	2.3568	3.4900e-003		0.2316	0.2316		0.2175	0.2175	0.0000	311.3225	311.3225	0.0766	0.0000	312.9315

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	0.0527	0.3716	0.6797	9.7000e-004	0.0267	5.8600e-003	0.0325	7.6000e-003	5.3900e-003	0.0130	0.0000	86.8864	86.8864	6.9000e-004	0.0000	86.9009
Worker	0.0557	0.0871	0.7774	1.3500e-003	0.1086	1.0600e-003	0.1097	0.0289	9.7000e-004	0.0299	0.0000	98.0044	98.0044	6.5500e-003	0.0000	98.1420
Total	0.1084	0.4587	1.4570	2.3200e-003	0.1352	6.9200e-003	0.1422	0.0365	6.3600e-003	0.0428	0.0000	184.8908	184.8908	7.2400e-003	0.0000	185.0429

3.4 Building Construction - 2018**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	0.3483	3.0355	2.2880	3.5000e-003		0.1950	0.1950		0.1833	0.1833	0.0000	308.9844	308.9844	0.0756	0.0000	310.5723
Total	0.3483	3.0355	2.2880	3.5000e-003		0.1950	0.1950		0.1833	0.1833	0.0000	308.9844	308.9844	0.0756	0.0000	310.5723

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	0.0493	0.3370	0.6532	9.8000e-004	0.0268	5.2400e-003	0.0320	7.6300e-003	4.8200e-003	0.0125	0.0000	85.7413	85.7413	6.6000e-004	0.0000	85.7552
Worker	0.0484	0.0781	0.6908	1.3500e-003	0.1090	1.0100e-003	0.1100	0.0290	9.3000e-004	0.0299	0.0000	94.7377	94.7377	6.0000e-003	0.0000	94.8636
Total	0.0978	0.4151	1.3439	2.3300e-003	0.1358	6.2500e-003	0.1420	0.0366	5.7500e-003	0.0424	0.0000	180.4790	180.4790	6.6600e-003	0.0000	180.6189

3.4 Building Construction - 2018

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	0.3483	3.0355	2.2880	3.5000e-003		0.1950	0.1950		0.1833	0.1833	0.0000	308.9841	308.9841	0.0756	0.0000	310.5720
Total	0.3483	3.0355	2.2880	3.5000e-003		0.1950	0.1950		0.1833	0.1833	0.0000	308.9841	308.9841	0.0756	0.0000	310.5720

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	0.0493	0.3370	0.6532	9.8000e-004	0.0268	5.2400e-003	0.0320	7.6300e-003	4.8200e-003	0.0125	0.0000	85.7413	85.7413	6.6000e-004	0.0000	85.7552
Worker	0.0484	0.0781	0.6908	1.3500e-003	0.1090	1.0100e-003	0.1100	0.0290	9.3000e-004	0.0299	0.0000	94.7377	94.7377	6.0000e-003	0.0000	94.8636
Total	0.0978	0.4151	1.3439	2.3300e-003	0.1358	6.2500e-003	0.1420	0.0366	5.7500e-003	0.0424	0.0000	180.4790	180.4790	6.6600e-003	0.0000	180.6189

3.4 Building Construction - 2019

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	0.0741	0.6604	0.5393	8.4000e-004		0.0405	0.0405		0.0381	0.0381	0.0000	73.7487	73.7487	0.0179	0.0000	74.1255
Total	0.0741	0.6604	0.5393	8.4000e-004		0.0405	0.0405		0.0381	0.0381	0.0000	73.7487	73.7487	0.0179	0.0000	74.1255

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	0.0111	0.0739	0.1512	2.4000e-004	6.4600e-003	1.1600e-003	7.6200e-003	1.8400e-003	1.0700e-003	2.9100e-003	0.0000	20.3435	20.3435	1.5000e-004	0.0000	20.3468
Worker	0.0104	0.0171	0.1500	3.3000e-004	0.0263	2.4000e-004	0.0266	7.0000e-003	2.2000e-004	7.2200e-003	0.0000	22.0512	22.0512	1.3400e-003	0.0000	22.0793
Total	0.0215	0.0909	0.3012	5.7000e-004	0.0328	1.4000e-003	0.0342	8.8400e-003	1.2900e-003	0.0101	0.0000	42.3948	42.3948	1.4900e-003	0.0000	42.4261

3.4 Building Construction - 2019

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	0.0741	0.6604	0.5393	8.4000e-004		0.0405	0.0405		0.0381	0.0381	0.0000	73.7486	73.7486	0.0179	0.0000	74.1254
Total	0.0741	0.6604	0.5393	8.4000e-004		0.0405	0.0405		0.0381	0.0381	0.0000	73.7486	73.7486	0.0179	0.0000	74.1254

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	0.0111	0.0739	0.1512	2.4000e-004	6.4600e-003	1.1600e-003	7.6200e-003	1.8400e-003	1.0700e-003	2.9100e-003	0.0000	20.3435	20.3435	1.5000e-004	0.0000	20.3468
Worker	0.0104	0.0171	0.1500	3.3000e-004	0.0263	2.4000e-004	0.0266	7.0000e-003	2.2000e-004	7.2200e-003	0.0000	22.0512	22.0512	1.3400e-003	0.0000	22.0793
Total	0.0215	0.0909	0.3012	5.7000e-004	0.0328	1.4000e-003	0.0342	8.8400e-003	1.2900e-003	0.0101	0.0000	42.3948	42.3948	1.4900e-003	0.0000	42.4261

3.5 Paving - 2019

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	0.0392	0.4107	0.3950	6.1000e-004		0.0223	0.0223		0.0205	0.0205	0.0000	55.1085	55.1085	0.0174	0.0000	55.4747
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0392	0.4107	0.3950	6.1000e-004		0.0223	0.0223		0.0205	0.0205	0.0000	55.1085	55.1085	0.0174	0.0000	55.4747

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.3000e-003	2.1300e-003	0.0187	4.0000e-005	3.2800e-003	3.0000e-005	3.3100e-003	8.7000e-004	3.0000e-005	9.0000e-004	0.0000	2.7502	2.7502	1.7000e-004	0.0000	2.7537
Total	1.3000e-003	2.1300e-003	0.0187	4.0000e-005	3.2800e-003	3.0000e-005	3.3100e-003	8.7000e-004	3.0000e-005	9.0000e-004	0.0000	2.7502	2.7502	1.7000e-004	0.0000	2.7537

3.5 Paving - 2019

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	0.0392	0.4107	0.3950	6.1000e-004		0.0223	0.0223		0.0205	0.0205	0.0000	55.1085	55.1085	0.0174	0.0000	55.4746
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0392	0.4107	0.3950	6.1000e-004		0.0223	0.0223		0.0205	0.0205	0.0000	55.1085	55.1085	0.0174	0.0000	55.4746

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.3000e-003	2.1300e-003	0.0187	4.0000e-005	3.2800e-003	3.0000e-005	3.3100e-003	8.7000e-004	3.0000e-005	9.0000e-004	0.0000	2.7502	2.7502	1.7000e-004	0.0000	2.7537
Total	1.3000e-003	2.1300e-003	0.0187	4.0000e-005	3.2800e-003	3.0000e-005	3.3100e-003	8.7000e-004	3.0000e-005	9.0000e-004	0.0000	2.7502	2.7502	1.7000e-004	0.0000	2.7537

3.6 Architectural Coating - 2019

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	7.6670					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.3300e-003	0.0505	0.0506	8.0000e-005		3.5400e-003	3.5400e-003		3.5400e-003	3.5400e-003	0.0000	7.0215	7.0215	5.9000e-004	0.0000	7.0339
Total	7.6743	0.0505	0.0506	8.0000e-005		3.5400e-003	3.5400e-003		3.5400e-003	3.5400e-003	0.0000	7.0215	7.0215	5.9000e-004	0.0000	7.0339

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.8100e-003	2.9800e-003	0.0262	6.0000e-005	4.5900e-003	4.0000e-005	4.6400e-003	1.2200e-003	4.0000e-005	1.2600e-003	0.0000	3.8502	3.8502	2.3000e-004	0.0000	3.8551
Total	1.8100e-003	2.9800e-003	0.0262	6.0000e-005	4.5900e-003	4.0000e-005	4.6400e-003	1.2200e-003	4.0000e-005	1.2600e-003	0.0000	3.8502	3.8502	2.3000e-004	0.0000	3.8551

3.6 Architectural Coating - 2019

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	7.6670					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.3300e-003	0.0505	0.0506	8.0000e-005		3.5400e-003	3.5400e-003		3.5400e-003	3.5400e-003	0.0000	7.0214	7.0214	5.9000e-004	0.0000	7.0339
Total	7.6743	0.0505	0.0506	8.0000e-005		3.5400e-003	3.5400e-003		3.5400e-003	3.5400e-003	0.0000	7.0214	7.0214	5.9000e-004	0.0000	7.0339

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.8100e-003	2.9800e-003	0.0262	6.0000e-005	4.5900e-003	4.0000e-005	4.6400e-003	1.2200e-003	4.0000e-005	1.2600e-003	0.0000	3.8502	3.8502	2.3000e-004	0.0000	3.8551
Total	1.8100e-003	2.9800e-003	0.0262	6.0000e-005	4.5900e-003	4.0000e-005	4.6400e-003	1.2200e-003	4.0000e-005	1.2600e-003	0.0000	3.8502	3.8502	2.3000e-004	0.0000	3.8551

Del Webb at San Juan Oaks Specific Plan SEIR (Ph 3)
Monterey Bay Unified APCD Air District, Summer

Used for Construction AQ and GHG. Operational results have been deleted from this output for brevity.

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	278.00	Dwelling Unit	45.10	500,400.00	831

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.8	Precipitation Freq (Days)	53
Climate Zone	4			Operational Year	2020
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	641.35	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Specific Plan area located in San Benito County, Climate Zone 4. PG&E provides natural gas and electricity.

Land Use - Number of residential units from PD. Acreage estimated based on total acres for SRF at buildout. Population estimated based on "balance of county" 2.99 persons per household from 2014 E-5.

Construction Phase - Phase 2 construction is assumed to begin 2017. 10-year buildout for Specific Plan.

Grading - Soil is assumed to be balanced within Specific Plan area during 10-year construction period.

Vehicle Trips - Mixed-use development reduction was estimated to be 13% for total daily trips. Source: ITE Trip Generation Manual (9th Edition); Fehr & Peers, June 2014.

Woodstoves - 25% of senior units would have gas fireplaces. Assumed no woodstoves.

Energy Use -

Mobile Land Use Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	PhaseEndDate	8/28/2020	8/29/2020
tblConstructionPhase	PhaseEndDate	3/27/2020	3/28/2020
tblConstructionPhase	PhaseEndDate	5/26/2017	5/27/2017
tblConstructionPhase	PhaseEndDate	6/12/2020	6/13/2020
tblConstructionPhase	PhaseEndDate	2/10/2017	2/11/2017
tblFireplaces	FireplaceWoodMass	3,078.40	0.00
tblFireplaces	NumberGas	152.90	70.00
tblFireplaces	NumberNoFireplace	27.80	208.00
tblFireplaces	NumberWood	97.30	0.00
tblLandUse	LotAcreage	90.26	45.10
tblLandUse	Population	795.00	831.00
tblProjectCharacteristics	OperationalYear	2014	2020
tblVehicleTrips	ST_TR	10.08	2.38
tblVehicleTrips	SU_TR	8.77	2.02
tblVehicleTrips	WD_TR	9.57	3.20
tblWoodstoves	NumberCatalytic	13.90	0.00
tblWoodstoves	NumberNoncatalytic	13.90	0.00
tblWoodstoves	WoodstoveDayYear	82.00	0.00
tblWoodstoves	WoodstoveWoodMass	3,019.20	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					
2017	6.1820	69.7035	47.9704	0.0638	18.2141	3.3187	20.9697	9.9699	3.0532	12.5051	0.0000	6,480.776 9	6,480.776 9	1.9450	0.0000	6,521.621 6
2018	3.3422	26.0963	26.1254	0.0442	1.0189	1.5391	2.5580	0.2740	1.4461	1.7200	0.0000	4,097.263 4	4,097.263 4	0.6921	0.0000	4,111.798 3
2019	2.9668	23.5387	25.0656	0.0442	1.0189	1.3266	2.3455	0.2740	1.2466	1.5205	0.0000	4,027.769 6	4,027.769 6	0.6775	0.0000	4,041.997 6
2020	284.9493	21.2872	24.2004	0.0442	1.0188	1.1498	2.1687	0.2740	1.0806	1.3545	0.0000	3,943.346 4	3,943.346 4	0.7051	0.0000	3,958.153 6
Total	297.4403	140.6257	123.3618	0.1965	21.2707	7.3343	28.0419	10.7918	6.8264	17.1002	0.0000	18,549.15 62	18,549.15 62	4.0198	0.0000	18,633.57 10

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	1/1/2017	2/11/2017	5	30	
2	Grading	Grading	2/12/2017	5/27/2017	5	75	
3	Building Construction	Building Construction	5/28/2017	3/28/2020	5	740	
4	Paving	Paving	3/29/2020	6/13/2020	5	55	
5	Architectural Coating	Architectural Coating	6/14/2020	8/29/2020	5	55	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 187.5

Acres of Paving: 0

Residential Indoor: 1,013,310; Residential Outdoor: 337,770; Non-Residential Indoor: 0; Non-Residential Outdoor: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	3	8.00	255	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	162	0.38
Grading	Graders	1	8.00	174	0.41
Grading	Rubber Tired Dozers	1	8.00	255	0.40
Grading	Scrapers	2	8.00	361	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	226	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	125	0.42
Paving	Paving Equipment	2	8.00	130	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	100.00	30.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Site Preparation - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	4.8382	51.7535	39.3970	0.0391		2.7542	2.7542		2.5339	2.5339		4,003.0859	4,003.0859	1.2265		4,028.8432
Total	4.8382	51.7535	39.3970	0.0391	18.0663	2.7542	20.8205	9.9307	2.5339	12.4646		4,003.0859	4,003.0859	1.2265		4,028.8432

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	0.0745	0.1003	1.0488	1.8800e-003	0.1479	1.4000e-003	0.1493	0.0392	1.2800e-003	0.0405		150.6671	150.6671	9.5200e-003		150.8671
Total	0.0745	0.1003	1.0488	1.8800e-003	0.1479	1.4000e-003	0.1493	0.0392	1.2800e-003	0.0405		150.6671	150.6671	9.5200e-003		150.8671

3.2 Site Preparation - 2017**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					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	4.8382	51.7535	39.3970	0.0391		2.7542	2.7542		2.5339	2.5339	0.0000	4,003.0859	4,003.0859	1.2265		4,028.8432
Total	4.8382	51.7535	39.3970	0.0391	18.0663	2.7542	20.8205	9.9307	2.5339	12.4646	0.0000	4,003.0859	4,003.0859	1.2265		4,028.8432

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	0.0745	0.1003	1.0488	1.8800e-003	0.1479	1.4000e-003	0.1493	0.0392	1.2800e-003	0.0405		150.6671	150.6671	9.5200e-003		150.8671
Total	0.0745	0.1003	1.0488	1.8800e-003	0.1479	1.4000e-003	0.1493	0.0392	1.2800e-003	0.0405		150.6671	150.6671	9.5200e-003		150.8671

3.3 Grading - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	6.0991	69.5920	46.8050	0.0617		3.3172	3.3172		3.0518	3.0518		6,313.3690	6,313.3690	1.9344		6,353.9915
Total	6.0991	69.5920	46.8050	0.0617	8.6733	3.3172	11.9905	3.5965	3.0518	6.6483		6,313.3690	6,313.3690	1.9344		6,353.9915

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	0.0828	0.1115	1.1654	2.0900e-003	0.1643	1.5500e-003	0.1659	0.0436	1.4200e-003	0.0450		167.4079	167.4079	0.0106		167.6301
Total	0.0828	0.1115	1.1654	2.0900e-003	0.1643	1.5500e-003	0.1659	0.0436	1.4200e-003	0.0450		167.4079	167.4079	0.0106		167.6301

3.3 Grading - 2017

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					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	6.0991	69.5920	46.8050	0.0617		3.3172	3.3172		3.0518	3.0518	0.0000	6,313.3690	6,313.3690	1.9344		6,353.9915
Total	6.0991	69.5920	46.8050	0.0617	8.6733	3.3172	11.9905	3.5965	3.0518	6.6483	0.0000	6,313.3690	6,313.3690	1.9344		6,353.9915

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	0.0828	0.1115	1.1654	2.0900e-003	0.1643	1.5500e-003	0.1659	0.0436	1.4200e-003	0.0450		167.4079	167.4079	0.0106		167.6301
Total	0.0828	0.1115	1.1654	2.0900e-003	0.1643	1.5500e-003	0.1659	0.0436	1.4200e-003	0.0450		167.4079	167.4079	0.0106		167.6301

3.4 Building Construction - 2017**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	3.1024	26.4057	18.1291	0.0268		1.7812	1.7812		1.6730	1.6730		2,639.8053	2,639.8053	0.6497		2,653.4490
Total	3.1024	26.4057	18.1291	0.0268		1.7812	1.7812		1.6730	1.6730		2,639.8053	2,639.8053	0.6497		2,653.4490

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	0.3343	2.5867	3.5724	7.0300e-003	0.1974	0.0420	0.2394	0.0561	0.0386	0.0947		692.9533	692.9533	5.4300e-003		693.0673
Worker	0.4141	0.5574	5.8268	0.0104	0.8215	7.7500e-003	0.8292	0.2179	7.1200e-003	0.2250		837.0395	837.0395	0.0529		838.1504
Total	0.7484	3.1441	9.3991	0.0175	1.0189	0.0497	1.0687	0.2740	0.0457	0.3197		1,529.9928	1,529.9928	0.0583		1,531.2177

3.4 Building Construction - 2017

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	3.1024	26.4057	18.1291	0.0268		1.7812	1.7812		1.6730	1.6730	0.0000	2,639.8053	2,639.8053	0.6497		2,653.4490
Total	3.1024	26.4057	18.1291	0.0268		1.7812	1.7812		1.6730	1.6730	0.0000	2,639.8053	2,639.8053	0.6497		2,653.4490

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	0.3343	2.5867	3.5724	7.0300e-003	0.1974	0.0420	0.2394	0.0561	0.0386	0.0947		692.9533	692.9533	5.4300e-003		693.0673
Worker	0.4141	0.5574	5.8268	0.0104	0.8215	7.7500e-003	0.8292	0.2179	7.1200e-003	0.2250		837.0395	837.0395	0.0529		838.1504
Total	0.7484	3.1441	9.3991	0.0175	1.0189	0.0497	1.0687	0.2740	0.0457	0.3197		1,529.9928	1,529.9928	0.0583		1,531.2177

3.4 Building Construction - 2018

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	2.6687	23.2608	17.5327	0.0268		1.4943	1.4943		1.4048	1.4048		2,609.9390	2,609.9390	0.6387		2,623.3517
Total	2.6687	23.2608	17.5327	0.0268		1.4943	1.4943		1.4048	1.4048		2,609.9390	2,609.9390	0.6387		2,623.3517

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	0.3121	2.3372	3.4040	7.0200e-003	0.1974	0.0375	0.2349	0.0561	0.0345	0.0906		681.2071	681.2071	5.1900e-003		681.3161
Worker	0.3614	0.4982	5.1887	0.0104	0.8215	7.3900e-003	0.8289	0.2179	6.8200e-003	0.2247		806.1174	806.1174	0.0482		807.1305
Total	0.6735	2.8354	8.5928	0.0174	1.0189	0.0449	1.0637	0.2740	0.0413	0.3153		1,487.3245	1,487.3245	0.0534		1,488.4466

3.4 Building Construction - 2018

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	2.6687	23.2608	17.5327	0.0268		1.4943	1.4943		1.4048	1.4048	0.0000	2,609.9389	2,609.9389	0.6387		2,623.3517
Total	2.6687	23.2608	17.5327	0.0268		1.4943	1.4943		1.4048	1.4048	0.0000	2,609.9389	2,609.9389	0.6387		2,623.3517

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	0.3121	2.3372	3.4040	7.0200e-003	0.1974	0.0375	0.2349	0.0561	0.0345	0.0906		681.2071	681.2071	5.1900e-003		681.3161
Worker	0.3614	0.4982	5.1887	0.0104	0.8215	7.3900e-003	0.8289	0.2179	6.8200e-003	0.2247		806.1174	806.1174	0.0482		807.1305
Total	0.6735	2.8354	8.5928	0.0174	1.0189	0.0449	1.0637	0.2740	0.0413	0.3153		1,487.3245	1,487.3245	0.0534		1,488.4466

3.4 Building Construction - 2019

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	2.3516	20.9650	17.1204	0.0268		1.2850	1.2850		1.2083	1.2083		2,580.7618	2,580.7618	0.6279		2,593.9479
Total	2.3516	20.9650	17.1204	0.0268		1.2850	1.2850		1.2083	1.2083		2,580.7618	2,580.7618	0.6279		2,593.9479

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	0.2923	2.1230	3.2537	7.0100e-003	0.1974	0.0344	0.2318	0.0561	0.0317	0.0877		669.6057	669.6057	5.0200e-003		669.7110
Worker	0.3229	0.4507	4.6915	0.0104	0.8215	7.1500e-003	0.8286	0.2179	6.6200e-003	0.2245		777.4021	777.4021	0.0446		778.3387
Total	0.6152	2.5737	7.9452	0.0174	1.0189	0.0416	1.0604	0.2740	0.0383	0.3123		1,447.0078	1,447.0078	0.0496		1,448.0497

3.4 Building Construction - 2019

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	2.3516	20.9650	17.1204	0.0268		1.2850	1.2850		1.2083	1.2083	0.0000	2,580.7618	2,580.7618	0.6279		2,593.9479
Total	2.3516	20.9650	17.1204	0.0268		1.2850	1.2850		1.2083	1.2083	0.0000	2,580.7618	2,580.7618	0.6279		2,593.9479

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	0.2923	2.1230	3.2537	7.0100e-003	0.1974	0.0344	0.2318	0.0561	0.0317	0.0877		669.6057	669.6057	5.0200e-003		669.7110
Worker	0.3229	0.4507	4.6915	0.0104	0.8215	7.1500e-003	0.8286	0.2179	6.6200e-003	0.2245		777.4021	777.4021	0.0446		778.3387
Total	0.6152	2.5737	7.9452	0.0174	1.0189	0.0416	1.0604	0.2740	0.0383	0.3123		1,447.0078	1,447.0078	0.0496		1,448.0497

3.4 Building Construction - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.1113	19.0839	16.8084	0.0268		1.1128	1.1128		1.0465	1.0465		2,542.4799	2,542.4799	0.6194		2,555.4880
Total	2.1113	19.0839	16.8084	0.0268		1.1128	1.1128		1.0465	1.0465		2,542.4799	2,542.4799	0.6194		2,555.4880

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	0.2706	1.7905	3.0903	7.0000e-003	0.1974	0.0300	0.2274	0.0561	0.0276	0.0837		654.3046	654.3046	4.7700e-003		654.4048
Worker	0.2956	0.4128	4.3016	0.0104	0.8215	7.0100e-003	0.8285	0.2179	6.4900e-003	0.2244		746.5619	746.5619	0.0418		747.4401
Total	0.5662	2.2033	7.3919	0.0174	1.0188	0.0370	1.0558	0.2740	0.0341	0.3081		1,400.8665	1,400.8665	0.0466		1,401.8449

3.4 Building Construction - 2020

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	2.1113	19.0839	16.8084	0.0268		1.1128	1.1128		1.0465	1.0465	0.0000	2,542.4799	2,542.4799	0.6194		2,555.4880
Total	2.1113	19.0839	16.8084	0.0268		1.1128	1.1128		1.0465	1.0465	0.0000	2,542.4799	2,542.4799	0.6194		2,555.4880

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	0.2706	1.7905	3.0903	7.0000e-003	0.1974	0.0300	0.2274	0.0561	0.0276	0.0837		654.3046	654.3046	4.7700e-003		654.4048
Worker	0.2956	0.4128	4.3016	0.0104	0.8215	7.0100e-003	0.8285	0.2179	6.4900e-003	0.2244		746.5619	746.5619	0.0418		747.4401
Total	0.5662	2.2033	7.3919	0.0174	1.0188	0.0370	1.0558	0.2740	0.0341	0.3081		1,400.8665	1,400.8665	0.0466		1,401.8449

3.5 Paving - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3301	13.7845	14.3523	0.0223		0.7390	0.7390		0.6799	0.6799		2,160.757 1	2,160.757 1	0.6988		2,175.432 6
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.3301	13.7845	14.3523	0.0223		0.7390	0.7390		0.6799	0.6799		2,160.757 1	2,160.757 1	0.6988		2,175.432 6

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	0.0443	0.0619	0.6452	1.5600e-003	0.1232	1.0500e-003	0.1243	0.0327	9.7000e-004	0.0337		111.9843	111.9843	6.2700e-003		112.1160
Total	0.0443	0.0619	0.6452	1.5600e-003	0.1232	1.0500e-003	0.1243	0.0327	9.7000e-004	0.0337		111.9843	111.9843	6.2700e-003		112.1160

3.5 Paving - 2020

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3301	13.7845	14.3523	0.0223		0.7390	0.7390		0.6799	0.6799	0.0000	2,160.7571	2,160.7571	0.6988		2,175.4326
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.3301	13.7845	14.3523	0.0223		0.7390	0.7390		0.6799	0.6799	0.0000	2,160.7571	2,160.7571	0.6988		2,175.4326

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	0.0443	0.0619	0.6452	1.5600e-003	0.1232	1.0500e-003	0.1243	0.0327	9.7000e-004	0.0337		111.9843	111.9843	6.2700e-003		112.1160
Total	0.0443	0.0619	0.6452	1.5600e-003	0.1232	1.0500e-003	0.1243	0.0327	9.7000e-004	0.0337		111.9843	111.9843	6.2700e-003		112.1160

3.6 Architectural Coating - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	284.6480					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2422	1.6838	1.8314	2.9700e-003		0.1109	0.1109		0.1109	0.1109		281.4481	281.4481	0.0218		281.9057
Total	284.8902	1.6838	1.8314	2.9700e-003		0.1109	0.1109		0.1109	0.1109		281.4481	281.4481	0.0218		281.9057

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	0.0591	0.0826	0.8603	2.0800e-003	0.1643	1.4000e-003	0.1657	0.0436	1.3000e-003	0.0449		149.3124	149.3124	8.3600e-003		149.4880
Total	0.0591	0.0826	0.8603	2.0800e-003	0.1643	1.4000e-003	0.1657	0.0436	1.3000e-003	0.0449		149.3124	149.3124	8.3600e-003		149.4880

3.6 Architectural Coating - 2020

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	284.6480					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2422	1.6838	1.8314	2.9700e-003		0.1109	0.1109		0.1109	0.1109	0.0000	281.4481	281.4481	0.0218		281.9057
Total	284.8902	1.6838	1.8314	2.9700e-003		0.1109	0.1109		0.1109	0.1109	0.0000	281.4481	281.4481	0.0218		281.9057

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	0.0591	0.0826	0.8603	2.0800e-003	0.1643	1.4000e-003	0.1657	0.0436	1.3000e-003	0.0449		149.3124	149.3124	8.3600e-003		149.4880
Total	0.0591	0.0826	0.8603	2.0800e-003	0.1643	1.4000e-003	0.1657	0.0436	1.3000e-003	0.0449		149.3124	149.3124	8.3600e-003		149.4880

Del Webb at San Juan Oaks Specific Plan SEIR (Ph 3)
Monterey Bay Unified APCD Air District, Winter

Used for Construction AQ and GHG. Operational results have been deleted from this output for brevity.

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	278.00	Dwelling Unit	45.10	500,400.00	831

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.8	Precipitation Freq (Days)	53
Climate Zone	4			Operational Year	2020
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	641.35	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Specific Plan area located in San Benito County, Climate Zone 4. PG&E provides natural gas and electricity.

Land Use - Number of residential units from PD. Acreage estimated based on total acres for SRF at buildout. Population estimated based on "balance of county" 2.99 persons per household from 2014 E-5.

Construction Phase - Phase 2 construction is assumed to begin 2017. 10-year buildout for Specific Plan.

Grading - Soil is assumed to be balanced within Specific Plan area during 10-year construction period.

Vehicle Trips - Mixed-use development reduction was estimated to be 13% for total daily trips. Source: ITE Trip Generation Manual (9th Edition); Fehr & Peers, June 2014.

Woodstoves - 25% of senior units would have gas fireplaces. Assumed no woodstoves.

Energy Use -

Mobile Land Use Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	PhaseEndDate	8/28/2020	8/29/2020
tblConstructionPhase	PhaseEndDate	3/27/2020	3/28/2020
tblConstructionPhase	PhaseEndDate	5/26/2017	5/27/2017
tblConstructionPhase	PhaseEndDate	6/12/2020	6/13/2020
tblConstructionPhase	PhaseEndDate	2/10/2017	2/11/2017
tblFireplaces	FireplaceWoodMass	3,078.40	0.00
tblFireplaces	NumberGas	152.90	70.00
tblFireplaces	NumberNoFireplace	27.80	208.00
tblFireplaces	NumberWood	97.30	0.00
tblLandUse	LotAcreage	90.26	45.10
tblLandUse	Population	795.00	831.00
tblProjectCharacteristics	OperationalYear	2014	2020
tblVehicleTrips	ST_TR	10.08	2.38
tblVehicleTrips	SU_TR	8.77	2.02
tblVehicleTrips	WD_TR	9.57	3.20
tblWoodstoves	NumberCatalytic	13.90	0.00
tblWoodstoves	NumberNoncatalytic	13.90	0.00
tblWoodstoves	WoodstoveDayYear	82.00	0.00
tblWoodstoves	WoodstoveWoodMass	3,019.20	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					
2017	6.1867	69.7318	48.0099	0.0637	18.2141	3.3187	20.9697	9.9699	3.0532	12.5051	0.0000	6,470.982 2	6,470.982 2	1.9450	0.0000	6,511.826 9
2018	3.4487	26.3366	28.9117	0.0436	1.0189	1.5396	2.5585	0.2740	1.4465	1.7205	0.0000	4,044.707 4	4,044.707 4	0.6923	0.0000	4,059.245 4
2019	3.0615	23.7557	27.7087	0.0436	1.0189	1.3271	2.3459	0.2740	1.2470	1.5209	0.0000	3,976.902 8	3,976.902 8	0.6777	0.0000	3,991.134 1
2020	284.9512	21.4785	26.7374	0.0436	1.0188	1.1502	2.1690	0.2740	1.0809	1.3548	0.0000	3,894.328 2	3,894.328 2	0.7051	0.0000	3,909.135 4
Total	297.6480	141.3025	131.3677	0.1945	21.2707	7.3356	28.0432	10.7918	6.8276	17.1013	0.0000	18,386.92 05	18,386.92 05	4.0201	0.0000	18,471.34 18

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	1/1/2017	2/11/2017	5	30	
2	Grading	Grading	2/12/2017	5/27/2017	5	75	
3	Building Construction	Building Construction	5/28/2017	3/28/2020	5	740	
4	Paving	Paving	3/29/2020	6/13/2020	5	55	
5	Architectural Coating	Architectural Coating	6/14/2020	8/29/2020	5	55	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 187.5

Acres of Paving: 0

Residential Indoor: 1,013,310; Residential Outdoor: 337,770; Non-Residential Indoor: 0; Non-Residential Outdoor: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	3	8.00	255	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	162	0.38
Grading	Graders	1	8.00	174	0.41
Grading	Rubber Tired Dozers	1	8.00	255	0.40
Grading	Scrapers	2	8.00	361	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	226	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	125	0.42
Paving	Paving Equipment	2	8.00	130	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	100.00	30.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Site Preparation - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	4.8382	51.7535	39.3970	0.0391		2.7542	2.7542		2.5339	2.5339		4,003.0859	4,003.0859	1.2265		4,028.8432
Total	4.8382	51.7535	39.3970	0.0391	18.0663	2.7542	20.8205	9.9307	2.5339	12.4646		4,003.0859	4,003.0859	1.2265		4,028.8432

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	0.0788	0.1259	1.0844	1.7700e-003	0.1479	1.4000e-003	0.1493	0.0392	1.2800e-003	0.0405		141.8519	141.8519	9.5200e-003		142.0518
Total	0.0788	0.1259	1.0844	1.7700e-003	0.1479	1.4000e-003	0.1493	0.0392	1.2800e-003	0.0405		141.8519	141.8519	9.5200e-003		142.0518

3.2 Site Preparation - 2017

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					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000				0.0000
Off-Road	4.8382	51.7535	39.3970	0.0391		2.7542	2.7542		2.5339	2.5339	0.0000	4,003.0859	4,003.0859	1.2265			4,028.8432
Total	4.8382	51.7535	39.3970	0.0391	18.0663	2.7542	20.8205	9.9307	2.5339	12.4646	0.0000	4,003.0859	4,003.0859	1.2265			4,028.8432

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	0.0788	0.1259	1.0844	1.7700e-003	0.1479	1.4000e-003	0.1493	0.0392	1.2800e-003	0.0405		141.8519	141.8519	9.5200e-003			142.0518
Total	0.0788	0.1259	1.0844	1.7700e-003	0.1479	1.4000e-003	0.1493	0.0392	1.2800e-003	0.0405		141.8519	141.8519	9.5200e-003			142.0518

3.3 Grading - 2017

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	6.0991	69.5920	46.8050	0.0617		3.3172	3.3172		3.0518	3.0518		6,313.3690	6,313.3690	1.9344		6,353.9915
Total	6.0991	69.5920	46.8050	0.0617	8.6733	3.3172	11.9905	3.5965	3.0518	6.6483		6,313.3690	6,313.3690	1.9344		6,353.9915

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	0.0875	0.1399	1.2049	1.9600e-003	0.1643	1.5500e-003	0.1659	0.0436	1.4200e-003	0.0450		157.6132	157.6132	0.0106		157.8354
Total	0.0875	0.1399	1.2049	1.9600e-003	0.1643	1.5500e-003	0.1659	0.0436	1.4200e-003	0.0450		157.6132	157.6132	0.0106		157.8354

3.3 Grading - 2017

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					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	6.0991	69.5920	46.8050	0.0617		3.3172	3.3172		3.0518	3.0518	0.0000	6,313.3690	6,313.3690	1.9344		6,353.9915
Total	6.0991	69.5920	46.8050	0.0617	8.6733	3.3172	11.9905	3.5965	3.0518	6.6483	0.0000	6,313.3690	6,313.3690	1.9344		6,353.9915

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	0.0875	0.1399	1.2049	1.9600e-003	0.1643	1.5500e-003	0.1659	0.0436	1.4200e-003	0.0450		157.6132	157.6132	0.0106		157.8354
Total	0.0875	0.1399	1.2049	1.9600e-003	0.1643	1.5500e-003	0.1659	0.0436	1.4200e-003	0.0450		157.6132	157.6132	0.0106		157.8354

3.4 Building Construction - 2017

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	3.1024	26.4057	18.1291	0.0268		1.7812	1.7812		1.6730	1.6730		2,639.8053	2,639.8053	0.6497		2,653.4490
Total	3.1024	26.4057	18.1291	0.0268		1.7812	1.7812		1.6730	1.6730		2,639.8053	2,639.8053	0.6497		2,653.4490

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	0.4323	2.7129	6.3241	7.0200e-003	0.1974	0.0426	0.2400	0.0561	0.0392	0.0953		687.5681	687.5681	5.5800e-003		687.6854
Worker	0.4377	0.6993	6.0246	9.8200e-003	0.8215	7.7500e-003	0.8292	0.2179	7.1200e-003	0.2250		788.0659	788.0659	0.0529		789.1769
Total	0.8700	3.4121	12.3487	0.0168	1.0189	0.0503	1.0693	0.2740	0.0463	0.3203		1,475.6340	1,475.6340	0.0585		1,476.8622

3.4 Building Construction - 2017

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	3.1024	26.4057	18.1291	0.0268		1.7812	1.7812		1.6730	1.6730	0.0000	2,639.8053	2,639.8053	0.6497		2,653.4490
Total	3.1024	26.4057	18.1291	0.0268		1.7812	1.7812		1.6730	1.6730	0.0000	2,639.8053	2,639.8053	0.6497		2,653.4490

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	0.4323	2.7129	6.3241	7.0200e-003	0.1974	0.0426	0.2400	0.0561	0.0392	0.0953		687.5681	687.5681	5.5800e-003		687.6854
Worker	0.4377	0.6993	6.0246	9.8200e-003	0.8215	7.7500e-003	0.8292	0.2179	7.1200e-003	0.2250		788.0659	788.0659	0.0529		789.1769
Total	0.8700	3.4121	12.3487	0.0168	1.0189	0.0503	1.0693	0.2740	0.0463	0.3203		1,475.6340	1,475.6340	0.0585		1,476.8622

3.4 Building Construction - 2018

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	2.6687	23.2608	17.5327	0.0268		1.4943	1.4943		1.4048	1.4048		2,609.9390	2,609.9390	0.6387		2,623.3517
Total	2.6687	23.2608	17.5327	0.0268		1.4943	1.4943		1.4048	1.4048		2,609.9390	2,609.9390	0.6387		2,623.3517

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	0.4020	2.4502	6.0674	7.0100e-003	0.1974	0.0380	0.2354	0.0561	0.0349	0.0910		675.8975	675.8975	5.3400e-003		676.0097
Worker	0.3779	0.6255	5.3116	9.8100e-003	0.8215	7.3900e-003	0.8289	0.2179	6.8200e-003	0.2247		758.8709	758.8709	0.0482		759.8840
Total	0.7800	3.0757	11.3790	0.0168	1.0189	0.0454	1.0642	0.2740	0.0417	0.3157		1,434.7684	1,434.7684	0.0536		1,435.8937

3.4 Building Construction - 2018

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	2.6687	23.2608	17.5327	0.0268		1.4943	1.4943		1.4048	1.4048	0.0000	2,609.9389	2,609.9389	0.6387		2,623.3517
Total	2.6687	23.2608	17.5327	0.0268		1.4943	1.4943		1.4048	1.4048	0.0000	2,609.9389	2,609.9389	0.6387		2,623.3517

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	0.4020	2.4502	6.0674	7.0100e-003	0.1974	0.0380	0.2354	0.0561	0.0349	0.0910		675.8975	675.8975	5.3400e-003		676.0097
Worker	0.3779	0.6255	5.3116	9.8100e-003	0.8215	7.3900e-003	0.8289	0.2179	6.8200e-003	0.2247		758.8709	758.8709	0.0482		759.8840
Total	0.7800	3.0757	11.3790	0.0168	1.0189	0.0454	1.0642	0.2740	0.0417	0.3157		1,434.7684	1,434.7684	0.0536		1,435.8937

3.4 Building Construction - 2019**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	2.3516	20.9650	17.1204	0.0268		1.2850	1.2850		1.2083	1.2083		2,580.7618	2,580.7618	0.6279		2,593.9479
Total	2.3516	20.9650	17.1204	0.0268		1.2850	1.2850		1.2083	1.2083		2,580.7618	2,580.7618	0.6279		2,593.9479

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	0.3747	2.2245	5.8252	7.0000e-003	0.1974	0.0349	0.2322	0.0561	0.0321	0.0882		664.3736	664.3736	5.1700e-003		664.4822
Worker	0.3351	0.5661	4.7631	9.8000e-003	0.8215	7.1500e-003	0.8286	0.2179	6.6200e-003	0.2245		731.7674	731.7674	0.0446		732.7040
Total	0.7099	2.7906	10.5883	0.0168	1.0189	0.0420	1.0609	0.2740	0.0387	0.3127		1,396.1410	1,396.1410	0.0498		1,397.1862

3.4 Building Construction - 2019

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	2.3516	20.9650	17.1204	0.0268		1.2850	1.2850		1.2083	1.2083	0.0000	2,580.7618	2,580.7618	0.6279		2,593.9479
Total	2.3516	20.9650	17.1204	0.0268		1.2850	1.2850		1.2083	1.2083	0.0000	2,580.7618	2,580.7618	0.6279		2,593.9479

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	0.3747	2.2245	5.8252	7.0000e-003	0.1974	0.0349	0.2322	0.0561	0.0321	0.0882		664.3736	664.3736	5.1700e-003		664.4822
Worker	0.3351	0.5661	4.7631	9.8000e-003	0.8215	7.1500e-003	0.8286	0.2179	6.6200e-003	0.2245		731.7674	731.7674	0.0446		732.7040
Total	0.7099	2.7906	10.5883	0.0168	1.0189	0.0420	1.0609	0.2740	0.0387	0.3127		1,396.1410	1,396.1410	0.0498		1,397.1862

3.4 Building Construction - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.1113	19.0839	16.8084	0.0268		1.1128	1.1128		1.0465	1.0465		2,542.4799	2,542.4799	0.6194		2,555.4880
Total	2.1113	19.0839	16.8084	0.0268		1.1128	1.1128		1.0465	1.0465		2,542.4799	2,542.4799	0.6194		2,555.4880

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	0.3448	1.8762	5.5857	6.9900e-003	0.1974	0.0304	0.2277	0.0561	0.0279	0.0840		649.1707	649.1707	4.9300e-003		649.2743
Worker	0.3052	0.5183	4.3432	9.8000e-003	0.8215	7.0100e-003	0.8285	0.2179	6.4900e-003	0.2244		702.6776	702.6776	0.0418		703.5558
Total	0.6501	2.3945	9.9290	0.0168	1.0188	0.0374	1.0562	0.2740	0.0344	0.3084		1,351.8483	1,351.8483	0.0468		1,352.8300

3.4 Building Construction - 2020**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	2.1113	19.0839	16.8084	0.0268		1.1128	1.1128		1.0465	1.0465	0.0000	2,542.4799	2,542.4799	0.6194		2,555.4880
Total	2.1113	19.0839	16.8084	0.0268		1.1128	1.1128		1.0465	1.0465	0.0000	2,542.4799	2,542.4799	0.6194		2,555.4880

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	0.3448	1.8762	5.5857	6.9900e-003	0.1974	0.0304	0.2277	0.0561	0.0279	0.0840		649.1707	649.1707	4.9300e-003		649.2743
Worker	0.3052	0.5183	4.3432	9.8000e-003	0.8215	7.0100e-003	0.8285	0.2179	6.4900e-003	0.2244		702.6776	702.6776	0.0418		703.5558
Total	0.6501	2.3945	9.9290	0.0168	1.0188	0.0374	1.0562	0.2740	0.0344	0.3084		1,351.8483	1,351.8483	0.0468		1,352.8300

3.5 Paving - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3301	13.7845	14.3523	0.0223		0.7390	0.7390		0.6799	0.6799		2,160.7571	2,160.7571	0.6988		2,175.4326
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.3301	13.7845	14.3523	0.0223		0.7390	0.7390		0.6799	0.6799		2,160.7571	2,160.7571	0.6988		2,175.4326

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	0.0458	0.0778	0.6515	1.4700e-003	0.1232	1.0500e-003	0.1243	0.0327	9.7000e-004	0.0337		105.4016	105.4016	6.2700e-003		105.5334
Total	0.0458	0.0778	0.6515	1.4700e-003	0.1232	1.0500e-003	0.1243	0.0327	9.7000e-004	0.0337		105.4016	105.4016	6.2700e-003		105.5334

3.5 Paving - 2020

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.3301	13.7845	14.3523	0.0223		0.7390	0.7390		0.6799	0.6799	0.0000	2,160.7571	2,160.7571	0.6988		2,175.4326
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.3301	13.7845	14.3523	0.0223		0.7390	0.7390		0.6799	0.6799	0.0000	2,160.7571	2,160.7571	0.6988		2,175.4326

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	0.0458	0.0778	0.6515	1.4700e-003	0.1232	1.0500e-003	0.1243	0.0327	9.7000e-004	0.0337		105.4016	105.4016	6.2700e-003		105.5334
Total	0.0458	0.0778	0.6515	1.4700e-003	0.1232	1.0500e-003	0.1243	0.0327	9.7000e-004	0.0337		105.4016	105.4016	6.2700e-003		105.5334

3.6 Architectural Coating - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	284.6480					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2422	1.6838	1.8314	2.9700e-003		0.1109	0.1109		0.1109	0.1109		281.4481	281.4481	0.0218		281.9057
Total	284.8902	1.6838	1.8314	2.9700e-003		0.1109	0.1109		0.1109	0.1109		281.4481	281.4481	0.0218		281.9057

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	0.0611	0.1037	0.8687	1.9600e-003	0.1643	1.4000e-003	0.1657	0.0436	1.3000e-003	0.0449		140.5355	140.5355	8.3600e-003		140.7112
Total	0.0611	0.1037	0.8687	1.9600e-003	0.1643	1.4000e-003	0.1657	0.0436	1.3000e-003	0.0449		140.5355	140.5355	8.3600e-003		140.7112

3.6 Architectural Coating - 2020

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	284.6480					0.0000	0.0000		0.0000	0.0000			0.0000				0.0000
Off-Road	0.2422	1.6838	1.8314	2.9700e-003		0.1109	0.1109		0.1109	0.1109	0.0000	281.4481	281.4481	0.0218			281.9057
Total	284.8902	1.6838	1.8314	2.9700e-003		0.1109	0.1109		0.1109	0.1109	0.0000	281.4481	281.4481	0.0218			281.9057

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	0.0611	0.1037	0.8687	1.9600e-003	0.1643	1.4000e-003	0.1657	0.0436	1.3000e-003	0.0449		140.5355	140.5355	8.3600e-003			140.7112
Total	0.0611	0.1037	0.8687	1.9600e-003	0.1643	1.4000e-003	0.1657	0.0436	1.3000e-003	0.0449		140.5355	140.5355	8.3600e-003			140.7112

Del Webb at San Juan Oaks Specific Plan SEIR (Ph 3)
Monterey Bay Unified APCD Air District, Annual

Used for Construction AQ and GHG. Operational results have been deleted from this output for brevity.

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	278.00	Dwelling Unit	45.10	500,400.00	831

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.8	Precipitation Freq (Days)	53
Climate Zone	4			Operational Year	2020
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	641.35	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Specific Plan area located in San Benito County, Climate Zone 4. PG&E provides natural gas and electricity.

Land Use - Number of residential units from PD. Acreage estimated based on total acres for SRF at buildout. Population estimated based on "balance of county" 2.99 persons per household from 2014 E-5.

Construction Phase - Phase 2 construction is assumed to begin 2017. 10-year buildout for Specific Plan.

Grading - Soil is assumed to be balanced within Specific Plan area during 10-year construction period.

Vehicle Trips - Mixed-use development reduction was estimated to be 13% for total daily trips. Source: ITE Trip Generation Manual (9th Edition); Fehr & Peers, June 2014.

Woodstoves - 25% of senior units would have gas fireplaces. Assumed no woodstoves.

Energy Use -

Mobile Land Use Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	PhaseEndDate	8/28/2020	8/29/2020
tblConstructionPhase	PhaseEndDate	3/27/2020	3/28/2020
tblConstructionPhase	PhaseEndDate	5/26/2017	5/27/2017
tblConstructionPhase	PhaseEndDate	6/12/2020	6/13/2020
tblConstructionPhase	PhaseEndDate	2/10/2017	2/11/2017
tblFireplaces	FireplaceWoodMass	3,078.40	0.00
tblFireplaces	NumberGas	152.90	70.00
tblFireplaces	NumberNoFireplace	27.80	208.00
tblFireplaces	NumberWood	97.30	0.00
tblLandUse	LotAcreage	90.26	45.10
tblLandUse	Population	795.00	831.00
tblProjectCharacteristics	OperationalYear	2014	2020
tblVehicleTrips	ST_TR	10.08	2.38
tblVehicleTrips	SU_TR	8.77	2.02
tblVehicleTrips	WD_TR	9.57	3.20
tblWoodstoves	NumberCatalytic	13.90	0.00
tblWoodstoves	NumberNoncatalytic	13.90	0.00
tblWoodstoves	WoodstoveDayYear	82.00	0.00
tblWoodstoves	WoodstoveWoodMass	3,019.20	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					
2017	0.6070	5.6961	4.6304	6.3900e-003	0.6809	0.3077	0.9886	0.3066	0.2857	0.5924	0.0000	566.3738	566.3738	0.1328	0.0000	569.1620
2018	0.4406	3.4258	3.5582	5.7000e-003	0.1289	0.2009	0.3298	0.0348	0.1887	0.2235	0.0000	479.5933	479.5933	0.0820	0.0000	481.3142
2019	0.3911	3.0901	3.4133	5.7000e-003	0.1289	0.1732	0.3020	0.0348	0.1627	0.1975	0.0000	471.5479	471.5479	0.0802	0.0000	473.2324
2020	7.9590	1.1043	1.2805	2.1600e-003	0.0388	0.0597	0.0984	0.0104	0.0559	0.0663	0.0000	178.5463	178.5463	0.0374	0.0000	179.3312
Total	9.3977	13.3163	12.8824	0.0200	0.9775	0.7414	1.7189	0.3866	0.6930	1.0796	0.0000	1,696.0613	1,696.0613	0.3323	0.0000	1,703.0399

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	1/1/2017	2/11/2017	5	30	
2	Grading	Grading	2/12/2017	5/27/2017	5	75	
3	Building Construction	Building Construction	5/28/2017	3/28/2020	5	740	
4	Paving	Paving	3/29/2020	6/13/2020	5	55	
5	Architectural Coating	Architectural Coating	6/14/2020	8/29/2020	5	55	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 187.5

Acres of Paving: 0

Residential Indoor: 1,013,310; Residential Outdoor: 337,770; Non-Residential Indoor: 0; Non-Residential Outdoor: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	3	8.00	255	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	162	0.38
Grading	Graders	1	8.00	174	0.41
Grading	Rubber Tired Dozers	1	8.00	255	0.40
Grading	Scrapers	2	8.00	361	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	226	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	125	0.42
Paving	Paving Equipment	2	8.00	130	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	100.00	30.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Site Preparation - 2017

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					0.2710	0.0000	0.2710	0.1490	0.0000	0.1490	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0726	0.7763	0.5910	5.9000e-004		0.0413	0.0413		0.0380	0.0380	0.0000	54.4731	54.4731	0.0167	0.0000	54.8236
Total	0.0726	0.7763	0.5910	5.9000e-004	0.2710	0.0413	0.3123	0.1490	0.0380	0.1870	0.0000	54.4731	54.4731	0.0167	0.0000	54.8236

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.1000e-003	1.7200e-003	0.0154	3.0000e-005	2.1500e-003	2.0000e-005	2.1700e-003	5.7000e-004	2.0000e-005	5.9000e-004	0.0000	1.9386	1.9386	1.3000e-004	0.0000	1.9413
Total	1.1000e-003	1.7200e-003	0.0154	3.0000e-005	2.1500e-003	2.0000e-005	2.1700e-003	5.7000e-004	2.0000e-005	5.9000e-004	0.0000	1.9386	1.9386	1.3000e-004	0.0000	1.9413

3.2 Site Preparation - 2017

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					0.2710	0.0000	0.2710	0.1490	0.0000	0.1490	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0726	0.7763	0.5910	5.9000e-004		0.0413	0.0413		0.0380	0.0380	0.0000	54.4730	54.4730	0.0167	0.0000	54.8235
Total	0.0726	0.7763	0.5910	5.9000e-004	0.2710	0.0413	0.3123	0.1490	0.0380	0.1870	0.0000	54.4730	54.4730	0.0167	0.0000	54.8235

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.1000e-003	1.7200e-003	0.0154	3.0000e-005	2.1500e-003	2.0000e-005	2.1700e-003	5.7000e-004	2.0000e-005	5.9000e-004	0.0000	1.9386	1.9386	1.3000e-004	0.0000	1.9413
Total	1.1000e-003	1.7200e-003	0.0154	3.0000e-005	2.1500e-003	2.0000e-005	2.1700e-003	5.7000e-004	2.0000e-005	5.9000e-004	0.0000	1.9386	1.9386	1.3000e-004	0.0000	1.9413

3.3 Grading - 2017

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					0.3253	0.0000	0.3253	0.1349	0.0000	0.1349	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.2287	2.6097	1.7552	2.3100e-003		0.1244	0.1244		0.1144	0.1144	0.0000	214.7772	214.7772	0.0658	0.0000	216.1592
Total	0.2287	2.6097	1.7552	2.3100e-003	0.3253	0.1244	0.4496	0.1349	0.1144	0.2493	0.0000	214.7772	214.7772	0.0658	0.0000	216.1592

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0600e-003	4.7800e-003	0.0427	7.0000e-005	5.9700e-003	6.0000e-005	6.0200e-003	1.5900e-003	5.0000e-005	1.6400e-003	0.0000	5.3849	5.3849	3.6000e-004	0.0000	5.3924
Total	3.0600e-003	4.7800e-003	0.0427	7.0000e-005	5.9700e-003	6.0000e-005	6.0200e-003	1.5900e-003	5.0000e-005	1.6400e-003	0.0000	5.3849	5.3849	3.6000e-004	0.0000	5.3924

3.3 Grading - 2017

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					0.3253	0.0000	0.3253	0.1349	0.0000	0.1349	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.2287	2.6097	1.7552	2.3100e-003		0.1244	0.1244		0.1144	0.1144	0.0000	214.7770	214.7770	0.0658	0.0000	216.1589
Total	0.2287	2.6097	1.7552	2.3100e-003	0.3253	0.1244	0.4496	0.1349	0.1144	0.2493	0.0000	214.7770	214.7770	0.0658	0.0000	216.1589

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.0600e-003	4.7800e-003	0.0427	7.0000e-005	5.9700e-003	6.0000e-005	6.0200e-003	1.5900e-003	5.0000e-005	1.6400e-003	0.0000	5.3849	5.3849	3.6000e-004	0.0000	5.3924
Total	3.0600e-003	4.7800e-003	0.0427	7.0000e-005	5.9700e-003	6.0000e-005	6.0200e-003	1.5900e-003	5.0000e-005	1.6400e-003	0.0000	5.3849	5.3849	3.6000e-004	0.0000	5.3924

3.4 Building Construction - 2017**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	0.2404	2.0464	1.4050	2.0800e-003		0.1380	0.1380		0.1297	0.1297	0.0000	185.5963	185.5963	0.0457	0.0000	186.5556
Total	0.2404	2.0464	1.4050	2.0800e-003		0.1380	0.1380		0.1297	0.1297	0.0000	185.5963	185.5963	0.0457	0.0000	186.5556

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	0.0295	0.2077	0.3799	5.4000e-004	0.0149	3.2700e-003	0.0182	4.2500e-003	3.0100e-003	7.2600e-003	0.0000	48.5603	48.5603	3.9000e-004	0.0000	48.5684
Worker	0.0316	0.0494	0.4414	7.6000e-004	0.0617	6.0000e-004	0.0623	0.0164	5.5000e-004	0.0170	0.0000	55.6435	55.6435	3.7200e-003	0.0000	55.7216
Total	0.0611	0.2571	0.8212	1.3000e-003	0.0766	3.8700e-003	0.0804	0.0206	3.5600e-003	0.0242	0.0000	104.2038	104.2038	4.1100e-003	0.0000	104.2901

3.4 Building Construction - 2017

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	0.2404	2.0464	1.4050	2.0800e-003		0.1380	0.1380		0.1297	0.1297	0.0000	185.5961	185.5961	0.0457	0.0000	186.5553
Total	0.2404	2.0464	1.4050	2.0800e-003		0.1380	0.1380		0.1297	0.1297	0.0000	185.5961	185.5961	0.0457	0.0000	186.5553

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	0.0295	0.2077	0.3799	5.4000e-004	0.0149	3.2700e-003	0.0182	4.2500e-003	3.0100e-003	7.2600e-003	0.0000	48.5603	48.5603	3.9000e-004	0.0000	48.5684
Worker	0.0316	0.0494	0.4414	7.6000e-004	0.0617	6.0000e-004	0.0623	0.0164	5.5000e-004	0.0170	0.0000	55.6435	55.6435	3.7200e-003	0.0000	55.7216
Total	0.0611	0.2571	0.8212	1.3000e-003	0.0766	3.8700e-003	0.0804	0.0206	3.5600e-003	0.0242	0.0000	104.2038	104.2038	4.1100e-003	0.0000	104.2901

3.4 Building Construction - 2018

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	0.3483	3.0355	2.2880	3.5000e-003		0.1950	0.1950		0.1833	0.1833	0.0000	308.9844	308.9844	0.0756	0.0000	310.5723
Total	0.3483	3.0355	2.2880	3.5000e-003		0.1950	0.1950		0.1833	0.1833	0.0000	308.9844	308.9844	0.0756	0.0000	310.5723

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	0.0462	0.3159	0.6124	9.2000e-004	0.0251	4.9200e-003	0.0300	7.1500e-003	4.5200e-003	0.0117	0.0000	80.3825	80.3825	6.2000e-004	0.0000	80.3955
Worker	0.0461	0.0744	0.6579	1.2800e-003	0.1038	9.6000e-004	0.1048	0.0276	8.9000e-004	0.0285	0.0000	90.2264	90.2264	5.7100e-003	0.0000	90.3463
Total	0.0924	0.3903	1.2702	2.2000e-003	0.1289	5.8800e-003	0.1348	0.0348	5.4100e-003	0.0402	0.0000	170.6089	170.6089	6.3300e-003	0.0000	170.7419

3.4 Building Construction - 2018

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	0.3483	3.0355	2.2880	3.5000e-003		0.1950	0.1950		0.1833	0.1833	0.0000	308.9841	308.9841	0.0756	0.0000	310.5720
Total	0.3483	3.0355	2.2880	3.5000e-003		0.1950	0.1950		0.1833	0.1833	0.0000	308.9841	308.9841	0.0756	0.0000	310.5720

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	0.0462	0.3159	0.6124	9.2000e-004	0.0251	4.9200e-003	0.0300	7.1500e-003	4.5200e-003	0.0117	0.0000	80.3825	80.3825	6.2000e-004	0.0000	80.3955
Worker	0.0461	0.0744	0.6579	1.2800e-003	0.1038	9.6000e-004	0.1048	0.0276	8.9000e-004	0.0285	0.0000	90.2264	90.2264	5.7100e-003	0.0000	90.3463
Total	0.0924	0.3903	1.2702	2.2000e-003	0.1289	5.8800e-003	0.1348	0.0348	5.4100e-003	0.0402	0.0000	170.6089	170.6089	6.3300e-003	0.0000	170.7419

3.4 Building Construction - 2019

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	0.3069	2.7359	2.2342	3.5000e-003		0.1677	0.1677		0.1577	0.1577	0.0000	305.5302	305.5302	0.0743	0.0000	307.0913
Total	0.3069	2.7359	2.2342	3.5000e-003		0.1677	0.1677		0.1577	0.1577	0.0000	305.5302	305.5302	0.0743	0.0000	307.0913

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	0.0432	0.2868	0.5872	9.1000e-004	0.0251	4.5200e-003	0.0296	7.1500e-003	4.1600e-003	0.0113	0.0000	79.0129	79.0129	6.0000e-004	0.0000	79.0255
Worker	0.0410	0.0673	0.5919	1.2800e-003	0.1038	9.3000e-004	0.1048	0.0276	8.6000e-004	0.0285	0.0000	87.0048	87.0048	5.2800e-003	0.0000	87.1157
Total	0.0842	0.3542	1.1791	2.1900e-003	0.1289	5.4500e-003	0.1343	0.0348	5.0200e-003	0.0398	0.0000	166.0177	166.0177	5.8800e-003	0.0000	166.1412

3.4 Building Construction - 2019

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	0.3069	2.7359	2.2342	3.5000e-003		0.1677	0.1677		0.1577	0.1577	0.0000	305.5299	305.5299	0.0743	0.0000	307.0909
Total	0.3069	2.7359	2.2342	3.5000e-003		0.1677	0.1677		0.1577	0.1577	0.0000	305.5299	305.5299	0.0743	0.0000	307.0909

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	0.0432	0.2868	0.5872	9.1000e-004	0.0251	4.5200e-003	0.0296	7.1500e-003	4.1600e-003	0.0113	0.0000	79.0129	79.0129	6.0000e-004	0.0000	79.0255
Worker	0.0410	0.0673	0.5919	1.2800e-003	0.1038	9.3000e-004	0.1048	0.0276	8.6000e-004	0.0285	0.0000	87.0048	87.0048	5.2800e-003	0.0000	87.1157
Total	0.0842	0.3542	1.1791	2.1900e-003	0.1289	5.4500e-003	0.1343	0.0348	5.0200e-003	0.0398	0.0000	166.0177	166.0177	5.8800e-003	0.0000	166.1412

3.4 Building Construction - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0665	0.6011	0.5295	8.4000e-004		0.0351	0.0351		0.0330	0.0330	0.0000	72.6547	72.6547	0.0177	0.0000	73.0264
Total	0.0665	0.6011	0.5295	8.4000e-004		0.0351	0.0351		0.0330	0.0330	0.0000	72.6547	72.6547	0.0177	0.0000	73.0264

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	9.6200e-003	0.0584	0.1355	2.2000e-004	6.0500e-003	9.5000e-004	7.0000e-003	1.7300e-003	8.7000e-004	2.6000e-003	0.0000	18.6360	18.6360	1.4000e-004	0.0000	18.6389
Worker	9.0300e-003	0.0149	0.1306	3.1000e-004	0.0251	2.2000e-004	0.0253	6.6600e-003	2.0000e-004	6.8700e-003	0.0000	20.1665	20.1665	1.2000e-003	0.0000	20.1916
Total	0.0187	0.0733	0.2661	5.3000e-004	0.0311	1.1700e-003	0.0323	8.3900e-003	1.0700e-003	9.4700e-003	0.0000	38.8025	38.8025	1.3400e-003	0.0000	38.8305

3.4 Building Construction - 2020**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	0.0665	0.6011	0.5295	8.4000e-004		0.0351	0.0351		0.0330	0.0330	0.0000	72.6546	72.6546	0.0177	0.0000	73.0264
Total	0.0665	0.6011	0.5295	8.4000e-004		0.0351	0.0351		0.0330	0.0330	0.0000	72.6546	72.6546	0.0177	0.0000	73.0264

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	9.6200e-003	0.0584	0.1355	2.2000e-004	6.0500e-003	9.5000e-004	7.0000e-003	1.7300e-003	8.7000e-004	2.6000e-003	0.0000	18.6360	18.6360	1.4000e-004	0.0000	18.6389
Worker	9.0300e-003	0.0149	0.1306	3.1000e-004	0.0251	2.2000e-004	0.0253	6.6600e-003	2.0000e-004	6.8700e-003	0.0000	20.1665	20.1665	1.2000e-003	0.0000	20.1916
Total	0.0187	0.0733	0.2661	5.3000e-004	0.0311	1.1700e-003	0.0323	8.3900e-003	1.0700e-003	9.4700e-003	0.0000	38.8025	38.8025	1.3400e-003	0.0000	38.8305

3.5 Paving - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0366	0.3791	0.3947	6.1000e-004		0.0203	0.0203		0.0187	0.0187	0.0000	53.9057	53.9057	0.0174	0.0000	54.2718
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0366	0.3791	0.3947	6.1000e-004		0.0203	0.0203		0.0187	0.0187	0.0000	53.9057	53.9057	0.0174	0.0000	54.2718

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.1800e-003	1.9500e-003	0.0171	4.0000e-005	3.2800e-003	3.0000e-005	3.3100e-003	8.7000e-004	3.0000e-005	9.0000e-004	0.0000	2.6409	2.6409	1.6000e-004	0.0000	2.6441
Total	1.1800e-003	1.9500e-003	0.0171	4.0000e-005	3.2800e-003	3.0000e-005	3.3100e-003	8.7000e-004	3.0000e-005	9.0000e-004	0.0000	2.6409	2.6409	1.6000e-004	0.0000	2.6441

3.5 Paving - 2020

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	0.0366	0.3791	0.3947	6.1000e-004		0.0203	0.0203		0.0187	0.0187	0.0000	53.9056	53.9056	0.0174	0.0000	54.2717
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0366	0.3791	0.3947	6.1000e-004		0.0203	0.0203		0.0187	0.0187	0.0000	53.9056	53.9056	0.0174	0.0000	54.2717

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.1800e-003	1.9500e-003	0.0171	4.0000e-005	3.2800e-003	3.0000e-005	3.3100e-003	8.7000e-004	3.0000e-005	9.0000e-004	0.0000	2.6409	2.6409	1.6000e-004	0.0000	2.6441
Total	1.1800e-003	1.9500e-003	0.0171	4.0000e-005	3.2800e-003	3.0000e-005	3.3100e-003	8.7000e-004	3.0000e-005	9.0000e-004	0.0000	2.6409	2.6409	1.6000e-004	0.0000	2.6441

3.6 Architectural Coating - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	7.8278					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	6.6600e-003	0.0463	0.0504	8.0000e-005		3.0500e-003	3.0500e-003		3.0500e-003	3.0500e-003	0.0000	7.0215	7.0215	5.4000e-004	0.0000	7.0329
Total	7.8345	0.0463	0.0504	8.0000e-005		3.0500e-003	3.0500e-003		3.0500e-003	3.0500e-003	0.0000	7.0215	7.0215	5.4000e-004	0.0000	7.0329

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.5800e-003	2.6000e-003	0.0228	5.0000e-005	4.3800e-003	4.0000e-005	4.4100e-003	1.1600e-003	4.0000e-005	1.2000e-003	0.0000	3.5211	3.5211	2.1000e-004	0.0000	3.5255
Total	1.5800e-003	2.6000e-003	0.0228	5.0000e-005	4.3800e-003	4.0000e-005	4.4100e-003	1.1600e-003	4.0000e-005	1.2000e-003	0.0000	3.5211	3.5211	2.1000e-004	0.0000	3.5255

3.6 Architectural Coating - 2020

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	7.8278					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	6.6600e-003	0.0463	0.0504	8.0000e-005		3.0500e-003	3.0500e-003		3.0500e-003	3.0500e-003	0.0000	7.0214	7.0214	5.4000e-004	0.0000	7.0329
Total	7.8345	0.0463	0.0504	8.0000e-005		3.0500e-003	3.0500e-003		3.0500e-003	3.0500e-003	0.0000	7.0214	7.0214	5.4000e-004	0.0000	7.0329

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.5800e-003	2.6000e-003	0.0228	5.0000e-005	4.3800e-003	4.0000e-005	4.4100e-003	1.1600e-003	4.0000e-005	1.2000e-003	0.0000	3.5211	3.5211	2.1000e-004	0.0000	3.5255
Total	1.5800e-003	2.6000e-003	0.0228	5.0000e-005	4.3800e-003	4.0000e-005	4.4100e-003	1.1600e-003	4.0000e-005	1.2000e-003	0.0000	3.5211	3.5211	2.1000e-004	0.0000	3.5255

Del Webb at San Juan Oaks Specific Plan SEIR (Ph 4)
Monterey Bay Unified APCD Air District, Summer

Used for Construction AQ and GHG. Operational results have been deleted from this output for brevity.

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	207.00	Dwelling Unit	33.60	372,600.00	619

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.8	Precipitation Freq (Days)	53
Climate Zone	4			Operational Year	2021
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	641.35	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Specific Plan area located in San Benito County, Climate Zone 4. PG&E provides natural gas and electricity.

Land Use - Number of residential units from PD. Acreage estimated based on total acres for SRF at buildout. Population estimated based on "balance of county" 2.99 persons per household from 2014 E-5.

Construction Phase - Phase 2 construction is assumed to begin 2019. 10-year buildout for Specific Plan.

Grading - Soil is assumed to be balanced within Specific Plan area during 10-year construction period.

Vehicle Trips - Mixed-use development reduction was estimated to be 13% for total daily trips. Source: ITE Trip Generation Manual (9th Edition); Fehr & Peers, June 2014.

Woodstoves - 25% of senior units would have gas fireplaces. Assumed no woodstoves.

Energy Use -

Mobile Land Use Mitigation -

Table Name	Column Name	Default Value	New Value
tblFireplaces	FireplaceWoodMass	3,078.40	0.00
tblFireplaces	NumberGas	113.85	52.00
tblFireplaces	NumberNoFireplace	20.70	155.00
tblFireplaces	NumberWood	72.45	0.00
tblLandUse	LotAcreage	67.21	33.60
tblLandUse	Population	592.00	619.00
tblProjectCharacteristics	OperationalYear	2014	2021
tblVehicleTrips	ST_TR	10.08	2.38
tblVehicleTrips	SU_TR	8.77	2.02
tblVehicleTrips	WD_TR	9.57	3.20
tblWoodstoves	NumberCatalytic	10.35	0.00
tblWoodstoves	NumberNoncatalytic	10.35	0.00
tblWoodstoves	WoodstoveDayYear	82.00	0.00
tblWoodstoves	WoodstoveWoodMass	3,019.20	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					
2019	4.9558	54.2879	41.2271	0.0638	18.2141	2.5064	20.3659	9.9699	2.3059	11.9495	0.0000	6,266.7925	6,266.7925	1.9425	0.0000	6,307.5845
2020	2.5314	20.7066	22.3009	0.0397	0.7608	1.1401	1.9009	0.2045	1.0716	1.2761	0.0000	3,582.2247	3,582.2247	0.6543	0.0000	3,595.9649
2021	333.3249	18.6911	21.7390	0.0398	0.7609	0.9794	1.7403	0.2045	0.9205	1.1250	0.0000	3,573.5363	3,573.5363	0.7047	0.0000	3,588.3339
Total	340.8121	93.6855	85.2670	0.1433	19.7358	4.6259	24.0071	10.3790	4.2979	14.3506	0.0000	13,422.5534	13,422.5534	3.3014	0.0000	13,491.8833

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					
2019	4.9558	54.2879	41.2271	0.0638	18.2141	2.5064	20.3659	9.9699	2.3059	11.9495	0.0000	6,266.7925	6,266.7925	1.9425	0.0000	6,307.5845
2020	2.5314	20.7066	22.3009	0.0397	0.7608	1.1401	1.9009	0.2045	1.0716	1.2761	0.0000	3,582.2247	3,582.2247	0.6543	0.0000	3,595.9649
2021	333.3249	18.6911	21.7390	0.0398	0.7609	0.9794	1.7403	0.2045	0.9205	1.1250	0.0000	3,573.5363	3,573.5363	0.7047	0.0000	3,588.3339
Total	340.8121	93.6855	85.2670	0.1433	19.7358	4.6259	24.0071	10.3790	4.2979	14.3506	0.0000	13,422.5534	13,422.5534	3.3014	0.0000	13,491.8833

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	1/1/2019	1/28/2019	5	20	
2	Grading	Grading	1/29/2019	4/1/2019	5	45	
3	Building Construction	Building Construction	4/2/2019	3/1/2021	5	500	
4	Paving	Paving	3/2/2021	4/19/2021	5	35	
5	Architectural Coating	Architectural Coating	4/20/2021	6/7/2021	5	35	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 112.5

Acres of Paving: 0

Residential Indoor: 754,515; Residential Outdoor: 251,505; Non-Residential Indoor: 0; Non-Residential Outdoor: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	3	8.00	255	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	162	0.38
Grading	Graders	1	8.00	174	0.41
Grading	Rubber Tired Dozers	1	8.00	255	0.40
Grading	Scrapers	2	8.00	361	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	226	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	125	0.42
Paving	Paving Equipment	2	8.00	130	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	75.00	22.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Site Preparation - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	4.0188	42.5046	34.8088	0.0391		2.1505	2.1505		1.9784	1.9784		3,876.723 3	3,876.723 3	1.2266		3,902.481 0
Total	4.0188	42.5046	34.8088	0.0391	18.0663	2.1505	20.2167	9.9307	1.9784	11.9091		3,876.723 3	3,876.723 3	1.2266		3,902.481 0

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	0.0581	0.0811	0.8445	1.8700e-003	0.1479	1.2900e-003	0.1492	0.0392	1.1900e-003	0.0404		139.9324	139.9324	8.0300e-003		140.1010
Total	0.0581	0.0811	0.8445	1.8700e-003	0.1479	1.2900e-003	0.1492	0.0392	1.1900e-003	0.0404		139.9324	139.9324	8.0300e-003		140.1010

3.2 Site Preparation - 2019

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					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	4.0188	42.5046	34.8088	0.0391		2.1505	2.1505		1.9784	1.9784	0.0000	3,876.723 3	3,876.723 3	1.2266		3,902.481 0
Total	4.0188	42.5046	34.8088	0.0391	18.0663	2.1505	20.2167	9.9307	1.9784	11.9091	0.0000	3,876.723 3	3,876.723 3	1.2266		3,902.481 0

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	0.0581	0.0811	0.8445	1.8700e-003	0.1479	1.2900e-003	0.1492	0.0392	1.1900e-003	0.0404		139.9324	139.9324	8.0300e-003		140.1010
Total	0.0581	0.0811	0.8445	1.8700e-003	0.1479	1.2900e-003	0.1492	0.0392	1.1900e-003	0.0404		139.9324	139.9324	8.0300e-003		140.1010

3.3 Grading - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	4.8912	54.1978	40.2888	0.0617		2.5049	2.5049		2.3045	2.3045		6,111.312 1	6,111.312 1	1.9336		6,151.916 7
Total	4.8912	54.1978	40.2888	0.0617	8.6733	2.5049	11.1783	3.5965	2.3045	5.9010		6,111.312 1	6,111.312 1	1.9336		6,151.916 7

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	0.0646	0.0901	0.9383	2.0800e-003	0.1643	1.4300e-003	0.1657	0.0436	1.3200e-003	0.0449		155.4804	155.4804	8.9200e-003		155.6677
Total	0.0646	0.0901	0.9383	2.0800e-003	0.1643	1.4300e-003	0.1657	0.0436	1.3200e-003	0.0449		155.4804	155.4804	8.9200e-003		155.6677

3.3 Grading - 2019

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					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	4.8912	54.1978	40.2888	0.0617		2.5049	2.5049		2.3045	2.3045	0.0000	6,111.312 1	6,111.312 1	1.9336		6,151.916 7
Total	4.8912	54.1978	40.2888	0.0617	8.6733	2.5049	11.1783	3.5965	2.3045	5.9010	0.0000	6,111.312 1	6,111.312 1	1.9336		6,151.916 7

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	0.0646	0.0901	0.9383	2.0800e-003	0.1643	1.4300e-003	0.1657	0.0436	1.3200e-003	0.0449		155.4804	155.4804	8.9200e-003		155.6677
Total	0.0646	0.0901	0.9383	2.0800e-003	0.1643	1.4300e-003	0.1657	0.0436	1.3200e-003	0.0449		155.4804	155.4804	8.9200e-003		155.6677

3.4 Building Construction - 2019**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	2.3516	20.9650	17.1204	0.0268		1.2850	1.2850		1.2083	1.2083		2,580.7618	2,580.7618	0.6279		2,593.9479
Total	2.3516	20.9650	17.1204	0.0268		1.2850	1.2850		1.2083	1.2083		2,580.7618	2,580.7618	0.6279		2,593.9479

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	0.2144	1.5569	2.3861	5.1400e-003	0.1447	0.0253	0.1700	0.0411	0.0232	0.0644		491.0442	491.0442	3.6800e-003		491.1214
Worker	0.2422	0.3380	3.5186	7.8100e-003	0.6161	5.3600e-003	0.6215	0.1634	4.9600e-003	0.1684		583.0516	583.0516	0.0335		583.7540
Total	0.4565	1.8949	5.9047	0.0130	0.7609	0.0306	0.7915	0.2045	0.0282	0.2327		1,074.0957	1,074.0957	0.0371		1,074.8754

3.4 Building Construction - 2019

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	2.3516	20.9650	17.1204	0.0268		1.2850	1.2850		1.2083	1.2083	0.0000	2,580.7618	2,580.7618	0.6279		2,593.9479
Total	2.3516	20.9650	17.1204	0.0268		1.2850	1.2850		1.2083	1.2083	0.0000	2,580.7618	2,580.7618	0.6279		2,593.9479

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	0.2144	1.5569	2.3861	5.1400e-003	0.1447	0.0253	0.1700	0.0411	0.0232	0.0644		491.0442	491.0442	3.6800e-003		491.1214
Worker	0.2422	0.3380	3.5186	7.8100e-003	0.6161	5.3600e-003	0.6215	0.1634	4.9600e-003	0.1684		583.0516	583.0516	0.0335		583.7540
Total	0.4565	1.8949	5.9047	0.0130	0.7609	0.0306	0.7915	0.2045	0.0282	0.2327		1,074.0957	1,074.0957	0.0371		1,074.8754

3.4 Building Construction - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.1113	19.0839	16.8084	0.0268		1.1128	1.1128		1.0465	1.0465		2,542.4799	2,542.4799	0.6194		2,555.4880
Total	2.1113	19.0839	16.8084	0.0268		1.1128	1.1128		1.0465	1.0465		2,542.4799	2,542.4799	0.6194		2,555.4880

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	0.1984	1.3130	2.2663	5.1300e-003	0.1447	0.0220	0.1667	0.0411	0.0202	0.0614		479.8234	479.8234	3.5000e-003		479.8968
Worker	0.2217	0.3096	3.2262	7.8100e-003	0.6161	5.2500e-003	0.6214	0.1634	4.8700e-003	0.1683		559.9214	559.9214	0.0314		560.5801
Total	0.4201	1.6226	5.4924	0.0129	0.7608	0.0272	0.7881	0.2045	0.0251	0.2296		1,039.7448	1,039.7448	0.0349		1,040.4769

3.4 Building Construction - 2020

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	2.1113	19.0839	16.8084	0.0268		1.1128	1.1128		1.0465	1.0465	0.0000	2,542.4799	2,542.4799	0.6194		2,555.4880
Total	2.1113	19.0839	16.8084	0.0268		1.1128	1.1128		1.0465	1.0465	0.0000	2,542.4799	2,542.4799	0.6194		2,555.4880

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	0.1984	1.3130	2.2663	5.1300e-003	0.1447	0.0220	0.1667	0.0411	0.0202	0.0614		479.8234	479.8234	3.5000e-003		479.8968
Worker	0.2217	0.3096	3.2262	7.8100e-003	0.6161	5.2500e-003	0.6214	0.1634	4.8700e-003	0.1683		559.9214	559.9214	0.0314		560.5801
Total	0.4201	1.6226	5.4924	0.0129	0.7608	0.0272	0.7881	0.2045	0.0251	0.2296		1,039.7448	1,039.7448	0.0349		1,040.4769

3.4 Building Construction - 2021**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.8931	17.3403	16.5376	0.0268		0.9549	0.9549		0.8979	0.8979		2,542.7817	2,542.7817	0.6126		2,555.6462
Total	1.8931	17.3403	16.5376	0.0268		0.9549	0.9549		0.8979	0.8979		2,542.7817	2,542.7817	0.6126		2,555.6462

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	0.1859	1.0642	2.1863	5.1300e-003	0.1447	0.0193	0.1640	0.0411	0.0178	0.0589		479.1481	479.1481	3.4500e-003		479.2206
Worker	0.2078	0.2866	3.0151	7.8200e-003	0.6161	5.2400e-003	0.6214	0.1634	4.8600e-003	0.1683		551.6064	551.6064	0.0299		552.2342
Total	0.3937	1.3508	5.2014	0.0130	0.7609	0.0245	0.7854	0.2045	0.0226	0.2272		1,030.7545	1,030.7545	0.0334		1,031.4548

3.4 Building Construction - 2021

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.8931	17.3403	16.5376	0.0268		0.9549	0.9549		0.8979	0.8979	0.0000	2,542.7817	2,542.7817	0.6126		2,555.6462
Total	1.8931	17.3403	16.5376	0.0268		0.9549	0.9549		0.8979	0.8979	0.0000	2,542.7817	2,542.7817	0.6126		2,555.6462

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	0.1859	1.0642	2.1863	5.1300e-003	0.1447	0.0193	0.1640	0.0411	0.0178	0.0589		479.1481	479.1481	3.4500e-003		479.2206
Worker	0.2078	0.2866	3.0151	7.8200e-003	0.6161	5.2400e-003	0.6214	0.1634	4.8600e-003	0.1683		551.6064	551.6064	0.0299		552.2342
Total	0.3937	1.3508	5.2014	0.0130	0.7609	0.0245	0.7854	0.2045	0.0226	0.2272		1,030.7545	1,030.7545	0.0334		1,031.4548

3.5 Paving - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.2308	12.6607	14.3528	0.0223		0.6652	0.6652		0.6120	0.6120		2,160.2530	2,160.2530	0.6987		2,174.9250
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.2308	12.6607	14.3528	0.0223		0.6652	0.6652		0.6120	0.6120		2,160.2530	2,160.2530	0.6987		2,174.9250

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	0.0416	0.0573	0.6030	1.5600e-003	0.1232	1.0500e-003	0.1243	0.0327	9.7000e-004	0.0337		110.3213	110.3213	5.9800e-003		110.4469
Total	0.0416	0.0573	0.6030	1.5600e-003	0.1232	1.0500e-003	0.1243	0.0327	9.7000e-004	0.0337		110.3213	110.3213	5.9800e-003		110.4469

3.5 Paving - 2021**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.2308	12.6607	14.3528	0.0223		0.6652	0.6652		0.6120	0.6120	0.0000	2,160.2530	2,160.2530	0.6987		2,174.9250
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.2308	12.6607	14.3528	0.0223		0.6652	0.6652		0.6120	0.6120	0.0000	2,160.2530	2,160.2530	0.6987		2,174.9250

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	0.0416	0.0573	0.6030	1.5600e-003	0.1232	1.0500e-003	0.1243	0.0327	9.7000e-004	0.0337		110.3213	110.3213	5.9800e-003		110.4469
Total	0.0416	0.0573	0.6030	1.5600e-003	0.1232	1.0500e-003	0.1243	0.0327	9.7000e-004	0.0337		110.3213	110.3213	5.9800e-003		110.4469

3.6 Architectural Coating - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	333.0645					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2189	1.5268	1.8176	2.9700e-003		0.0941	0.0941		0.0941	0.0941		281.4481	281.4481	0.0193		281.8537
Total	333.2834	1.5268	1.8176	2.9700e-003		0.0941	0.0941		0.0941	0.0941		281.4481	281.4481	0.0193		281.8537

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	0.0416	0.0573	0.6030	1.5600e-003	0.1232	1.0500e-003	0.1243	0.0327	9.7000e-004	0.0337		110.3213	110.3213	5.9800e-003		110.4469
Total	0.0416	0.0573	0.6030	1.5600e-003	0.1232	1.0500e-003	0.1243	0.0327	9.7000e-004	0.0337		110.3213	110.3213	5.9800e-003		110.4469

3.6 Architectural Coating - 2021

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	333.0645					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2189	1.5268	1.8176	2.9700e-003		0.0941	0.0941		0.0941	0.0941	0.0000	281.4481	281.4481	0.0193		281.8537
Total	333.2834	1.5268	1.8176	2.9700e-003		0.0941	0.0941		0.0941	0.0941	0.0000	281.4481	281.4481	0.0193		281.8537

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	0.0416	0.0573	0.6030	1.5600e-003	0.1232	1.0500e-003	0.1243	0.0327	9.7000e-004	0.0337		110.3213	110.3213	5.9800e-003		110.4469
Total	0.0416	0.0573	0.6030	1.5600e-003	0.1232	1.0500e-003	0.1243	0.0327	9.7000e-004	0.0337		110.3213	110.3213	5.9800e-003		110.4469

Del Webb at San Juan Oaks Specific Plan SEIR (Ph 4)
Monterey Bay Unified APCD Air District, Winter

Used for Construction AQ and GHG. Operational results have been deleted from this output for brevity.

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	207.00	Dwelling Unit	33.60	372,600.00	619

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.8	Precipitation Freq (Days)	53
Climate Zone	4			Operational Year	2021
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	641.35	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Specific Plan area located in San Benito County, Climate Zone 4. PG&E provides natural gas and electricity.

Land Use - Number of residential units from PD. Acreage estimated based on total acres for SRF at buildout. Population estimated based on "balance of county" 2.99 persons per household from 2014 E-5.

Construction Phase - Phase 2 construction is assumed to begin 2019. 10-year buildout for Specific Plan.

Grading - Soil is assumed to be balanced within Specific Plan area during 10-year construction period.

Vehicle Trips - Mixed-use development reduction was estimated to be 13% for total daily trips. Source: ITE Trip Generation Manual (9th Edition); Fehr & Peers, June 2014.

Woodstoves - 25% of senior units would have gas fireplaces. Assumed no woodstoves.

Energy Use -

Mobile Land Use Mitigation -

Table Name	Column Name	Default Value	New Value
tblFireplaces	FireplaceWoodMass	3,078.40	0.00
tblFireplaces	NumberGas	113.85	52.00
tblFireplaces	NumberNoFireplace	20.70	155.00
tblFireplaces	NumberWood	72.45	0.00
tblLandUse	LotAcreage	67.21	33.60
tblLandUse	Population	592.00	619.00
tblProjectCharacteristics	OperationalYear	2014	2021
tblVehicleTrips	ST_TR	10.08	2.38
tblVehicleTrips	SU_TR	8.77	2.02
tblVehicleTrips	WD_TR	9.57	3.20
tblWoodstoves	NumberCatalytic	10.35	0.00
tblWoodstoves	NumberNoncatalytic	10.35	0.00
tblWoodstoves	WoodstoveDayYear	82.00	0.00
tblWoodstoves	WoodstoveWoodMass	3,019.20	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					
2019	4.9582	54.3110	41.2415	0.0637	18.2141	2.5064	20.3659	9.9699	2.3059	11.9495	0.0000	6,257.6656	6,257.6656	1.9425	0.0000	6,298.4575
2020	2.5931	20.8486	24.1621	0.0393	0.7608	1.1404	1.9012	0.2045	1.0718	1.2764	0.0000	3,545.5466	3,545.5466	0.6544	0.0000	3,559.2893
2021	333.3262	18.8166	23.5206	0.0393	0.7609	0.9797	1.7405	0.2045	0.9207	1.1252	0.0000	3,537.3138	3,537.3138	0.7047	0.0000	3,552.1115
Total	340.8775	93.9762	88.9241	0.1422	19.7358	4.6264	24.0076	10.3790	4.2983	14.3511	0.0000	13,340.5260	13,340.5260	3.3015	0.0000	13,409.8583

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					
2019	4.9582	54.3110	41.2415	0.0637	18.2141	2.5064	20.3659	9.9699	2.3059	11.9495	0.0000	6,257.6656	6,257.6656	1.9425	0.0000	6,298.4575
2020	2.5931	20.8486	24.1621	0.0393	0.7608	1.1404	1.9012	0.2045	1.0718	1.2764	0.0000	3,545.5466	3,545.5466	0.6544	0.0000	3,559.2893
2021	333.3262	18.8166	23.5206	0.0393	0.7609	0.9797	1.7405	0.2045	0.9207	1.1252	0.0000	3,537.3138	3,537.3138	0.7047	0.0000	3,552.1115
Total	340.8775	93.9762	88.9241	0.1422	19.7358	4.6264	24.0076	10.3790	4.2983	14.3511	0.0000	13,340.5260	13,340.5260	3.3015	0.0000	13,409.8583

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	1/1/2019	1/28/2019	5	20	
2	Grading	Grading	1/29/2019	4/1/2019	5	45	
3	Building Construction	Building Construction	4/2/2019	3/1/2021	5	500	
4	Paving	Paving	3/2/2021	4/19/2021	5	35	
5	Architectural Coating	Architectural Coating	4/20/2021	6/7/2021	5	35	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 112.5

Acres of Paving: 0

Residential Indoor: 754,515; Residential Outdoor: 251,505; Non-Residential Indoor: 0; Non-Residential Outdoor: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	3	8.00	255	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	162	0.38
Grading	Graders	1	8.00	174	0.41
Grading	Rubber Tired Dozers	1	8.00	255	0.40
Grading	Scrapers	2	8.00	361	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	226	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	125	0.42
Paving	Paving Equipment	2	8.00	130	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	75.00	22.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Site Preparation - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	4.0188	42.5046	34.8088	0.0391		2.1505	2.1505		1.9784	1.9784		3,876.723 3	3,876.723 3	1.2266		3,902.481 0
Total	4.0188	42.5046	34.8088	0.0391	18.0663	2.1505	20.2167	9.9307	1.9784	11.9091		3,876.723 3	3,876.723 3	1.2266		3,902.481 0

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	0.0603	0.1019	0.8574	1.7600e-003	0.1479	1.2900e-003	0.1492	0.0392	1.1900e-003	0.0404		131.7181	131.7181	8.0300e-003		131.8867
Total	0.0603	0.1019	0.8574	1.7600e-003	0.1479	1.2900e-003	0.1492	0.0392	1.1900e-003	0.0404		131.7181	131.7181	8.0300e-003		131.8867

3.2 Site Preparation - 2019

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					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	4.0188	42.5046	34.8088	0.0391		2.1505	2.1505		1.9784	1.9784	0.0000	3,876.723 3	3,876.723 3	1.2266		3,902.481 0
Total	4.0188	42.5046	34.8088	0.0391	18.0663	2.1505	20.2167	9.9307	1.9784	11.9091	0.0000	3,876.723 3	3,876.723 3	1.2266		3,902.481 0

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	0.0603	0.1019	0.8574	1.7600e-003	0.1479	1.2900e-003	0.1492	0.0392	1.1900e-003	0.0404		131.7181	131.7181	8.0300e-003		131.8867
Total	0.0603	0.1019	0.8574	1.7600e-003	0.1479	1.2900e-003	0.1492	0.0392	1.1900e-003	0.0404		131.7181	131.7181	8.0300e-003		131.8867

3.3 Grading - 2019

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	4.8912	54.1978	40.2888	0.0617		2.5049	2.5049		2.3045	2.3045		6,111.312 1	6,111.312 1	1.9336		6,151.916 7
Total	4.8912	54.1978	40.2888	0.0617	8.6733	2.5049	11.1783	3.5965	2.3045	5.9010		6,111.312 1	6,111.312 1	1.9336		6,151.916 7

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	0.0670	0.1132	0.9526	1.9600e-003	0.1643	1.4300e-003	0.1657	0.0436	1.3200e-003	0.0449		146.3535	146.3535	8.9200e-003		146.5408
Total	0.0670	0.1132	0.9526	1.9600e-003	0.1643	1.4300e-003	0.1657	0.0436	1.3200e-003	0.0449		146.3535	146.3535	8.9200e-003		146.5408

3.3 Grading - 2019

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					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	4.8912	54.1978	40.2888	0.0617		2.5049	2.5049		2.3045	2.3045	0.0000	6,111.312 1	6,111.312 1	1.9336		6,151.916 7
Total	4.8912	54.1978	40.2888	0.0617	8.6733	2.5049	11.1783	3.5965	2.3045	5.9010	0.0000	6,111.312 1	6,111.312 1	1.9336		6,151.916 7

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	0.0670	0.1132	0.9526	1.9600e-003	0.1643	1.4300e-003	0.1657	0.0436	1.3200e-003	0.0449		146.3535	146.3535	8.9200e-003		146.5408
Total	0.0670	0.1132	0.9526	1.9600e-003	0.1643	1.4300e-003	0.1657	0.0436	1.3200e-003	0.0449		146.3535	146.3535	8.9200e-003		146.5408

3.4 Building Construction - 2019**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	2.3516	20.9650	17.1204	0.0268		1.2850	1.2850		1.2083	1.2083		2,580.7618	2,580.7618	0.6279		2,593.9479
Total	2.3516	20.9650	17.1204	0.0268		1.2850	1.2850		1.2083	1.2083		2,580.7618	2,580.7618	0.6279		2,593.9479

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	0.2748	1.6313	4.2718	5.1300e-003	0.1447	0.0256	0.1703	0.0411	0.0235	0.0646		487.2073	487.2073	3.7900e-003		487.2869
Worker	0.2513	0.4246	3.5723	7.3500e-003	0.6161	5.3600e-003	0.6215	0.1634	4.9600e-003	0.1684		548.8256	548.8256	0.0335		549.5280
Total	0.5261	2.0559	7.8442	0.0125	0.7609	0.0309	0.7918	0.2045	0.0285	0.2330		1,036.0329	1,036.0329	0.0372		1,036.8149

3.4 Building Construction - 2019

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	2.3516	20.9650	17.1204	0.0268		1.2850	1.2850		1.2083	1.2083	0.0000	2,580.7618	2,580.7618	0.6279		2,593.9479
Total	2.3516	20.9650	17.1204	0.0268		1.2850	1.2850		1.2083	1.2083	0.0000	2,580.7618	2,580.7618	0.6279		2,593.9479

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	0.2748	1.6313	4.2718	5.1300e-003	0.1447	0.0256	0.1703	0.0411	0.0235	0.0646		487.2073	487.2073	3.7900e-003		487.2869
Worker	0.2513	0.4246	3.5723	7.3500e-003	0.6161	5.3600e-003	0.6215	0.1634	4.9600e-003	0.1684		548.8256	548.8256	0.0335		549.5280
Total	0.5261	2.0559	7.8442	0.0125	0.7609	0.0309	0.7918	0.2045	0.0285	0.2330		1,036.0329	1,036.0329	0.0372		1,036.8149

3.4 Building Construction - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.1113	19.0839	16.8084	0.0268		1.1128	1.1128		1.0465	1.0465		2,542.4799	2,542.4799	0.6194		2,555.4880
Total	2.1113	19.0839	16.8084	0.0268		1.1128	1.1128		1.0465	1.0465		2,542.4799	2,542.4799	0.6194		2,555.4880

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	0.2529	1.3759	4.0962	5.1200e-003	0.1447	0.0223	0.1670	0.0411	0.0205	0.0616		476.0585	476.0585	3.6200e-003		476.1345
Worker	0.2289	0.3888	3.2574	7.3500e-003	0.6161	5.2500e-003	0.6214	0.1634	4.8700e-003	0.1683		527.0082	527.0082	0.0314		527.6668
Total	0.4818	1.7646	7.3536	0.0125	0.7608	0.0275	0.7884	0.2045	0.0254	0.2299		1,003.0667	1,003.0667	0.0350		1,003.8013

3.4 Building Construction - 2020**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	2.1113	19.0839	16.8084	0.0268		1.1128	1.1128		1.0465	1.0465	0.0000	2,542.4799	2,542.4799	0.6194		2,555.4880
Total	2.1113	19.0839	16.8084	0.0268		1.1128	1.1128		1.0465	1.0465	0.0000	2,542.4799	2,542.4799	0.6194		2,555.4880

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	0.2529	1.3759	4.0962	5.1200e-003	0.1447	0.0223	0.1670	0.0411	0.0205	0.0616		476.0585	476.0585	3.6200e-003		476.1345
Worker	0.2289	0.3888	3.2574	7.3500e-003	0.6161	5.2500e-003	0.6214	0.1634	4.8700e-003	0.1683		527.0082	527.0082	0.0314		527.6668
Total	0.4818	1.7646	7.3536	0.0125	0.7608	0.0275	0.7884	0.2045	0.0254	0.2299		1,003.0667	1,003.0667	0.0350		1,003.8013

3.4 Building Construction - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.8931	17.3403	16.5376	0.0268		0.9549	0.9549		0.8979	0.8979		2,542.7817	2,542.7817	0.6126		2,555.6462
Total	1.8931	17.3403	16.5376	0.0268		0.9549	0.9549		0.8979	0.8979		2,542.7817	2,542.7817	0.6126		2,555.6462

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	0.2355	1.1167	3.9511	5.1100e-003	0.1447	0.0195	0.1643	0.0411	0.0180	0.0591		475.3812	475.3812	3.5700e-003		475.4563
Worker	0.2140	0.3597	3.0319	7.3600e-003	0.6161	5.2400e-003	0.6214	0.1634	4.8600e-003	0.1683		519.1509	519.1509	0.0299		519.7787
Total	0.4495	1.4764	6.9830	0.0125	0.7609	0.0248	0.7856	0.2045	0.0228	0.2274		994.5321	994.5321	0.0335		995.2350

3.4 Building Construction - 2021

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.8931	17.3403	16.5376	0.0268		0.9549	0.9549		0.8979	0.8979	0.0000	2,542.7817	2,542.7817	0.6126		2,555.6462
Total	1.8931	17.3403	16.5376	0.0268		0.9549	0.9549		0.8979	0.8979	0.0000	2,542.7817	2,542.7817	0.6126		2,555.6462

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	0.2355	1.1167	3.9511	5.1100e-003	0.1447	0.0195	0.1643	0.0411	0.0180	0.0591		475.3812	475.3812	3.5700e-003		475.4563
Worker	0.2140	0.3597	3.0319	7.3600e-003	0.6161	5.2400e-003	0.6214	0.1634	4.8600e-003	0.1683		519.1509	519.1509	0.0299		519.7787
Total	0.4495	1.4764	6.9830	0.0125	0.7609	0.0248	0.7856	0.2045	0.0228	0.2274		994.5321	994.5321	0.0335		995.2350

3.5 Paving - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.2308	12.6607	14.3528	0.0223		0.6652	0.6652		0.6120	0.6120		2,160.2530	2,160.2530	0.6987		2,174.9250
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.2308	12.6607	14.3528	0.0223		0.6652	0.6652		0.6120	0.6120		2,160.2530	2,160.2530	0.6987		2,174.9250

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	0.0428	0.0719	0.6064	1.4700e-003	0.1232	1.0500e-003	0.1243	0.0327	9.7000e-004	0.0337		103.8302	103.8302	5.9800e-003		103.9557
Total	0.0428	0.0719	0.6064	1.4700e-003	0.1232	1.0500e-003	0.1243	0.0327	9.7000e-004	0.0337		103.8302	103.8302	5.9800e-003		103.9557

3.5 Paving - 2021

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.2308	12.6607	14.3528	0.0223		0.6652	0.6652		0.6120	0.6120	0.0000	2,160.2530	2,160.2530	0.6987		2,174.9250
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.2308	12.6607	14.3528	0.0223		0.6652	0.6652		0.6120	0.6120	0.0000	2,160.2530	2,160.2530	0.6987		2,174.9250

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	0.0428	0.0719	0.6064	1.4700e-003	0.1232	1.0500e-003	0.1243	0.0327	9.7000e-004	0.0337		103.8302	103.8302	5.9800e-003		103.9557
Total	0.0428	0.0719	0.6064	1.4700e-003	0.1232	1.0500e-003	0.1243	0.0327	9.7000e-004	0.0337		103.8302	103.8302	5.9800e-003		103.9557

3.6 Architectural Coating - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Category	lb/day										lb/day						
Archit. Coating	333.0645					0.0000	0.0000		0.0000	0.0000			0.0000				0.0000
Off-Road	0.2189	1.5268	1.8176	2.9700e-003		0.0941	0.0941		0.0941	0.0941			281.4481	281.4481	0.0193		281.8537
Total	333.2834	1.5268	1.8176	2.9700e-003		0.0941	0.0941		0.0941	0.0941			281.4481	281.4481	0.0193		281.8537

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
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
Worker	0.0428	0.0719	0.6064	1.4700e-003	0.1232	1.0500e-003	0.1243	0.0327	9.7000e-004	0.0337			103.8302	103.8302	5.9800e-003		103.9557
Total	0.0428	0.0719	0.6064	1.4700e-003	0.1232	1.0500e-003	0.1243	0.0327	9.7000e-004	0.0337			103.8302	103.8302	5.9800e-003		103.9557

3.6 Architectural Coating - 2021

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	333.0645					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2189	1.5268	1.8176	2.9700e-003		0.0941	0.0941		0.0941	0.0941	0.0000	281.4481	281.4481	0.0193		281.8537
Total	333.2834	1.5268	1.8176	2.9700e-003		0.0941	0.0941		0.0941	0.0941	0.0000	281.4481	281.4481	0.0193		281.8537

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	0.0428	0.0719	0.6064	1.4700e-003	0.1232	1.0500e-003	0.1243	0.0327	9.7000e-004	0.0337		103.8302	103.8302	5.9800e-003		103.9557
Total	0.0428	0.0719	0.6064	1.4700e-003	0.1232	1.0500e-003	0.1243	0.0327	9.7000e-004	0.0337		103.8302	103.8302	5.9800e-003		103.9557

Del Webb at San Juan Oaks Specific Plan SEIR (Ph 4)
Monterey Bay Unified APCD Air District, Annual

Used for Construction AQ and GHG. Operational results have been deleted from this output for brevity.

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	207.00	Dwelling Unit	33.60	372,600.00	619

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.8	Precipitation Freq (Days)	53
Climate Zone	4			Operational Year	2021
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	641.35	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Specific Plan area located in San Benito County, Climate Zone 4. PG&E provides natural gas and electricity.

Land Use - Number of residential units from PD. Acreage estimated based on total acres for SRF at buildout. Population estimated based on "balance of county" 2.99 persons per household from 2014 E-5.

Construction Phase - Phase 2 construction is assumed to begin 2019. 10-year buildout for Specific Plan.

Grading - Soil is assumed to be balanced within Specific Plan area during 10-year construction period.

Vehicle Trips - Mixed-use development reduction was estimated to be 13% for total daily trips. Source: ITE Trip Generation Manual (9th Edition); Fehr & Peers, June 2014.

Woodstoves - 25% of senior units would have gas fireplaces. Assumed no woodstoves.

Energy Use -

Mobile Land Use Mitigation -

Table Name	Column Name	Default Value	New Value
tblFireplaces	FireplaceWoodMass	3,078.40	0.00
tblFireplaces	NumberGas	113.85	52.00
tblFireplaces	NumberNoFireplace	20.70	155.00
tblFireplaces	NumberWood	72.45	0.00
tblLandUse	LotAcreage	67.21	33.60
tblLandUse	Population	592.00	619.00
tblProjectCharacteristics	OperationalYear	2014	2021
tblVehicleTrips	ST_TR	10.08	2.38
tblVehicleTrips	SU_TR	8.77	2.02
tblVehicleTrips	WD_TR	9.57	3.20
tblWoodstoves	NumberCatalytic	10.35	0.00
tblWoodstoves	NumberNoncatalytic	10.35	0.00
tblWoodstoves	WoodstoveDayYear	82.00	0.00
tblWoodstoves	WoodstoveWoodMass	3,019.20	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					
2019	0.4296	3.8982	3.6177	5.7000e-003	0.4531	0.2069	0.6600	0.2011	0.1929	0.3939	0.0000	486.0669	486.0669	0.1100	0.0000	488.3764
2020	0.3341	2.7245	3.0224	5.1500e-003	0.0966	0.1494	0.2460	0.0261	0.1404	0.1664	0.0000	421.8865	421.8865	0.0778	0.0000	423.5195
2021	5.9038	0.6448	0.7753	1.3200e-003	0.0197	0.0339	0.0536	5.2900e-003	0.0317	0.0370	0.0000	109.5480	109.5480	0.0239	0.0000	110.0498
Total	6.6674	7.2674	7.4154	0.0122	0.5694	0.3901	0.9595	0.2324	0.3650	0.5974	0.0000	1,017.5014	1,017.5014	0.2116	0.0000	1,021.9457

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					
2019	0.4296	3.8982	3.6177	5.7000e-003	0.4531	0.2069	0.6600	0.2011	0.1929	0.3939	0.0000	486.0664	486.0664	0.1100	0.0000	488.3759
2020	0.3341	2.7245	3.0223	5.1500e-003	0.0966	0.1494	0.2460	0.0261	0.1404	0.1664	0.0000	421.8861	421.8861	0.0778	0.0000	423.5192
2021	5.9038	0.6448	0.7753	1.3200e-003	0.0197	0.0339	0.0536	5.2900e-003	0.0317	0.0370	0.0000	109.5479	109.5479	0.0239	0.0000	110.0497
Total	6.6674	7.2674	7.4154	0.0122	0.5694	0.3901	0.9595	0.2324	0.3650	0.5974	0.0000	1,017.5004	1,017.5004	0.2116	0.0000	1,021.9448

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	1/1/2019	1/28/2019	5	20	
2	Grading	Grading	1/29/2019	4/1/2019	5	45	
3	Building Construction	Building Construction	4/2/2019	3/1/2021	5	500	
4	Paving	Paving	3/2/2021	4/19/2021	5	35	
5	Architectural Coating	Architectural Coating	4/20/2021	6/7/2021	5	35	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 112.5

Acres of Paving: 0

Residential Indoor: 754,515; Residential Outdoor: 251,505; Non-Residential Indoor: 0; Non-Residential Outdoor: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	3	8.00	255	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	162	0.38
Grading	Graders	1	8.00	174	0.41
Grading	Rubber Tired Dozers	1	8.00	255	0.40
Grading	Scrapers	2	8.00	361	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	226	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	125	0.42
Paving	Paving Equipment	2	8.00	130	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	75.00	22.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Site Preparation - 2019

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					0.1807	0.0000	0.1807	0.0993	0.0000	0.0993	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0402	0.4251	0.3481	3.9000e-004		0.0215	0.0215		0.0198	0.0198	0.0000	35.1690	35.1690	0.0111	0.0000	35.4027
Total	0.0402	0.4251	0.3481	3.9000e-004	0.1807	0.0215	0.2022	0.0993	0.0198	0.1191	0.0000	35.1690	35.1690	0.0111	0.0000	35.4027

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.7000e-004	9.3000e-004	8.1600e-003	2.0000e-005	1.4300e-003	1.0000e-005	1.4400e-003	3.8000e-004	1.0000e-005	3.9000e-004	0.0000	1.2001	1.2001	7.0000e-005	0.0000	1.2016
Total	5.7000e-004	9.3000e-004	8.1600e-003	2.0000e-005	1.4300e-003	1.0000e-005	1.4400e-003	3.8000e-004	1.0000e-005	3.9000e-004	0.0000	1.2001	1.2001	7.0000e-005	0.0000	1.2016

3.2 Site Preparation - 2019

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					0.1807	0.0000	0.1807	0.0993	0.0000	0.0993	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0402	0.4251	0.3481	3.9000e-004		0.0215	0.0215		0.0198	0.0198	0.0000	35.1690	35.1690	0.0111	0.0000	35.4027
Total	0.0402	0.4251	0.3481	3.9000e-004	0.1807	0.0215	0.2022	0.0993	0.0198	0.1191	0.0000	35.1690	35.1690	0.0111	0.0000	35.4027

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	5.7000e-004	9.3000e-004	8.1600e-003	2.0000e-005	1.4300e-003	1.0000e-005	1.4400e-003	3.8000e-004	1.0000e-005	3.9000e-004	0.0000	1.2001	1.2001	7.0000e-005	0.0000	1.2016
Total	5.7000e-004	9.3000e-004	8.1600e-003	2.0000e-005	1.4300e-003	1.0000e-005	1.4400e-003	3.8000e-004	1.0000e-005	3.9000e-004	0.0000	1.2001	1.2001	7.0000e-005	0.0000	1.2016

3.3 Grading - 2019

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					0.1952	0.0000	0.1952	0.0809	0.0000	0.0809	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1101	1.2195	0.9065	1.3900e-003		0.0564	0.0564		0.0519	0.0519	0.0000	124.7420	124.7420	0.0395	0.0000	125.5708
Total	0.1101	1.2195	0.9065	1.3900e-003	0.1952	0.0564	0.2515	0.0809	0.0519	0.1328	0.0000	124.7420	124.7420	0.0395	0.0000	125.5708

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.4100e-003	2.3200e-003	0.0204	4.0000e-005	3.5800e-003	3.0000e-005	3.6100e-003	9.5000e-004	3.0000e-005	9.8000e-004	0.0000	3.0002	3.0002	1.8000e-004	0.0000	3.0040
Total	1.4100e-003	2.3200e-003	0.0204	4.0000e-005	3.5800e-003	3.0000e-005	3.6100e-003	9.5000e-004	3.0000e-005	9.8000e-004	0.0000	3.0002	3.0002	1.8000e-004	0.0000	3.0040

3.3 Grading - 2019

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					0.1952	0.0000	0.1952	0.0809	0.0000	0.0809	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1101	1.2195	0.9065	1.3900e-003		0.0564	0.0564		0.0519	0.0519	0.0000	124.7419	124.7419	0.0395	0.0000	125.5707
Total	0.1101	1.2195	0.9065	1.3900e-003	0.1952	0.0564	0.2515	0.0809	0.0519	0.1328	0.0000	124.7419	124.7419	0.0395	0.0000	125.5707

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.4100e-003	2.3200e-003	0.0204	4.0000e-005	3.5800e-003	3.0000e-005	3.6100e-003	9.5000e-004	3.0000e-005	9.8000e-004	0.0000	3.0002	3.0002	1.8000e-004	0.0000	3.0040
Total	1.4100e-003	2.3200e-003	0.0204	4.0000e-005	3.5800e-003	3.0000e-005	3.6100e-003	9.5000e-004	3.0000e-005	9.8000e-004	0.0000	3.0002	3.0002	1.8000e-004	0.0000	3.0040

3.4 Building Construction - 2019**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	0.2305	2.0546	1.6778	2.6300e-003		0.1259	0.1259		0.1184	0.1184	0.0000	229.4403	229.4403	0.0558	0.0000	230.6126
Total	0.2305	2.0546	1.6778	2.6300e-003		0.1259	0.1259		0.1184	0.1184	0.0000	229.4403	229.4403	0.0558	0.0000	230.6126

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	0.0238	0.1580	0.3234	5.0000e-004	0.0138	2.4900e-003	0.0163	3.9400e-003	2.2900e-003	6.2300e-003	0.0000	43.5126	43.5126	3.3000e-004	0.0000	43.5195
Worker	0.0231	0.0379	0.3334	7.2000e-004	0.0585	5.3000e-004	0.0590	0.0156	4.9000e-004	0.0160	0.0000	49.0027	49.0027	2.9700e-003	0.0000	49.0651
Total	0.0469	0.1959	0.6567	1.2200e-003	0.0723	3.0200e-003	0.0753	0.0195	2.7800e-003	0.0223	0.0000	92.5153	92.5153	3.3000e-003	0.0000	92.5847

3.4 Building Construction - 2019

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	0.2305	2.0546	1.6778	2.6300e-003		0.1259	0.1259		0.1184	0.1184	0.0000	229.4400	229.4400	0.0558	0.0000	230.6123
Total	0.2305	2.0546	1.6778	2.6300e-003		0.1259	0.1259		0.1184	0.1184	0.0000	229.4400	229.4400	0.0558	0.0000	230.6123

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	0.0238	0.1580	0.3234	5.0000e-004	0.0138	2.4900e-003	0.0163	3.9400e-003	2.2900e-003	6.2300e-003	0.0000	43.5126	43.5126	3.3000e-004	0.0000	43.5195
Worker	0.0231	0.0379	0.3334	7.2000e-004	0.0585	5.3000e-004	0.0590	0.0156	4.9000e-004	0.0160	0.0000	49.0027	49.0027	2.9700e-003	0.0000	49.0651
Total	0.0469	0.1959	0.6567	1.2200e-003	0.0723	3.0200e-003	0.0753	0.0195	2.7800e-003	0.0223	0.0000	92.5153	92.5153	3.3000e-003	0.0000	92.5847

3.4 Building Construction - 2020**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.2766	2.5000	2.2019	3.5100e-003		0.1458	0.1458		0.1371	0.1371	0.0000	302.1514	302.1514	0.0736	0.0000	303.6973
Total	0.2766	2.5000	2.2019	3.5100e-003		0.1458	0.1458		0.1371	0.1371	0.0000	302.1514	302.1514	0.0736	0.0000	303.6973

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	0.0293	0.1781	0.4132	6.7000e-004	0.0185	2.9000e-003	0.0214	5.2600e-003	2.6600e-003	7.9300e-003	0.0000	56.8349	56.8349	4.2000e-004	0.0000	56.8437
Worker	0.0282	0.0464	0.4072	9.7000e-004	0.0782	6.9000e-004	0.0789	0.0208	6.4000e-004	0.0214	0.0000	62.9003	62.9003	3.7300e-003	0.0000	62.9785
Total	0.0575	0.2245	0.8204	1.6400e-003	0.0966	3.5900e-003	0.1002	0.0260	3.3000e-003	0.0294	0.0000	119.7351	119.7351	4.1500e-003	0.0000	119.8223

3.4 Building Construction - 2020

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	0.2766	2.5000	2.2019	3.5100e-003		0.1458	0.1458		0.1371	0.1371	0.0000	302.1510	302.1510	0.0736	0.0000	303.6969
Total	0.2766	2.5000	2.2019	3.5100e-003		0.1458	0.1458		0.1371	0.1371	0.0000	302.1510	302.1510	0.0736	0.0000	303.6969

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	0.0293	0.1781	0.4132	6.7000e-004	0.0185	2.9000e-003	0.0214	5.2600e-003	2.6600e-003	7.9300e-003	0.0000	56.8349	56.8349	4.2000e-004	0.0000	56.8437
Worker	0.0282	0.0464	0.4072	9.7000e-004	0.0782	6.9000e-004	0.0789	0.0208	6.4000e-004	0.0214	0.0000	62.9003	62.9003	3.7300e-003	0.0000	62.9785
Total	0.0575	0.2245	0.8204	1.6400e-003	0.0966	3.5900e-003	0.1002	0.0260	3.3000e-003	0.0294	0.0000	119.7351	119.7351	4.1500e-003	0.0000	119.8223

3.4 Building Construction - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0398	0.3642	0.3473	5.6000e-004		0.0201	0.0201		0.0189	0.0189	0.0000	48.4422	48.4422	0.0117	0.0000	48.6873
Total	0.0398	0.3642	0.3473	5.6000e-004		0.0201	0.0201		0.0189	0.0189	0.0000	48.4422	48.4422	0.0117	0.0000	48.6873

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.4000e-003	0.0232	0.0639	1.1000e-004	2.9600e-003	4.1000e-004	3.3700e-003	8.4000e-004	3.7000e-004	1.2200e-003	0.0000	9.0981	9.0981	7.0000e-005	0.0000	9.0995
Worker	4.2300e-003	6.8800e-003	0.0609	1.6000e-004	0.0125	1.1000e-004	0.0126	3.3300e-003	1.0000e-004	3.4300e-003	0.0000	9.9330	9.9330	5.7000e-004	0.0000	9.9449
Total	8.6300e-003	0.0300	0.1248	2.7000e-004	0.0155	5.2000e-004	0.0160	4.1700e-003	4.7000e-004	4.6500e-003	0.0000	19.0310	19.0310	6.4000e-004	0.0000	19.0444

3.4 Building Construction - 2021

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	0.0398	0.3641	0.3473	5.6000e-004		0.0201	0.0201		0.0189	0.0189	0.0000	48.4422	48.4422	0.0117	0.0000	48.6873
Total	0.0398	0.3641	0.3473	5.6000e-004		0.0201	0.0201		0.0189	0.0189	0.0000	48.4422	48.4422	0.0117	0.0000	48.6873

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.4000e-003	0.0232	0.0639	1.1000e-004	2.9600e-003	4.1000e-004	3.3700e-003	8.4000e-004	3.7000e-004	1.2200e-003	0.0000	9.0981	9.0981	7.0000e-005	0.0000	9.0995
Worker	4.2300e-003	6.8800e-003	0.0609	1.6000e-004	0.0125	1.1000e-004	0.0126	3.3300e-003	1.0000e-004	3.4300e-003	0.0000	9.9330	9.9330	5.7000e-004	0.0000	9.9449
Total	8.6300e-003	0.0300	0.1248	2.7000e-004	0.0155	5.2000e-004	0.0160	4.1700e-003	4.7000e-004	4.6500e-003	0.0000	19.0310	19.0310	6.4000e-004	0.0000	19.0444

3.5 Paving - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0215	0.2216	0.2512	3.9000e-004		0.0116	0.0116		0.0107	0.0107	0.0000	34.2956	34.2956	0.0111	0.0000	34.5285
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0215	0.2216	0.2512	3.9000e-004		0.0116	0.0116		0.0107	0.0107	0.0000	34.2956	34.2956	0.0111	0.0000	34.5285

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.0000e-004	1.1500e-003	0.0101	3.0000e-005	2.0900e-003	2.0000e-005	2.1100e-003	5.6000e-004	2.0000e-005	5.7000e-004	0.0000	1.6555	1.6555	9.0000e-005	0.0000	1.6575
Total	7.0000e-004	1.1500e-003	0.0101	3.0000e-005	2.0900e-003	2.0000e-005	2.1100e-003	5.6000e-004	2.0000e-005	5.7000e-004	0.0000	1.6555	1.6555	9.0000e-005	0.0000	1.6575

3.5 Paving - 2021**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	0.0215	0.2216	0.2512	3.9000e-004		0.0116	0.0116		0.0107	0.0107	0.0000	34.2956	34.2956	0.0111	0.0000	34.5285
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0215	0.2216	0.2512	3.9000e-004		0.0116	0.0116		0.0107	0.0107	0.0000	34.2956	34.2956	0.0111	0.0000	34.5285

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.0000e-004	1.1500e-003	0.0101	3.0000e-005	2.0900e-003	2.0000e-005	2.1100e-003	5.6000e-004	2.0000e-005	5.7000e-004	0.0000	1.6555	1.6555	9.0000e-005	0.0000	1.6575
Total	7.0000e-004	1.1500e-003	0.0101	3.0000e-005	2.0900e-003	2.0000e-005	2.1100e-003	5.6000e-004	2.0000e-005	5.7000e-004	0.0000	1.6555	1.6555	9.0000e-005	0.0000	1.6575

3.6 Architectural Coating - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	5.8286					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.8300e-003	0.0267	0.0318	5.0000e-005		1.6500e-003	1.6500e-003		1.6500e-003	1.6500e-003	0.0000	4.4682	4.4682	3.1000e-004	0.0000	4.4746
Total	5.8325	0.0267	0.0318	5.0000e-005		1.6500e-003	1.6500e-003		1.6500e-003	1.6500e-003	0.0000	4.4682	4.4682	3.1000e-004	0.0000	4.4746

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.0000e-004	1.1500e-003	0.0101	3.0000e-005	2.0900e-003	2.0000e-005	2.1100e-003	5.6000e-004	2.0000e-005	5.7000e-004	0.0000	1.6555	1.6555	9.0000e-005	0.0000	1.6575
Total	7.0000e-004	1.1500e-003	0.0101	3.0000e-005	2.0900e-003	2.0000e-005	2.1100e-003	5.6000e-004	2.0000e-005	5.7000e-004	0.0000	1.6555	1.6555	9.0000e-005	0.0000	1.6575

3.6 Architectural Coating - 2021

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	5.8286					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.8300e-003	0.0267	0.0318	5.0000e-005		1.6500e-003	1.6500e-003		1.6500e-003	1.6500e-003	0.0000	4.4682	4.4682	3.1000e-004	0.0000	4.4746
Total	5.8325	0.0267	0.0318	5.0000e-005		1.6500e-003	1.6500e-003		1.6500e-003	1.6500e-003	0.0000	4.4682	4.4682	3.1000e-004	0.0000	4.4746

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	7.0000e-004	1.1500e-003	0.0101	3.0000e-005	2.0900e-003	2.0000e-005	2.1100e-003	5.6000e-004	2.0000e-005	5.7000e-004	0.0000	1.6555	1.6555	9.0000e-005	0.0000	1.6575
Total	7.0000e-004	1.1500e-003	0.0101	3.0000e-005	2.0900e-003	2.0000e-005	2.1100e-003	5.6000e-004	2.0000e-005	5.7000e-004	0.0000	1.6555	1.6555	9.0000e-005	0.0000	1.6575

Del Webb at San Juan Oaks Specific Plan SEIR (Ph 5)
Monterey Bay Unified APCD Air District, Summer

Used for Construction AQ and GHG. Operational results have been deleted from this output for brevity.

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	7.50	1000sqft	0.17	7,500.00	0
Medical Office Building	7.50	1000sqft	0.17	7,500.00	0
Hotel	200.00	Room	6.67	290,400.00	0
Congregate Care (Assisted Living)	100.00	Dwelling Unit	6.25	10,000.00	286
Single Family Housing	67.00	Dwelling Unit	10.90	120,600.00	200
Regional Shopping Center	50.00	1000sqft	1.15	40,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.8	Precipitation Freq (Days)	53
Climate Zone	4			Operational Year	2024
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MW hr)	641.35	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Specific Plan area located in San Benito County, Climate Zone 4. PG&E provides natural gas and electricity.

Woodstoves - All market rate residences have fireplaces. Maintained proportion per CalEEMod default. Assumed no woodstoves.

Land Use - Number of residential units from PD. Acreage based on total acres for SRF at buildout. Assisted living facility estimated to comprise up to 10ksf of residential. Population based on "balance of county" 2.99 persons per household from 2014 E-5.

Construction Phase - 10-year buildout for Specific Plan.

Grading - Soil is assumed to be balanced within Specific Plan area during 10-year construction period.

Vehicle Trips - Mixed-use development reduction was estimated to be 13% for total daily trips. Source: ITE Trip Generation Manual (9th Edition); Fehr & Peers, June 2014.

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	PhaseEndDate	3/15/2024	3/16/2024
tblFireplaces	FireplaceDayYear	82.00	0.00
tblFireplaces	FireplaceWoodMass	3,078.40	0.00
tblFireplaces	FireplaceWoodMass	3,078.40	3,241.00
tblFireplaces	NumberGas	55.00	0.00
tblFireplaces	NumberGas	36.85	41.00
tblFireplaces	NumberNoFireplace	6.70	0.00
tblFireplaces	NumberWood	35.00	0.00
tblFireplaces	NumberWood	23.45	26.00
tblLandUse	LandUseSquareFeet	100,000.00	10,000.00
tblLandUse	LandUseSquareFeet	50,000.00	40,000.00
tblLandUse	LotAcreage	21.75	10.90
tblLandUse	Population	192.00	200.00
tblProjectCharacteristics	OperationalYear	2014	2024
tblVehicleTrips	ST_TR	2.20	1.91
tblVehicleTrips	ST_TR	2.37	2.14
tblVehicleTrips	ST_TR	8.19	11.68
tblVehicleTrips	ST_TR	8.96	7.45
tblVehicleTrips	ST_TR	49.97	43.47

tblVehicleTrips	ST_TR	10.08	8.62
tblVehicleTrips	SU_TR	2.44	2.12
tblVehicleTrips	SU_TR	0.98	0.91
tblVehicleTrips	SU_TR	5.95	8.78
tblVehicleTrips	SU_TR	1.55	1.35
tblVehicleTrips	SU_TR	25.24	21.96
tblVehicleTrips	SU_TR	8.77	7.50
tblVehicleTrips	WD_TR	2.74	2.38
tblVehicleTrips	WD_TR	11.01	9.60
tblVehicleTrips	WD_TR	8.17	6.96
tblVehicleTrips	WD_TR	36.13	31.43
tblVehicleTrips	WD_TR	42.94	37.15
tblVehicleTrips	WD_TR	9.57	8.28
tblWoodstoves	NumberCatalytic	5.00	0.00
tblWoodstoves	NumberCatalytic	3.35	0.00
tblWoodstoves	NumberNoncatalytic	5.00	0.00
tblWoodstoves	NumberNoncatalytic	3.35	0.00
tblWoodstoves	WoodstoveDayYear	82.00	0.00
tblWoodstoves	WoodstoveDayYear	82.00	0.00
tblWoodstoves	WoodstoveWoodMass	3,019.20	0.00
tblWoodstoves	WoodstoveWoodMass	3,019.20	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	3.8164	38.4999	35.8459	0.0687	18.2141	1.7288	19.7627	9.9699	1.5905	11.3946	0.0000	6,129.5024	6,129.5024	1.9432	0.0000	6,170.3093
2023	2.6869	17.8898	31.0284	0.0686	2.4257	0.7725	3.1982	0.6526	0.7255	1.3781	0.0000	5,835.5518	5,835.5518	0.7042	0.0000	5,850.3408
2024	345.7354	9.3919	14.8188	0.0239	0.3861	0.4611	0.5843	0.1024	0.4242	0.4569	0.0000	2,266.1135	2,266.1135	0.7040	0.0000	2,280.8976
Total	352.2387	65.7815	81.6930	0.1612	21.0259	2.9624	23.5452	10.7249	2.7402	13.2296	0.0000	14,231.1678	14,231.1678	3.3514	0.0000	14,301.5477

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	3.8164	38.4999	35.8459	0.0687	18.2141	1.7288	19.7627	9.9699	1.5905	11.3946	0.0000	6,129.5024	6,129.5024	1.9432	0.0000	6,170.3093
2023	2.6869	17.8898	31.0284	0.0686	2.4257	0.7725	3.1982	0.6526	0.7255	1.3781	0.0000	5,835.5518	5,835.5518	0.7042	0.0000	5,850.3408
2024	345.7354	9.3919	14.8188	0.0239	0.3861	0.4611	0.5843	0.1024	0.4242	0.4569	0.0000	2,266.1135	2,266.1135	0.7040	0.0000	2,280.8976
Total	352.2387	65.7815	81.6930	0.1612	21.0259	2.9624	23.5452	10.7249	2.7402	13.2296	0.0000	14,231.1678	14,231.1678	3.3514	0.0000	14,301.5477

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	1/1/2022	1/28/2022	5	20	
2	Grading	Grading	1/29/2022	4/1/2022	5	45	
3	Building Construction	Building Construction	4/2/2022	12/8/2023	5	440	
4	Paving	Paving	12/9/2023	1/26/2024	5	35	
5	Architectural Coating	Architectural Coating	1/27/2024	3/16/2024	5	35	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 112.5

Acres of Paving: 0

Residential Indoor: 264,465; Residential Outdoor: 88,155; Non-Residential Indoor: 518,100; Non-Residential Outdoor: 172,700 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	3	8.00	255	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	162	0.38
Grading	Graders	1	8.00	174	0.41
Grading	Rubber Tired Dozers	1	8.00	255	0.40
Grading	Scrapers	2	8.00	361	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	226	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	125	0.42
Paving	Paving Equipment	2	8.00	130	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	236.00	74.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	47.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 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					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.2212	32.6496	29.9722	0.0391		1.5473	1.5473		1.4236	1.4236		3,791.755 2	3,791.755 2	1.2263		3,817.508 1
Total	3.2212	32.6496	29.9722	0.0391	18.0663	1.5473	19.6136	9.9307	1.4236	11.3542		3,791.755 2	3,791.755 2	1.2263		3,817.508 1

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	0.0468	0.0640	0.6752	1.8800e-003	0.1479	1.2500e-003	0.1491	0.0392	1.1600e-003	0.0404		130.2791	130.2791	6.8400e-003		130.4227
Total	0.0468	0.0640	0.6752	1.8800e-003	0.1479	1.2500e-003	0.1491	0.0392	1.1600e-003	0.0404		130.2791	130.2791	6.8400e-003		130.4227

3.2 Site Preparation - 2022

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					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000				0.0000
Off-Road	3.2212	32.6496	29.9722	0.0391		1.5473	1.5473		1.4236	1.4236	0.0000	3,791.755 2	3,791.755 2	1.2263			3,817.508 1
Total	3.2212	32.6496	29.9722	0.0391	18.0663	1.5473	19.6136	9.9307	1.4236	11.3542	0.0000	3,791.755 2	3,791.755 2	1.2263			3,817.508 1

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	0.0468	0.0640	0.6752	1.8800e-003	0.1479	1.2500e-003	0.1491	0.0392	1.1600e-003	0.0404		130.2791	130.2791	6.8400e-003			130.4227
Total	0.0468	0.0640	0.6752	1.8800e-003	0.1479	1.2500e-003	0.1491	0.0392	1.1600e-003	0.0404		130.2791	130.2791	6.8400e-003			130.4227

3.3 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					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	3.7643	38.4288	35.0957	0.0618		1.7274	1.7274		1.5892	1.5892		5,984.7478	5,984.7478	1.9356		6,025.3952
Total	3.7643	38.4288	35.0957	0.0618	8.6733	1.7274	10.4007	3.5965	1.5892	5.1857		5,984.7478	5,984.7478	1.9356		6,025.3952

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	0.0520	0.0711	0.7502	2.0900e-003	0.1643	1.3900e-003	0.1657	0.0436	1.2900e-003	0.0449		144.7546	144.7546	7.6000e-003		144.9141
Total	0.0520	0.0711	0.7502	2.0900e-003	0.1643	1.3900e-003	0.1657	0.0436	1.2900e-003	0.0449		144.7546	144.7546	7.6000e-003		144.9141

3.3 Grading - 2022

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					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	3.7643	38.4288	35.0957	0.0618		1.7274	1.7274		1.5892	1.5892	0.0000	5,984.7478	5,984.7478	1.9356		6,025.3952
Total	3.7643	38.4288	35.0957	0.0618	8.6733	1.7274	10.4007	3.5965	1.5892	5.1857	0.0000	5,984.7478	5,984.7478	1.9356		6,025.3952

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	0.0520	0.0711	0.7502	2.0900e-003	0.1643	1.3900e-003	0.1657	0.0436	1.2900e-003	0.0449		144.7546	144.7546	7.6000e-003		144.9141
Total	0.0520	0.0711	0.7502	2.0900e-003	0.1643	1.3900e-003	0.1657	0.0436	1.2900e-003	0.0449		144.7546	144.7546	7.6000e-003		144.9141

3.4 Building Construction - 2022**Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6992	15.5364	16.3276	0.0268		0.8057	0.8057		0.7581	0.7581		2,543.7497	2,543.7497	0.6085		2,556.5286
Total	1.6992	15.5364	16.3276	0.0268		0.8057	0.8057		0.7581	0.7581		2,543.7497	2,543.7497	0.6085		2,556.5286

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	0.5901	3.1508	6.9265	0.0172	0.4869	0.0636	0.5505	0.1383	0.0585	0.1968		1,610.1937	1,610.1937	0.0118		1,610.4415
Worker	0.6139	0.8390	8.8524	0.0246	1.9387	0.0164	1.9551	0.5142	0.0152	0.5294		1,708.1043	1,708.1043	0.0897		1,709.9868
Total	1.2040	3.9898	15.7789	0.0418	2.4256	0.0800	2.5056	0.6526	0.0737	0.7262		3,318.2979	3,318.2979	0.1015		3,320.4283

3.4 Building Construction - 2022

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6992	15.5364	16.3276	0.0268		0.8057	0.8057		0.7581	0.7581	0.0000	2,543.7497	2,543.7497	0.6085		2,556.5286
Total	1.6992	15.5364	16.3276	0.0268		0.8057	0.8057		0.7581	0.7581	0.0000	2,543.7497	2,543.7497	0.6085		2,556.5286

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	0.5901	3.1508	6.9265	0.0172	0.4869	0.0636	0.5505	0.1383	0.0585	0.1968		1,610.1937	1,610.1937	0.0118		1,610.4415
Worker	0.6139	0.8390	8.8524	0.0246	1.9387	0.0164	1.9551	0.5142	0.0152	0.5294		1,708.1043	1,708.1043	0.0897		1,709.9868
Total	1.2040	3.9898	15.7789	0.0418	2.4256	0.0800	2.5056	0.6526	0.0737	0.7262		3,318.2979	3,318.2979	0.1015		3,320.4283

3.4 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5661	14.3126	16.2093	0.0268		0.6967	0.6967		0.6557	0.6557		2,544.626 2	2,544.626 2	0.6044		2,557.319 1
Total	1.5661	14.3126	16.2093	0.0268		0.6967	0.6967		0.6557	0.6557		2,544.626 2	2,544.626 2	0.6044		2,557.319 1

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	0.5440	2.7942	6.5554	0.0172	0.4870	0.0595	0.5465	0.1384	0.0548	0.1931		1,607.943 6	1,607.943 6	0.0111		1,608.176 0
Worker	0.5768	0.7829	8.2638	0.0246	1.9387	0.0163	1.9550	0.5142	0.0151	0.5293		1,682.982 0	1,682.982 0	0.0857		1,684.782 1
Total	1.1208	3.5771	14.8192	0.0418	2.4257	0.0758	2.5015	0.6526	0.0699	0.7225		3,290.925 6	3,290.925 6	0.0968		3,292.958 1

3.4 Building Construction - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5661	14.3126	16.2093	0.0268		0.6967	0.6967		0.6557	0.6557	0.0000	2,544.626 2	2,544.626 2	0.6044		2,557.319 1
Total	1.5661	14.3126	16.2093	0.0268		0.6967	0.6967		0.6557	0.6557	0.0000	2,544.626 2	2,544.626 2	0.6044		2,557.319 1

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	0.5440	2.7942	6.5554	0.0172	0.4870	0.0595	0.5465	0.1384	0.0548	0.1931		1,607.943 6	1,607.943 6	0.0111		1,608.176 0
Worker	0.5768	0.7829	8.2638	0.0246	1.9387	0.0163	1.9550	0.5142	0.0151	0.5293		1,682.982 0	1,682.982 0	0.0857		1,684.782 1
Total	1.1208	3.5771	14.8192	0.0418	2.4257	0.0758	2.5015	0.6526	0.0699	0.7225		3,290.925 6	3,290.925 6	0.0968		3,292.958 1

3.5 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0128	9.9983	14.2850	0.0223		0.5010	0.5010		0.4609	0.4609		2,160.6139	2,160.6139	0.6988		2,175.2884
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.0128	9.9983	14.2850	0.0223		0.5010	0.5010		0.4609	0.4609		2,160.6139	2,160.6139	0.6988		2,175.2884

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	0.0367	0.0498	0.5252	1.5600e-003	0.1232	1.0400e-003	0.1243	0.0327	9.6000e-004	0.0336		106.9692	106.9692	5.4500e-003		107.0836
Total	0.0367	0.0498	0.5252	1.5600e-003	0.1232	1.0400e-003	0.1243	0.0327	9.6000e-004	0.0336		106.9692	106.9692	5.4500e-003		107.0836

3.5 Paving - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0128	9.9983	14.2850	0.0223		0.5010	0.5010		0.4609	0.4609	0.0000	2,160.6139	2,160.6139	0.6988		2,175.2884
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.0128	9.9983	14.2850	0.0223		0.5010	0.5010		0.4609	0.4609	0.0000	2,160.6139	2,160.6139	0.6988		2,175.2884

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	0.0367	0.0498	0.5252	1.5600e-003	0.1232	1.0400e-003	0.1243	0.0327	9.6000e-004	0.0336		106.9692	106.9692	5.4500e-003		107.0836
Total	0.0367	0.0498	0.5252	1.5600e-003	0.1232	1.0400e-003	0.1243	0.0327	9.6000e-004	0.0336		106.9692	106.9692	5.4500e-003		107.0836

3.5 Paving - 2024

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	0.9690	9.3453	14.3254	0.0223		0.4601	0.4601		0.4233	0.4233		2,160.5812	2,160.5812	0.6988		2,175.2555
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.9690	9.3453	14.3254	0.0223		0.4601	0.4601		0.4233	0.4233		2,160.5812	2,160.5812	0.6988		2,175.2555

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	0.0345	0.0466	0.4934	1.5600e-003	0.1232	1.0300e-003	0.1243	0.0327	9.6000e-004	0.0336		105.5323	105.5323	5.2300e-003		105.6421
Total	0.0345	0.0466	0.4934	1.5600e-003	0.1232	1.0300e-003	0.1243	0.0327	9.6000e-004	0.0336		105.5323	105.5323	5.2300e-003		105.6421

3.5 Paving - 2024

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	0.9690	9.3453	14.3254	0.0223		0.4601	0.4601		0.4233	0.4233	0.0000	2,160.581 2	2,160.581 2	0.6988		2,175.255 5
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.9690	9.3453	14.3254	0.0223		0.4601	0.4601		0.4233	0.4233	0.0000	2,160.581 2	2,160.581 2	0.6988		2,175.255 5

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	0.0345	0.0466	0.4934	1.5600e-003	0.1232	1.0300e-003	0.1243	0.0327	9.6000e-004	0.0336		105.5323	105.5323	5.2300e-003		105.6421
Total	0.0345	0.0466	0.4934	1.5600e-003	0.1232	1.0300e-003	0.1243	0.0327	9.6000e-004	0.0336		105.5323	105.5323	5.2300e-003		105.6421

3.6 Architectural Coating - 2024

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	345.4466					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.7809
Total	345.6273	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.7809

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	0.1081	0.1461	1.5460	4.9000e-003	0.3861	3.2300e-003	0.3893	0.1024	2.9900e-003	0.1054		330.6679	330.6679	0.0164		331.0119
Total	0.1081	0.1461	1.5460	4.9000e-003	0.3861	3.2300e-003	0.3893	0.1024	2.9900e-003	0.1054		330.6679	330.6679	0.0164		331.0119

3.6 Architectural Coating - 2024

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	345.4466					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.7809
Total	345.6273	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.7809

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	0.1081	0.1461	1.5460	4.9000e-003	0.3861	3.2300e-003	0.3893	0.1024	2.9900e-003	0.1054		330.6679	330.6679	0.0164		331.0119
Total	0.1081	0.1461	1.5460	4.9000e-003	0.3861	3.2300e-003	0.3893	0.1024	2.9900e-003	0.1054		330.6679	330.6679	0.0164		331.0119

Del Webb at San Juan Oaks Specific Plan SEIR (Ph 5)
Monterey Bay Unified APCD Air District, Winter

Used for Construction AQ and GHG. Operational results have been deleted from this output for brevity.

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	7.50	1000sqft	0.17	7,500.00	0
Medical Office Building	7.50	1000sqft	0.17	7,500.00	0
Hotel	200.00	Room	6.67	290,400.00	0
Congregate Care (Assisted Living)	100.00	Dwelling Unit	6.25	10,000.00	286
Single Family Housing	67.00	Dwelling Unit	10.90	120,600.00	200
Regional Shopping Center	50.00	1000sqft	1.15	40,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.8	Precipitation Freq (Days)	53
Climate Zone	4			Operational Year	2024
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	641.35	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Specific Plan area located in San Benito County, Climate Zone 4. PG&E provides natural gas and electricity.

Woodstoves - All market rate residences have fireplaces. Maintained proportion per CalEEMod default. Assumed no woodstoves.

Land Use - Number of residential units from PD. Acreage based on total acres for SRF at buildout. Assisted living facility estimated to comprise up to 10ksf of residential. Population based on "balance of county" 2.99 persons per household from 2014 E-5.

Construction Phase - 10-year buildout for Specific Plan.

Grading - Soil is assumed to be balanced within Specific Plan area during 10-year construction period.

Vehicle Trips - Mixed-use development reduction was estimated to be 13% for total daily trips. Source: ITE Trip Generation Manual (9th Edition); Fehr & Peers, June 2014.

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	PhaseEndDate	3/15/2024	3/16/2024
tblFireplaces	FireplaceDayYear	82.00	0.00
tblFireplaces	FireplaceWoodMass	3,078.40	0.00
tblFireplaces	FireplaceWoodMass	3,078.40	3,241.00
tblFireplaces	NumberGas	55.00	0.00
tblFireplaces	NumberGas	36.85	41.00
tblFireplaces	NumberNoFireplace	6.70	0.00
tblFireplaces	NumberWood	35.00	0.00
tblFireplaces	NumberWood	23.45	26.00
tblLandUse	LandUseSquareFeet	100,000.00	10,000.00
tblLandUse	LandUseSquareFeet	50,000.00	40,000.00
tblLandUse	LotAcreage	21.75	10.90
tblLandUse	Population	192.00	200.00
tblProjectCharacteristics	OperationalYear	2014	2024
tblVehicleTrips	ST_TR	2.20	1.91
tblVehicleTrips	ST_TR	2.37	2.14
tblVehicleTrips	ST_TR	8.19	11.68
tblVehicleTrips	ST_TR	8.96	7.45
tblVehicleTrips	ST_TR	49.97	43.47

tblVehicleTrips	ST_TR	10.08	8.62
tblVehicleTrips	SU_TR	2.44	2.12
tblVehicleTrips	SU_TR	0.98	0.91
tblVehicleTrips	SU_TR	5.95	8.78
tblVehicleTrips	SU_TR	1.55	1.35
tblVehicleTrips	SU_TR	25.24	21.96
tblVehicleTrips	SU_TR	8.77	7.50
tblVehicleTrips	WD_TR	2.74	2.38
tblVehicleTrips	WD_TR	11.01	9.60
tblVehicleTrips	WD_TR	8.17	6.96
tblVehicleTrips	WD_TR	36.13	31.43
tblVehicleTrips	WD_TR	42.94	37.15
tblVehicleTrips	WD_TR	9.57	8.28
tblWoodstoves	NumberCatalytic	5.00	0.00
tblWoodstoves	NumberCatalytic	3.35	0.00
tblWoodstoves	NumberNoncatalytic	5.00	0.00
tblWoodstoves	NumberNoncatalytic	3.35	0.00
tblWoodstoves	WoodstoveDayYear	82.00	0.00
tblWoodstoves	WoodstoveDayYear	82.00	0.00
tblWoodstoves	WoodstoveWoodMass	3,019.20	0.00
tblWoodstoves	WoodstoveWoodMass	3,019.20	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	3.8179	38.5180	37.4425	0.0672	18.2141	1.7288	19.7627	9.9699	1.5905	11.3946	0.0000	6,120.973 2	6,120.973 2	1.9432	0.0000	6,161.780 1
2023	2.8240	18.2251	35.8775	0.0671	2.4257	0.7730	3.1987	0.6526	0.7260	1.3786	0.0000	5,723.536 8	5,723.536 8	0.7042	0.0000	5,738.325 8
2024	345.7382	9.4037	14.8161	0.0238	0.3861	0.4611	0.5843	0.1024	0.4242	0.4569	0.0000	2,259.874 6	2,259.874 6	0.7040	0.0000	2,274.658 7
Total	352.3800	66.1467	88.1360	0.1581	21.0259	2.9629	23.5457	10.7249	2.7407	13.2301	0.0000	14,104.38 46	14,104.38 46	3.3514	0.0000	14,174.76 46

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	3.8179	38.5180	37.4425	0.0672	18.2141	1.7288	19.7627	9.9699	1.5905	11.3946	0.0000	6,120.973 2	6,120.973 2	1.9432	0.0000	6,161.780 1
2023	2.8240	18.2251	35.8775	0.0671	2.4257	0.7730	3.1987	0.6526	0.7260	1.3786	0.0000	5,723.536 8	5,723.536 8	0.7042	0.0000	5,738.325 8
2024	345.7382	9.4037	14.8161	0.0238	0.3861	0.4611	0.5843	0.1024	0.4242	0.4569	0.0000	2,259.874 6	2,259.874 6	0.7040	0.0000	2,274.658 7
Total	352.3800	66.1467	88.1360	0.1581	21.0259	2.9629	23.5457	10.7249	2.7407	13.2301	0.0000	14,104.38 46	14,104.38 46	3.3514	0.0000	14,174.76 45

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	1/1/2022	1/28/2022	5	20	
2	Grading	Grading	1/29/2022	4/1/2022	5	45	
3	Building Construction	Building Construction	4/2/2022	12/8/2023	5	440	
4	Paving	Paving	12/9/2023	1/26/2024	5	35	
5	Architectural Coating	Architectural Coating	1/27/2024	3/16/2024	5	35	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 112.5

Acres of Paving: 0

Residential Indoor: 264,465; Residential Outdoor: 88,155; Non-Residential Indoor: 518,100; Non-Residential Outdoor: 172,700 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	3	8.00	255	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	162	0.38
Grading	Graders	1	8.00	174	0.41
Grading	Rubber Tired Dozers	1	8.00	255	0.40
Grading	Scrapers	2	8.00	361	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	226	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	125	0.42
Paving	Paving Equipment	2	8.00	130	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	236.00	74.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	47.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 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					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.2212	32.6496	29.9722	0.0391		1.5473	1.5473		1.4236	1.4236		3,791.755 2	3,791.755 2	1.2263		3,817.508 1
Total	3.2212	32.6496	29.9722	0.0391	18.0663	1.5473	19.6136	9.9307	1.4236	11.3542		3,791.755 2	3,791.755 2	1.2263		3,817.508 1

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	0.0482	0.0803	0.6765	1.7700e-003	0.1479	1.2500e-003	0.1491	0.0392	1.1600e-003	0.0404		122.6029	122.6029	6.8400e-003		122.7464
Total	0.0482	0.0803	0.6765	1.7700e-003	0.1479	1.2500e-003	0.1491	0.0392	1.1600e-003	0.0404		122.6029	122.6029	6.8400e-003		122.7464

3.2 Site Preparation - 2022

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					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	3.2212	32.6496	29.9722	0.0391		1.5473	1.5473		1.4236	1.4236	0.0000	3,791.755 2	3,791.755 2	1.2263		3,817.508 1
Total	3.2212	32.6496	29.9722	0.0391	18.0663	1.5473	19.6136	9.9307	1.4236	11.3542	0.0000	3,791.755 2	3,791.755 2	1.2263		3,817.508 1

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	0.0482	0.0803	0.6765	1.7700e-003	0.1479	1.2500e-003	0.1491	0.0392	1.1600e-003	0.0404		122.6029	122.6029	6.8400e-003		122.7464
Total	0.0482	0.0803	0.6765	1.7700e-003	0.1479	1.2500e-003	0.1491	0.0392	1.1600e-003	0.0404		122.6029	122.6029	6.8400e-003		122.7464

3.3 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					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	3.7643	38.4288	35.0957	0.0618		1.7274	1.7274		1.5892	1.5892		5,984.7478	5,984.7478	1.9356		6,025.3952
Total	3.7643	38.4288	35.0957	0.0618	8.6733	1.7274	10.4007	3.5965	1.5892	5.1857		5,984.7478	5,984.7478	1.9356		6,025.3952

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	0.0535	0.0892	0.7517	1.9600e-003	0.1643	1.3900e-003	0.1657	0.0436	1.2900e-003	0.0449		136.2254	136.2254	7.6000e-003		136.3849
Total	0.0535	0.0892	0.7517	1.9600e-003	0.1643	1.3900e-003	0.1657	0.0436	1.2900e-003	0.0449		136.2254	136.2254	7.6000e-003		136.3849

3.3 Grading - 2022

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					8.6733	0.0000	8.6733	3.5965	0.0000	3.5965			0.0000			0.0000
Off-Road	3.7643	38.4288	35.0957	0.0618		1.7274	1.7274		1.5892	1.5892	0.0000	5,984.7478	5,984.7478	1.9356		6,025.3952
Total	3.7643	38.4288	35.0957	0.0618	8.6733	1.7274	10.4007	3.5965	1.5892	5.1857	0.0000	5,984.7478	5,984.7478	1.9356		6,025.3952

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	0.0535	0.0892	0.7517	1.9600e-003	0.1643	1.3900e-003	0.1657	0.0436	1.2900e-003	0.0449		136.2254	136.2254	7.6000e-003		136.3849
Total	0.0535	0.0892	0.7517	1.9600e-003	0.1643	1.3900e-003	0.1657	0.0436	1.2900e-003	0.0449		136.2254	136.2254	7.6000e-003		136.3849

3.4 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6992	15.5364	16.3276	0.0268		0.8057	0.8057		0.7581	0.7581		2,543.7497	2,543.7497	0.6085		2,556.5286
Total	1.6992	15.5364	16.3276	0.0268		0.8057	0.8057		0.7581	0.7581		2,543.7497	2,543.7497	0.6085		2,556.5286

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	0.7308	3.3075	12.2452	0.0172	0.4869	0.0643	0.5512	0.1383	0.0592	0.1975		1,597.5297	1,597.5297	0.0122		1,597.7863
Worker	0.6314	1.0524	8.8697	0.0232	1.9387	0.0164	1.9551	0.5142	0.0152	0.5294		1,607.4596	1,607.4596	0.0897		1,609.3422
Total	1.3622	4.3599	21.1149	0.0403	2.4256	0.0807	2.5063	0.6526	0.0744	0.7269		3,204.9893	3,204.9893	0.1019		3,207.1285

3.4 Building Construction - 2022**Mitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6992	15.5364	16.3276	0.0268		0.8057	0.8057		0.7581	0.7581	0.0000	2,543.7497	2,543.7497	0.6085		2,556.5286
Total	1.6992	15.5364	16.3276	0.0268		0.8057	0.8057		0.7581	0.7581	0.0000	2,543.7497	2,543.7497	0.6085		2,556.5286

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	0.7308	3.3075	12.2452	0.0172	0.4869	0.0643	0.5512	0.1383	0.0592	0.1975		1,597.5297	1,597.5297	0.0122		1,597.7863
Worker	0.6314	1.0524	8.8697	0.0232	1.9387	0.0164	1.9551	0.5142	0.0152	0.5294		1,607.4596	1,607.4596	0.0897		1,609.3422
Total	1.3622	4.3599	21.1149	0.0403	2.4256	0.0807	2.5063	0.6526	0.0744	0.7269		3,204.9893	3,204.9893	0.1019		3,207.1285

3.4 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5661	14.3126	16.2093	0.0268		0.6967	0.6967		0.6557	0.6557		2,544.626 2	2,544.626 2	0.6044		2,557.319 1
Total	1.5661	14.3126	16.2093	0.0268		0.6967	0.6967		0.6557	0.6557		2,544.626 2	2,544.626 2	0.6044		2,557.319 1

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	0.6656	2.9311	11.4206	0.0171	0.4870	0.0600	0.5470	0.1384	0.0552	0.1936		1,595.253 2	1,595.253 2	0.0115		1,595.494 2
Worker	0.5923	0.9814	8.2476	0.0232	1.9387	0.0163	1.9550	0.5142	0.0151	0.5293		1,583.657 4	1,583.657 4	0.0857		1,585.457 5
Total	1.2578	3.9125	19.6682	0.0403	2.4257	0.0763	2.5020	0.6526	0.0703	0.7229		3,178.910 6	3,178.910 6	0.0972		3,180.951 7

3.4 Building Construction - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.5661	14.3126	16.2093	0.0268		0.6967	0.6967		0.6557	0.6557	0.0000	2,544.626 2	2,544.626 2	0.6044		2,557.319 1
Total	1.5661	14.3126	16.2093	0.0268		0.6967	0.6967		0.6557	0.6557	0.0000	2,544.626 2	2,544.626 2	0.6044		2,557.319 1

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	0.6656	2.9311	11.4206	0.0171	0.4870	0.0600	0.5470	0.1384	0.0552	0.1936		1,595.253 2	1,595.253 2	0.0115		1,595.494 2
Worker	0.5923	0.9814	8.2476	0.0232	1.9387	0.0163	1.9550	0.5142	0.0151	0.5293		1,583.657 4	1,583.657 4	0.0857		1,585.457 5
Total	1.2578	3.9125	19.6682	0.0403	2.4257	0.0763	2.5020	0.6526	0.0703	0.7229		3,178.910 6	3,178.910 6	0.0972		3,180.951 7

3.5 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0128	9.9983	14.2850	0.0223		0.5010	0.5010		0.4609	0.4609		2,160.6139	2,160.6139	0.6988		2,175.2884
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.0128	9.9983	14.2850	0.0223		0.5010	0.5010		0.4609	0.4609		2,160.6139	2,160.6139	0.6988		2,175.2884

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	0.0376	0.0624	0.5242	1.4700e-003	0.1232	1.0400e-003	0.1243	0.0327	9.6000e-004	0.0336		100.6562	100.6562	5.4500e-003		100.7706
Total	0.0376	0.0624	0.5242	1.4700e-003	0.1232	1.0400e-003	0.1243	0.0327	9.6000e-004	0.0336		100.6562	100.6562	5.4500e-003		100.7706

3.5 Paving - 2023

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.0128	9.9983	14.2850	0.0223		0.5010	0.5010		0.4609	0.4609	0.0000	2,160.6139	2,160.6139	0.6988		2,175.2884
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.0128	9.9983	14.2850	0.0223		0.5010	0.5010		0.4609	0.4609	0.0000	2,160.6139	2,160.6139	0.6988		2,175.2884

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	0.0376	0.0624	0.5242	1.4700e-003	0.1232	1.0400e-003	0.1243	0.0327	9.6000e-004	0.0336		100.6562	100.6562	5.4500e-003		100.7706
Total	0.0376	0.0624	0.5242	1.4700e-003	0.1232	1.0400e-003	0.1243	0.0327	9.6000e-004	0.0336		100.6562	100.6562	5.4500e-003		100.7706

3.5 Paving - 2024

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	0.9690	9.3453	14.3254	0.0223		0.4601	0.4601		0.4233	0.4233		2,160.581 2	2,160.581 2	0.6988		2,175.255 5
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.9690	9.3453	14.3254	0.0223		0.4601	0.4601		0.4233	0.4233		2,160.581 2	2,160.581 2	0.6988		2,175.255 5

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	0.0354	0.0584	0.4907	1.4700e-003	0.1232	1.0300e-003	0.1243	0.0327	9.6000e-004	0.0336		99.2934	99.2934	5.2300e-003		99.4032
Total	0.0354	0.0584	0.4907	1.4700e-003	0.1232	1.0300e-003	0.1243	0.0327	9.6000e-004	0.0336		99.2934	99.2934	5.2300e-003		99.4032

3.5 Paving - 2024

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	0.9690	9.3453	14.3254	0.0223		0.4601	0.4601		0.4233	0.4233	0.0000	2,160.581 2	2,160.581 2	0.6988		2,175.255 5
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.9690	9.3453	14.3254	0.0223		0.4601	0.4601		0.4233	0.4233	0.0000	2,160.581 2	2,160.581 2	0.6988		2,175.255 5

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	0.0354	0.0584	0.4907	1.4700e-003	0.1232	1.0300e-003	0.1243	0.0327	9.6000e-004	0.0336		99.2934	99.2934	5.2300e-003		99.4032
Total	0.0354	0.0584	0.4907	1.4700e-003	0.1232	1.0300e-003	0.1243	0.0327	9.6000e-004	0.0336		99.2934	99.2934	5.2300e-003		99.4032

3.6 Architectural Coating - 2024

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	345.4466					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.7809
Total	345.6273	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609		281.4481	281.4481	0.0159		281.7809

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	0.1109	0.1830	1.5376	4.6100e-003	0.3861	3.2300e-003	0.3893	0.1024	2.9900e-003	0.1054		311.1193	311.1193	0.0164		311.4633
Total	0.1109	0.1830	1.5376	4.6100e-003	0.3861	3.2300e-003	0.3893	0.1024	2.9900e-003	0.1054		311.1193	311.1193	0.0164		311.4633

3.6 Architectural Coating - 2024

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	345.4466					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.1808	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.7809
Total	345.6273	1.2188	1.8101	2.9700e-003		0.0609	0.0609		0.0609	0.0609	0.0000	281.4481	281.4481	0.0159		281.7809

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	0.1109	0.1830	1.5376	4.6100e-003	0.3861	3.2300e-003	0.3893	0.1024	2.9900e-003	0.1054		311.1193	311.1193	0.0164		311.4633
Total	0.1109	0.1830	1.5376	4.6100e-003	0.3861	3.2300e-003	0.3893	0.1024	2.9900e-003	0.1054		311.1193	311.1193	0.0164		311.4633

Del Webb at San Juan Oaks Specific Plan SEIR (Ph 5)
Monterey Bay Unified APCD Air District, Annual

Used for Construction AQ and GHG. Operational results have been deleted from this output for brevity.

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	7.50	1000sqft	0.17	7,500.00	0
Medical Office Building	7.50	1000sqft	0.17	7,500.00	0
Hotel	200.00	Room	6.67	290,400.00	0
Congregate Care (Assisted Living)	100.00	Dwelling Unit	6.25	10,000.00	286
Single Family Housing	67.00	Dwelling Unit	10.90	120,600.00	200
Regional Shopping Center	50.00	1000sqft	1.15	40,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.8	Precipitation Freq (Days)	53
Climate Zone	4			Operational Year	2024
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	641.35	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Specific Plan area located in San Benito County, Climate Zone 4. PG&E provides natural gas and electricity.

Woodstoves - All market rate residences have fireplaces. Maintained proportion per CalEEMod default. Assumed no woodstoves.

Land Use - Number of residential units from PD. Acreage based on total acres for SRF at buildout. Assisted living facility estimated to comprise up to 10ksf of residential. Population based on "balance of county" 2.99 persons per household from 2014 E-5.

Construction Phase - 10-year buildout for Specific Plan.

Grading - Soil is assumed to be balanced within Specific Plan area during 10-year construction period.

Vehicle Trips - Mixed-use development reduction was estimated to be 13% for total daily trips. Source: ITE Trip Generation Manual (9th Edition); Fehr & Peers, June 2014.

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	PhaseEndDate	3/15/2024	3/16/2024
tblFireplaces	FireplaceDayYear	82.00	0.00
tblFireplaces	FireplaceWoodMass	3,078.40	0.00
tblFireplaces	FireplaceWoodMass	3,078.40	3,241.00
tblFireplaces	NumberGas	55.00	0.00
tblFireplaces	NumberGas	36.85	41.00
tblFireplaces	NumberNoFireplace	6.70	0.00
tblFireplaces	NumberWood	35.00	0.00
tblFireplaces	NumberWood	23.45	26.00
tblLandUse	LandUseSquareFeet	100,000.00	10,000.00
tblLandUse	LandUseSquareFeet	50,000.00	40,000.00
tblLandUse	LotAcreage	21.75	10.90
tblLandUse	Population	192.00	200.00
tblProjectCharacteristics	OperationalYear	2014	2024
tblVehicleTrips	ST_TR	2.20	1.91
tblVehicleTrips	ST_TR	2.37	2.14
tblVehicleTrips	ST_TR	8.19	11.68
tblVehicleTrips	ST_TR	8.96	7.45
tblVehicleTrips	ST_TR	49.97	43.47

tblVehicleTrips	ST_TR	10.08	8.62
tblVehicleTrips	SU_TR	2.44	2.12
tblVehicleTrips	SU_TR	0.98	0.91
tblVehicleTrips	SU_TR	5.95	8.78
tblVehicleTrips	SU_TR	1.55	1.35
tblVehicleTrips	SU_TR	25.24	21.96
tblVehicleTrips	SU_TR	8.77	7.50
tblVehicleTrips	WD_TR	2.74	2.38
tblVehicleTrips	WD_TR	11.01	9.60
tblVehicleTrips	WD_TR	8.17	6.96
tblVehicleTrips	WD_TR	36.13	31.43
tblVehicleTrips	WD_TR	42.94	37.15
tblVehicleTrips	WD_TR	9.57	8.28
tblWoodstoves	NumberCatalytic	5.00	0.00
tblWoodstoves	NumberCatalytic	3.35	0.00
tblWoodstoves	NumberNoncatalytic	5.00	0.00
tblWoodstoves	NumberNoncatalytic	3.35	0.00
tblWoodstoves	WoodstoveDayYear	82.00	0.00
tblWoodstoves	WoodstoveDayYear	82.00	0.00
tblWoodstoves	WoodstoveWoodMass	3,019.20	0.00
tblWoodstoves	WoodstoveWoodMass	3,019.20	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	0.4061	3.1202	4.4597	8.4000e-003	0.6101	0.1408	0.7509	0.2434	0.1312	0.3746	0.0000	670.2099	670.2099	0.1137	0.0000	672.5968
2023	0.3417	2.2926	4.1602	8.4200e-003	0.2890	0.0984	0.3874	0.0780	0.0924	0.1703	0.0000	653.0267	653.0267	0.0827	0.0000	654.7641
2024	6.0603	0.1182	0.2055	3.7000e-004	7.7400e-003	5.7300e-003	0.0135	2.0600e-003	5.3600e-003	7.4200e-003	0.0000	29.9341	29.9341	6.9000e-003	0.0000	30.0789
Total	6.8082	5.5311	8.8254	0.0172	0.9068	0.2449	1.1517	0.3234	0.2289	0.5523	0.0000	1,353.1706	1,353.1706	0.2033	0.0000	1,357.4399

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	0.4061	3.1202	4.4597	8.4000e-003	0.6101	0.1408	0.7509	0.2434	0.1312	0.3746	0.0000	670.2094	670.2094	0.1137	0.0000	672.5964
2023	0.3417	2.2926	4.1602	8.4200e-003	0.2890	0.0984	0.3874	0.0780	0.0924	0.1703	0.0000	653.0263	653.0263	0.0827	0.0000	654.7638
2024	6.0603	0.1182	0.2055	3.7000e-004	7.7400e-003	5.7300e-003	0.0135	2.0600e-003	5.3600e-003	7.4200e-003	0.0000	29.9340	29.9340	6.9000e-003	0.0000	30.0789
Total	6.8082	5.5311	8.8254	0.0172	0.9068	0.2449	1.1517	0.3234	0.2289	0.5523	0.0000	1,353.1698	1,353.1698	0.2033	0.0000	1,357.4390

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	1/1/2022	1/28/2022	5	20	
2	Grading	Grading	1/29/2022	4/1/2022	5	45	
3	Building Construction	Building Construction	4/2/2022	12/8/2023	5	440	
4	Paving	Paving	12/9/2023	1/26/2024	5	35	
5	Architectural Coating	Architectural Coating	1/27/2024	3/16/2024	5	35	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 112.5

Acres of Paving: 0

Residential Indoor: 264,465; Residential Outdoor: 88,155; Non-Residential Indoor: 518,100; Non-Residential Outdoor: 172,700 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	3	8.00	255	0.40
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Excavators	2	8.00	162	0.38
Grading	Graders	1	8.00	174	0.41
Grading	Rubber Tired Dozers	1	8.00	255	0.40
Grading	Scrapers	2	8.00	361	0.48
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Building Construction	Cranes	1	7.00	226	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	125	0.42
Paving	Paving Equipment	2	8.00	130	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	236.00	74.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	47.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1807	0.0000	0.1807	0.0993	0.0000	0.0993	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0322	0.3265	0.2997	3.9000e-004		0.0155	0.0155		0.0142	0.0142	0.0000	34.3982	34.3982	0.0111	0.0000	34.6319
Total	0.0322	0.3265	0.2997	3.9000e-004	0.1807	0.0155	0.1961	0.0993	0.0142	0.1136	0.0000	34.3982	34.3982	0.0111	0.0000	34.6319

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.5000e-004	7.3000e-004	6.4700e-003	2.0000e-005	1.4300e-003	1.0000e-005	1.4400e-003	3.8000e-004	1.0000e-005	3.9000e-004	0.0000	1.1170	1.1170	6.0000e-005	0.0000	1.1184
Total	4.5000e-004	7.3000e-004	6.4700e-003	2.0000e-005	1.4300e-003	1.0000e-005	1.4400e-003	3.8000e-004	1.0000e-005	3.9000e-004	0.0000	1.1170	1.1170	6.0000e-005	0.0000	1.1184

3.2 Site Preparation - 2022

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					0.1807	0.0000	0.1807	0.0993	0.0000	0.0993	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0322	0.3265	0.2997	3.9000e-004		0.0155	0.0155		0.0142	0.0142	0.0000	34.3982	34.3982	0.0111	0.0000	34.6318
Total	0.0322	0.3265	0.2997	3.9000e-004	0.1807	0.0155	0.1961	0.0993	0.0142	0.1136	0.0000	34.3982	34.3982	0.0111	0.0000	34.6318

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.5000e-004	7.3000e-004	6.4700e-003	2.0000e-005	1.4300e-003	1.0000e-005	1.4400e-003	3.8000e-004	1.0000e-005	3.9000e-004	0.0000	1.1170	1.1170	6.0000e-005	0.0000	1.1184
Total	4.5000e-004	7.3000e-004	6.4700e-003	2.0000e-005	1.4300e-003	1.0000e-005	1.4400e-003	3.8000e-004	1.0000e-005	3.9000e-004	0.0000	1.1170	1.1170	6.0000e-005	0.0000	1.1184

3.3 Grading - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.1952	0.0000	0.1952	0.0809	0.0000	0.0809	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0847	0.8647	0.7897	1.3900e-003		0.0389	0.0389		0.0358	0.0358	0.0000	122.1586	122.1586	0.0395	0.0000	122.9883
Total	0.0847	0.8647	0.7897	1.3900e-003	0.1952	0.0389	0.2340	0.0809	0.0358	0.1167	0.0000	122.1586	122.1586	0.0395	0.0000	122.9883

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.1300e-003	1.8300e-003	0.0162	4.0000e-005	3.5800e-003	3.0000e-005	3.6100e-003	9.5000e-004	3.0000e-005	9.8000e-004	0.0000	2.7926	2.7926	1.6000e-004	0.0000	2.7959
Total	1.1300e-003	1.8300e-003	0.0162	4.0000e-005	3.5800e-003	3.0000e-005	3.6100e-003	9.5000e-004	3.0000e-005	9.8000e-004	0.0000	2.7926	2.7926	1.6000e-004	0.0000	2.7959

3.3 Grading - 2022

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					0.1952	0.0000	0.1952	0.0809	0.0000	0.0809	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0847	0.8647	0.7897	1.3900e-003		0.0389	0.0389		0.0358	0.0358	0.0000	122.1585	122.1585	0.0395	0.0000	122.9882
Total	0.0847	0.8647	0.7897	1.3900e-003	0.1952	0.0389	0.2340	0.0809	0.0358	0.1167	0.0000	122.1585	122.1585	0.0395	0.0000	122.9882

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.1300e-003	1.8300e-003	0.0162	4.0000e-005	3.5800e-003	3.0000e-005	3.6100e-003	9.5000e-004	3.0000e-005	9.8000e-004	0.0000	2.7926	2.7926	1.6000e-004	0.0000	2.7959
Total	1.1300e-003	1.8300e-003	0.0162	4.0000e-005	3.5800e-003	3.0000e-005	3.6100e-003	9.5000e-004	3.0000e-005	9.8000e-004	0.0000	2.7926	2.7926	1.6000e-004	0.0000	2.7959

3.4 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	0.1657	1.5148	1.5919	2.6200e-003		0.0786	0.0786		0.0739	0.0739	0.0000	224.9960	224.9960	0.0538	0.0000	226.1263
Total	0.1657	1.5148	1.5919	2.6200e-003		0.0786	0.0786		0.0739	0.0739	0.0000	224.9960	224.9960	0.0538	0.0000	226.1263

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	0.0640	0.3182	0.9281	1.6800e-003	0.0462	6.2300e-003	0.0524	0.0132	5.7300e-003	0.0189	0.0000	141.9520	141.9520	1.0600e-003	0.0000	141.9742
Worker	0.0579	0.0935	0.8276	2.2700e-003	0.1831	1.6000e-003	0.1847	0.0487	1.4800e-003	0.0502	0.0000	142.7954	142.7954	7.9300e-003	0.0000	142.9619
Total	0.1219	0.4117	1.7557	3.9500e-003	0.2293	7.8300e-003	0.2371	0.0619	7.2100e-003	0.0691	0.0000	284.7474	284.7474	8.9900e-003	0.0000	284.9362

3.4 Building Construction - 2022

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	0.1657	1.5148	1.5919	2.6200e-003		0.0786	0.0786		0.0739	0.0739	0.0000	224.9957	224.9957	0.0538	0.0000	226.1260
Total	0.1657	1.5148	1.5919	2.6200e-003		0.0786	0.0786		0.0739	0.0739	0.0000	224.9957	224.9957	0.0538	0.0000	226.1260

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	0.0640	0.3182	0.9281	1.6800e-003	0.0462	6.2300e-003	0.0524	0.0132	5.7300e-003	0.0189	0.0000	141.9520	141.9520	1.0600e-003	0.0000	141.9742
Worker	0.0579	0.0935	0.8276	2.2700e-003	0.1831	1.6000e-003	0.1847	0.0487	1.4800e-003	0.0502	0.0000	142.7954	142.7954	7.9300e-003	0.0000	142.9619
Total	0.1219	0.4117	1.7557	3.9500e-003	0.2293	7.8300e-003	0.2371	0.0619	7.2100e-003	0.0691	0.0000	284.7474	284.7474	8.9900e-003	0.0000	284.9362

3.4 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	0.1919	1.7533	1.9856	3.2900e-003		0.0854	0.0854		0.0803	0.0803	0.0000	282.7846	282.7846	0.0672	0.0000	284.1952
Total	0.1919	1.7533	1.9856	3.2900e-003		0.0854	0.0854		0.0803	0.0803	0.0000	282.7846	282.7846	0.0672	0.0000	284.1952

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	0.0737	0.3544	1.0954	2.1000e-003	0.0581	7.3200e-003	0.0654	0.0166	6.7300e-003	0.0233	0.0000	178.0987	178.0987	1.2500e-003	0.0000	178.1249
Worker	0.0683	0.1096	0.9683	2.8500e-003	0.2300	2.0000e-003	0.2320	0.0612	1.8500e-003	0.0630	0.0000	176.7550	176.7550	9.5300e-003	0.0000	176.9550
Total	0.1420	0.4639	2.0637	4.9500e-003	0.2881	9.3200e-003	0.2974	0.0777	8.5800e-003	0.0863	0.0000	354.8536	354.8536	0.0108	0.0000	355.0799

3.4 Building Construction - 2023

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	0.1919	1.7533	1.9856	3.2900e-003		0.0854	0.0854		0.0803	0.0803	0.0000	282.7843	282.7843	0.0672	0.0000	284.1949
Total	0.1919	1.7533	1.9856	3.2900e-003		0.0854	0.0854		0.0803	0.0803	0.0000	282.7843	282.7843	0.0672	0.0000	284.1949

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	0.0737	0.3544	1.0954	2.1000e-003	0.0581	7.3200e-003	0.0654	0.0166	6.7300e-003	0.0233	0.0000	178.0987	178.0987	1.2500e-003	0.0000	178.1249
Worker	0.0683	0.1096	0.9683	2.8500e-003	0.2300	2.0000e-003	0.2320	0.0612	1.8500e-003	0.0630	0.0000	176.7550	176.7550	9.5300e-003	0.0000	176.9550
Total	0.1420	0.4639	2.0637	4.9500e-003	0.2881	9.3200e-003	0.2974	0.0777	8.5800e-003	0.0863	0.0000	354.8536	354.8536	0.0108	0.0000	355.0799

3.5 Paving - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	7.6000e-003	0.0750	0.1071	1.7000e-004		3.7600e-003	3.7600e-003		3.4600e-003	3.4600e-003	0.0000	14.7006	14.7006	4.7500e-003	0.0000	14.8004
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	7.6000e-003	0.0750	0.1071	1.7000e-004		3.7600e-003	3.7600e-003		3.4600e-003	3.4600e-003	0.0000	14.7006	14.7006	4.7500e-003	0.0000	14.8004

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	2.7000e-004	4.3000e-004	3.7700e-003	1.0000e-005	9.0000e-004	1.0000e-005	9.0000e-004	2.4000e-004	1.0000e-005	2.5000e-004	0.0000	0.6878	0.6878	4.0000e-005	0.0000	0.6886
Total	2.7000e-004	4.3000e-004	3.7700e-003	1.0000e-005	9.0000e-004	1.0000e-005	9.0000e-004	2.4000e-004	1.0000e-005	2.5000e-004	0.0000	0.6878	0.6878	4.0000e-005	0.0000	0.6886

3.5 Paving - 2023

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	7.6000e-003	0.0750	0.1071	1.7000e-004		3.7600e-003	3.7600e-003		3.4600e-003	3.4600e-003	0.0000	14.7006	14.7006	4.7500e-003	0.0000	14.8004
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	7.6000e-003	0.0750	0.1071	1.7000e-004		3.7600e-003	3.7600e-003		3.4600e-003	3.4600e-003	0.0000	14.7006	14.7006	4.7500e-003	0.0000	14.8004

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	2.7000e-004	4.3000e-004	3.7700e-003	1.0000e-005	9.0000e-004	1.0000e-005	9.0000e-004	2.4000e-004	1.0000e-005	2.5000e-004	0.0000	0.6878	0.6878	4.0000e-005	0.0000	0.6886
Total	2.7000e-004	4.3000e-004	3.7700e-003	1.0000e-005	9.0000e-004	1.0000e-005	9.0000e-004	2.4000e-004	1.0000e-005	2.5000e-004	0.0000	0.6878	0.6878	4.0000e-005	0.0000	0.6886

3.5 Paving - 2024

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	9.6900e-003	0.0935	0.1433	2.2000e-004		4.6000e-003	4.6000e-003		4.2300e-003	4.2300e-003	0.0000	19.6005	19.6005	6.3400e-003	0.0000	19.7336
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	9.6900e-003	0.0935	0.1433	2.2000e-004		4.6000e-003	4.6000e-003		4.2300e-003	4.2300e-003	0.0000	19.6005	19.6005	6.3400e-003	0.0000	19.7336

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.3000e-004	5.3000e-004	4.7100e-003	1.0000e-005	1.1900e-003	1.0000e-005	1.2000e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	0.9047	0.9047	5.0000e-005	0.0000	0.9057
Total	3.3000e-004	5.3000e-004	4.7100e-003	1.0000e-005	1.1900e-003	1.0000e-005	1.2000e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	0.9047	0.9047	5.0000e-005	0.0000	0.9057

3.5 Paving - 2024

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	9.6900e-003	0.0935	0.1433	2.2000e-004		4.6000e-003	4.6000e-003		4.2300e-003	4.2300e-003	0.0000	19.6004	19.6004	6.3400e-003	0.0000	19.7336
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	9.6900e-003	0.0935	0.1433	2.2000e-004		4.6000e-003	4.6000e-003		4.2300e-003	4.2300e-003	0.0000	19.6004	19.6004	6.3400e-003	0.0000	19.7336

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	3.3000e-004	5.3000e-004	4.7100e-003	1.0000e-005	1.1900e-003	1.0000e-005	1.2000e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	0.9047	0.9047	5.0000e-005	0.0000	0.9057
Total	3.3000e-004	5.3000e-004	4.7100e-003	1.0000e-005	1.1900e-003	1.0000e-005	1.2000e-003	3.2000e-004	1.0000e-005	3.3000e-004	0.0000	0.9047	0.9047	5.0000e-005	0.0000	0.9057

3.6 Architectural Coating - 2024

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	6.0453					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.1600e-003	0.0213	0.0317	5.0000e-005		1.0700e-003	1.0700e-003		1.0700e-003	1.0700e-003	0.0000	4.4682	4.4682	2.5000e-004	0.0000	4.4735
Total	6.0485	0.0213	0.0317	5.0000e-005		1.0700e-003	1.0700e-003		1.0700e-003	1.0700e-003	0.0000	4.4682	4.4682	2.5000e-004	0.0000	4.4735

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.8300e-003	2.9200e-003	0.0258	8.0000e-005	6.5400e-003	6.0000e-005	6.6000e-003	1.7400e-003	5.0000e-005	1.7900e-003	0.0000	4.9607	4.9607	2.6000e-004	0.0000	4.9662
Total	1.8300e-003	2.9200e-003	0.0258	8.0000e-005	6.5400e-003	6.0000e-005	6.6000e-003	1.7400e-003	5.0000e-005	1.7900e-003	0.0000	4.9607	4.9607	2.6000e-004	0.0000	4.9662

3.6 Architectural Coating - 2024

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	6.0453					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.1600e-003	0.0213	0.0317	5.0000e-005		1.0700e-003	1.0700e-003		1.0700e-003	1.0700e-003	0.0000	4.4682	4.4682	2.5000e-004	0.0000	4.4735
Total	6.0485	0.0213	0.0317	5.0000e-005		1.0700e-003	1.0700e-003		1.0700e-003	1.0700e-003	0.0000	4.4682	4.4682	2.5000e-004	0.0000	4.4735

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.8300e-003	2.9200e-003	0.0258	8.0000e-005	6.5400e-003	6.0000e-005	6.6000e-003	1.7400e-003	5.0000e-005	1.7900e-003	0.0000	4.9607	4.9607	2.6000e-004	0.0000	4.9662
Total	1.8300e-003	2.9200e-003	0.0258	8.0000e-005	6.5400e-003	6.0000e-005	6.6000e-003	1.7400e-003	5.0000e-005	1.7900e-003	0.0000	4.9607	4.9607	2.6000e-004	0.0000	4.9662

Del Webb at San Juan Oaks Specific Plan SEIR (Buildout)
Monterey Bay Unified APCD Air District, Summer

Used for Operational AQ and GHG. Construction results have been deleted from this output for brevity.

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	7.50	1000sqft	1.63	7,500.00	0
Medical Office Building	7.50	1000sqft	1.63	7,500.00	0
Other Asphalt Surfaces	84.50	Acre	84.50	0.00	0
Golf Course	261.90	Acre	261.90	0.00	0
Hotel	200.00	Room	34.70	290,400.00	0
Congregate Care (Assisted Living)	100.00	Dwelling Unit	4.00	100,000.00	286
Retirement Community	1,017.00	Dwelling Unit	166.15	1,017,000.00	2909
Single Family Housing	67.00	Dwelling Unit	21.75	120,600.00	192
Regional Shopping Center	50.00	1000sqft	6.85	50,000.00	0

1.2 Other Project Characteristics

Urbanization	Rural	Wind Speed (m/s)	2.8	Precipitation Freq (Days)	53
Climate Zone	4			Operational Year	2025
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	641.35	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Specific Plan area located in San Benito County, Climate Zone 4. PG&E provides natural gas and electricity.

Land Use - Number of units, square feet, and acreages from PD. Population estimated based on 1.76 pph for Senior Adult Housing, 2.99 pph for SFR from 2014 E-5.

Construction Phase - This CalEEMod run used for determining operational emissions only. Construction defaults have not been updated, and should not be used for construction emissions analysis.

Grading - Soil is assumed to be balanced within Specific Plan area during 10-year construction period.

Vehicle Trips - Trip rates and trip distances derived from Fehr & Peers, August 2014. Mixed-use development reduction was estimated to be 13% for total daily trips.

Woodstoves - No fireplaces used for Assisted Living. 25% of senior units would have gas fireplaces. Default fireplace breakdown used for SFH. Assumed no woodstoves.

Energy Use -

Water And Wastewater - Water use for golf course modified to reflect total water use + wastewater shown in Section 4.14, Utilities. Refer to Table 4.14-2 and Table 4.14-4.

Land Use Change -

Mobile Land Use Mitigation -

Water Mitigation -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	ConstArea_Nonresidential_Exterior	177,700.00	7,722,292.00
tblArchitecturalCoating	ConstArea_Nonresidential_Interior	533,100.00	23,166,876.00
tblAreaCoating	Area_Nonresidential_Interior	533100	23166930
tblFireplaces	NumberGas	55.00	0.00
tblFireplaces	NumberGas	559.35	254.25
tblFireplaces	NumberNoFireplace	10.00	100.00
tblFireplaces	NumberNoFireplace	101.70	762.75
tblFireplaces	NumberWood	35.00	0.00
tblFireplaces	NumberWood	355.95	0.00
tblLandUse	LandUseSquareFeet	3,680,820.00	0.00
tblLandUse	LandUseSquareFeet	11,408,364.00	0.00
tblLandUse	LotAcreage	0.17	1.63
tblLandUse	LotAcreage	0.17	1.63

tblLandUse	LotAcreage	6.67	34.70
tblLandUse	LotAcreage	6.25	4.00
tblLandUse	LotAcreage	203.40	166.15
tblLandUse	LotAcreage	1.15	6.85
tblProjectCharacteristics	OperationalYear	2014	2025
tblProjectCharacteristics	UrbanizationLevel	Urban	Rural
tblTripsAndVMT	VendorTripNumber	185.00	2,658.00
tblTripsAndVMT	WorkerTripNumber	971.00	7,309.00
tblTripsAndVMT	WorkerTripNumber	194.00	1,462.00
tblVehicleTrips	HW_TL	16.80	18.27
tblVehicleTrips	HW_TL	16.80	18.27
tblVehicleTrips	HW_TL	16.80	18.27
tblVehicleTrips	ST_TR	5.82	0.00
tblVehicleTrips	SU_TR	5.88	0.00
tblVehicleTrips	WD_TR	2.74	2.39
tblVehicleTrips	WD_TR	11.01	21.90
tblVehicleTrips	WD_TR	5.04	0.00
tblVehicleTrips	WD_TR	8.17	7.18
tblVehicleTrips	WD_TR	36.13	11.01
tblVehicleTrips	WD_TR	42.94	39.78
tblVehicleTrips	WD_TR	2.81	3.29
tblVehicleTrips	WD_TR	9.57	9.74
tblWater	OutdoorWaterUseRate	312,048,965.48	82,200,000.00
tblWoodstoves	NumberCatalytic	5.00	0.00
tblWoodstoves	NumberCatalytic	50.85	0.00
tblWoodstoves	NumberCatalytic	3.35	0.00
tblWoodstoves	NumberNoncatalytic	5.00	0.00
tblWoodstoves	NumberNoncatalytic	50.85	0.00

tblWoodstoves	NumberNoncatalytic	3.35	0.00
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2.0 Emissions Summary

2.2 Overall Operational**Unmitigated Operational**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	223.1102	2.2692	208.8699	5.1600e-003		16.1621	16.1621		16.1580	16.1580	1,496.5904	6,340.4903	7,837.0808	0.2869	0.2451	7,919.0772
Energy	1.0883	9.5232	5.5945	0.0594		0.7519	0.7519		0.7519	0.7519		11,872.3451	11,872.3451	0.2276	0.2177	11,944.5982
Mobile	25.2920	54.2662	271.0462	0.8455	53.9208	1.0344	54.9552	14.4110	0.9547	15.3657		62,735.6386	62,735.6386	2.2584		62,783.0639
Total	249.4905	66.0586	485.5105	0.9100	53.9208	17.9485	71.8693	14.4110	17.8647	32.2757	1,496.5904	80,948.4741	82,445.0645	2.7728	0.4627	82,646.7394

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	223.1102	2.2692	208.8699	5.1600e-003		16.1621	16.1621		16.1580	16.1580	1,496.5904	6,340.4903	7,837.0808	0.2869	0.2451	7,919.0772
Energy	1.0883	9.5232	5.5945	0.0594		0.7519	0.7519		0.7519	0.7519		11,872.3451	11,872.3451	0.2276	0.2177	11,944.5982
Mobile	25.2920	54.2662	271.0462	0.8455	53.9208	1.0344	54.9552	14.4110	0.9547	15.3657		62,735.6386	62,735.6386	2.2584		62,783.0639
Total	249.4905	66.0586	485.5105	0.9100	53.9208	17.9485	71.8693	14.4110	17.8647	32.2757	1,496.5904	80,948.4741	82,445.0645	2.7728	0.4627	82,646.7394

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	25.2920	54.2662	271.0462	0.8455	53.9208	1.0344	54.9552	14.4110	0.9547	15.3657		62,735.6386	62,735.6386	2.2584		62,783.0639
Unmitigated	25.2920	54.2662	271.0462	0.8455	53.9208	1.0344	54.9552	14.4110	0.9547	15.3657		62,735.6386	62,735.6386	2.2584		62,783.0639

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Congregate Care (Assisted Living)	239.00	220.00	244.00	942,931	942,931
General Office Building	164.25	17.78	7.35	333,813	333,813
Golf Course	0.00	0.00	0.00		
Hotel	1,436.00	1,638.00	1190.00	2,872,538	2,872,538
Medical Office Building	82.58	67.20	11.63	155,542	155,542
Other Asphalt Surfaces	0.00	0.00	0.00		
Regional Shopping Center	1,989.00	2,498.50	1262.00	3,549,881	3,549,881
Retirement Community	3,345.93	2,857.77	2857.77	12,757,246	12,757,246
Single Family Housing	652.58	675.36	587.59	2,572,372	2,572,372
Total	7,909.34	7,974.61	6,160.34	23,184,323	23,184,323

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Congregate Care (Assisted)	18.27	7.10	7.90	44.00	18.80	37.20	86	11	3
General Office Building	14.70	6.60	6.60	33.00	48.00	19.00	77	19	4
Golf Course	14.70	6.60	6.60	33.00	48.00	19.00	52	39	9
Hotel	14.70	6.60	6.60	19.40	61.60	19.00	58	38	4
Medical Office Building	14.70	6.60	6.60	29.60	51.40	19.00	60	30	10
Other Asphalt Surfaces	14.70	6.60	6.60	0.00	0.00	0.00	0	0	0
Regional Shopping Center	14.70	6.60	6.60	16.30	64.70	19.00	54	35	11
Retirement Community	18.27	7.10	7.90	44.00	18.80	37.20	86	11	3
Single Family Housing	18.27	7.10	7.90	44.00	18.80	37.20	86	11	3

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.463613	0.039088	0.208242	0.163624	0.051081	0.007295	0.017033	0.032803	0.003174	0.002154	0.008441	0.000747	0.002706

5.0 Energy Detail

4.4 Fleet Mix

Historical Energy Use: N

5.1 Mitigation Measures Energy

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day										lb/day					
NaturalGas Mitigated	1.0883	9.5232	5.5945	0.0594		0.7519	0.7519		0.7519	0.7519		11,872.3451	11,872.3451	0.2276	0.2177	11,944.5982
NaturalGas Unmitigated	1.0883	9.5232	5.5945	0.0594		0.7519	0.7519		0.7519	0.7519		11,872.3451	11,872.3451	0.2276	0.2177	11,944.5982

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						
Golf Course	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
Hotel	36900.7	0.3980	3.6177	3.0389	0.0217		0.2750	0.2750		0.2750	0.2750		4,341.2577	4,341.2577	0.0832	0.0796	4,367.6779	
Medical Office Building	353.836	3.8200e-003	0.0347	0.0291	2.1000e-004		2.6400e-003	2.6400e-003		2.6400e-003	2.6400e-003		41.6277	41.6277	8.0000e-004	7.6000e-004	41.8811	
Other Asphalt Surfaces	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	
Regional Shopping Center	341.096	3.6800e-003	0.0334	0.0281	2.0000e-004		2.5400e-003	2.5400e-003		2.5400e-003	2.5400e-003		40.1289	40.1289	7.7000e-004	7.4000e-004	40.3732	
Retirement Community	54262.1	0.5852	5.0006	2.1279	0.0319		0.4043	0.4043		0.4043	0.4043		6,383.7803	6,383.7803	0.1224	0.1170	6,422.6309	
Single Family Housing	6476.6	0.0699	0.5969	0.2540	3.8100e-003		0.0483	0.0483		0.0483	0.0483		761.9527	761.9527	0.0146	0.0140	766.5898	
Congregate Care (Assisted Living)	2226.75	0.0240	0.2052	0.0873	1.3100e-003		0.0166	0.0166		0.0166	0.0166		261.9700	261.9700	5.0200e-003	4.8000e-003	263.5643	
General Office Building	353.836	3.8200e-003	0.0347	0.0291	2.1000e-004		2.6400e-003	2.6400e-003		2.6400e-003	2.6400e-003		41.6277	41.6277	8.0000e-004	7.6000e-004	41.8811	
Total		1.0883	9.5232	5.5945	0.0594		0.7519	0.7519		0.7519	0.7519		11,872.3451	11,872.3451	0.2276	0.2177	11,944.5982	

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Golf Course	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
Hotel	36.9007	0.3980	3.6177	3.0389	0.0217		0.2750	0.2750		0.2750	0.2750		4,341.2577	4,341.2577	0.0832	0.0796	4,367.6779
Medical Office Building	0.353836	3.8200e-003	0.0347	0.0291	2.1000e-004		2.6400e-003	2.6400e-003		2.6400e-003	2.6400e-003		41.6277	41.6277	8.0000e-004	7.6000e-004	41.8811
Other Asphalt Surfaces	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
Regional Shopping Center	0.341096	3.6800e-003	0.0334	0.0281	2.0000e-004		2.5400e-003	2.5400e-003		2.5400e-003	2.5400e-003		40.1289	40.1289	7.7000e-004	7.4000e-004	40.3732
Retirement Community	54.2621	0.5852	5.0006	2.1279	0.0319		0.4043	0.4043		0.4043	0.4043		6,383.7803	6,383.7803	0.1224	0.1170	6,422.6309
Single Family Housing	6.4766	0.0699	0.5969	0.2540	3.8100e-003		0.0483	0.0483		0.0483	0.0483		761.9527	761.9527	0.0146	0.0140	766.5898
Congregate Care (Assisted Living)	2.22675	0.0240	0.2052	0.0873	1.3100e-003		0.0166	0.0166		0.0166	0.0166		261.9700	261.9700	5.0200e-003	4.8000e-003	263.5643
General Office Building	0.353836	3.8200e-003	0.0347	0.0291	2.1000e-004		2.6400e-003	2.6400e-003		2.6400e-003	2.6400e-003		41.6277	41.6277	8.0000e-004	7.6000e-004	41.8811
Total		1.0883	9.5232	5.5945	0.0594		0.7519	0.7519		0.7519	0.7519		11,872.3451	11,872.3451	0.2276	0.2177	11,944.5982

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	223.1102	2.2692	208.8699	5.1600e-003		16.1621	16.1621		16.1580	16.1580	1,496.5904	6,340.4903	7,837.0808	0.2869	0.2451	7,919.0772
Unmitigated	223.1102	2.2692	208.8699	5.1600e-003		16.1621	16.1621		16.1580	16.1580	1,496.5904	6,340.4903	7,837.0808	0.2869	0.2451	7,919.0772

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	84.7194					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	34.0902					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	101.3648	1.1445	111.2187	0.0000		15.6204	15.6204		15.6163	15.6163	1,496.5904	6,164.4706	7,661.0610	0.1182	0.2451	7,739.5131
Landscaping	2.9358	1.1247	97.6512	5.1600e-003		0.5417	0.5417		0.5417	0.5417		176.0197	176.0197	0.1688		179.5641
Total	223.1102	2.2692	208.8699	5.1600e-003		16.1621	16.1621		16.1580	16.1580	1,496.5904	6,340.4903	7,837.0808	0.2869	0.2451	7,919.0772

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	84.7194					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	34.0902					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	101.3648	1.1445	111.2187	0.0000		15.6204	15.6204		15.6163	15.6163	1,496.5904	6,164.4706	7,661.0610	0.1182	0.2451	7,739.5131
Landscaping	2.9358	1.1247	97.6512	5.1600e-003		0.5417	0.5417		0.5417	0.5417		176.0197	176.0197	0.1688		179.5641
Total	223.1102	2.2692	208.8699	5.1600e-003		16.1621	16.1621		16.1580	16.1580	1,496.5904	6,340.4903	7,837.0808	0.2869	0.2451	7,919.0772

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Toilet

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

Del Webb at San Juan Oaks Specific Plan SEIR (Buildout Mitigated)
Monterey Bay Unified APCD Air District, Winter

Used for Operational AQ and GHG. Construction results have been deleted from this output for brevity.

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	7.50	1000sqft	1.63	7,500.00	0
Medical Office Building	7.50	1000sqft	1.63	7,500.00	0
Other Asphalt Surfaces	84.50	Acre	84.50	0.00	0
Golf Course	261.90	Acre	261.90	0.00	0
Hotel	200.00	Room	34.70	290,400.00	0
Congregate Care (Assisted Living)	100.00	Dwelling Unit	4.00	100,000.00	286
Retirement Community	1,017.00	Dwelling Unit	166.15	1,017,000.00	2909
Single Family Housing	67.00	Dwelling Unit	21.75	120,600.00	192
Regional Shopping Center	50.00	1000sqft	6.85	50,000.00	0

1.2 Other Project Characteristics

Urbanization	Rural	Wind Speed (m/s)	2.8	Precipitation Freq (Days)	53
Climate Zone	4			Operational Year	2025
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	641.35	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Specific Plan area located in San Benito County, Climate Zone 4. PG&E provides natural gas and electricity.

Land Use - Number of units, square feet, and acreages from PD. Population estimated based on 1.76 pph for Senior Adult Housing, 2.99 pph for SFR from 2014 E-5.

Construction Phase - This CalEEMod run used for determining operational emissions only. Construction defaults have not been updated, and should not be used for construction emissions analysis.

Grading - Soil is assumed to be balanced within Specific Plan area during 10-year construction period.

Architectural Coating - Arch coatings = 150 g/L

Vehicle Trips - Trip rates and trip distances derived from Fehr & Peers, August 2014. Mixed-use development reduction was estimated to be 13% for total daily trips.

Woodstoves - No fireplaces used for Assisted Living. 25% of senior units would have gas fireplaces. Default fireplace breakdown used for SFH. Assumed no woodstoves.

Area Coating - Arch coatings = 150 g/L

Energy Use -

Water And Wastewater - Water use for golf course modified to reflect total water use + wastewater shown in Section 4.14, Utilities. Refer to Table 4.14-2 and Table 4.14-4.

Land Use Change -

Mobile Land Use Mitigation -

Water Mitigation -

Area Mitigation - The applicant must use low-VOC paint on all interior and exterior surfaces

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	ConstArea_Nonresidential_Exterior	177,700.00	7,722,292.00
tblArchitecturalCoating	ConstArea_Nonresidential_Interior	533,100.00	23,166,876.00
tblArchitecturalCoating	EF_Nonresidential_Exterior	250.00	150.00
tblArchitecturalCoating	EF_Nonresidential_Interior	250.00	150.00
tblArchitecturalCoating	EF_Residential_Exterior	250.00	150.00
tblArchitecturalCoating	EF_Residential_Interior	250.00	150.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	250	150
tblAreaCoating	Area_Nonresidential_Interior	533100	23166930
tblAreaMitigation	UseLowVOCPaintNonresidentialInteriorValue	250	150

tblAreaMitigation	UseLowVOCPaintResidentialExteriorValue	250	100
tblAreaMitigation	UseLowVOCPaintResidentialInteriorValue	250	50
tblFireplaces	NumberGas	55.00	0.00
tblFireplaces	NumberGas	559.35	254.25
tblFireplaces	NumberGas	36.85	60.30
tblFireplaces	NumberNoFireplace	10.00	100.00
tblFireplaces	NumberNoFireplace	101.70	762.75
tblFireplaces	NumberWood	35.00	0.00
tblFireplaces	NumberWood	355.95	0.00
tblFireplaces	NumberWood	23.45	0.00
tblLandUse	LandUseSquareFeet	3,680,820.00	0.00
tblLandUse	LandUseSquareFeet	11,408,364.00	0.00
tblLandUse	LotAcreage	0.17	1.63
tblLandUse	LotAcreage	0.17	1.63
tblLandUse	LotAcreage	6.67	34.70
tblLandUse	LotAcreage	6.25	4.00
tblLandUse	LotAcreage	203.40	166.15
tblLandUse	LotAcreage	1.15	6.85
tblProjectCharacteristics	OperationalYear	2014	2025
tblProjectCharacteristics	UrbanizationLevel	Urban	Rural
tblTripsAndVMT	VendorTripNumber	185.00	2,658.00
tblTripsAndVMT	WorkerTripNumber	971.00	7,309.00
tblTripsAndVMT	WorkerTripNumber	194.00	1,462.00
tblVehicleTrips	HW_TL	16.80	18.27
tblVehicleTrips	HW_TL	16.80	18.27
tblVehicleTrips	HW_TL	16.80	18.27
tblVehicleTrips	ST_TR	5.82	0.00

tblVehicleTrips	SU_TR	5.88	0.00
tblVehicleTrips	WD_TR	2.74	2.39
tblVehicleTrips	WD_TR	11.01	21.90
tblVehicleTrips	WD_TR	5.04	0.00
tblVehicleTrips	WD_TR	8.17	7.18
tblVehicleTrips	WD_TR	36.13	11.01
tblVehicleTrips	WD_TR	42.94	39.78
tblVehicleTrips	WD_TR	2.81	3.29
tblVehicleTrips	WD_TR	9.57	9.74
tblWater	OutdoorWaterUseRate	312,048,965.48	82,200,000.00
tblWoodstoves	NumberCatalytic	5.00	0.00
tblWoodstoves	NumberCatalytic	50.85	0.00
tblWoodstoves	NumberCatalytic	3.35	0.00
tblWoodstoves	NumberNoncatalytic	5.00	0.00
tblWoodstoves	NumberNoncatalytic	50.85	0.00
tblWoodstoves	NumberNoncatalytic	3.35	0.00

2.0 Emissions Summary

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	122.1303	1.1247	97.6845	5.1600e-003		0.9636	0.9636		0.9591	0.9591	0.0000	6,837.0786	6,837.0786	0.2965	0.1221	6,881.1610
Energy	1.0883	9.5232	5.5945	0.0594		0.7519	0.7519		0.7519	0.7519		11,872.3451	11,872.3451	0.2276	0.2177	11,944.5982
Mobile	26.8371	61.3890	314.9241	0.8074	53.9208	1.0377	54.9585	14.4110	0.9577	15.3688		60,069.7791	60,069.7791	2.2614		60,117.2681
Total	150.0557	72.0369	418.2031	0.8720	53.9208	2.7532	56.6740	14.4110	2.6688	17.0798	0.0000	78,779.2027	78,779.2027	2.7854	0.3398	78,943.0273

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	84.7554	1.1247	97.6845	5.1600e-003		0.9636	0.9636		0.9591	0.9591	0.0000	6,837.0786	6,837.0786	0.2965	0.1221	6,881.1610
Energy	1.0883	9.5232	5.5945	0.0594		0.7519	0.7519		0.7519	0.7519		11,872.3451	11,872.3451	0.2276	0.2177	11,944.5982
Mobile	26.8371	61.3890	314.9241	0.8074	53.9208	1.0377	54.9585	14.4110	0.9577	15.3688		60,069.7791	60,069.7791	2.2614		60,117.2681
Total	112.6808	72.0369	418.2031	0.8720	53.9208	2.7532	56.6740	14.4110	2.6688	17.0798	0.0000	78,779.2027	78,779.2027	2.7854	0.3398	78,943.0273

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	26.8371	61.3890	314.9241	0.8074	53.9208	1.0377	54.9585	14.4110	0.9577	15.3688		60,069.77 91	60,069.77 91	2.2614		60,117.26 81
Unmitigated	26.8371	61.3890	314.9241	0.8074	53.9208	1.0377	54.9585	14.4110	0.9577	15.3688		60,069.77 91	60,069.77 91	2.2614		60,117.26 81

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Congregate Care (Assisted Living)	239.00	220.00	244.00	942,931	942,931
General Office Building	164.25	17.78	7.35	333,813	333,813
Golf Course	0.00	0.00	0.00		
Hotel	1,436.00	1,638.00	1190.00	2,872,538	2,872,538
Medical Office Building	82.58	67.20	11.63	155,542	155,542
Other Asphalt Surfaces	0.00	0.00	0.00		
Regional Shopping Center	1,989.00	2,498.50	1262.00	3,549,881	3,549,881
Retirement Community	3,345.93	2,857.77	2857.77	12,757,246	12,757,246
Single Family Housing	652.58	675.36	587.59	2,572,372	2,572,372
Total	7,909.34	7,974.61	6,160.34	23,184,323	23,184,323

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Congregate Care (Assisted	18.27	7.10	7.90	44.00	18.80	37.20	86	11	3
General Office Building	14.70	6.60	6.60	33.00	48.00	19.00	77	19	4
Golf Course	14.70	6.60	6.60	33.00	48.00	19.00	52	39	9
Hotel	14.70	6.60	6.60	19.40	61.60	19.00	58	38	4
Medical Office Building	14.70	6.60	6.60	29.60	51.40	19.00	60	30	10
Other Asphalt Surfaces	14.70	6.60	6.60	0.00	0.00	0.00	0	0	0
Regional Shopping Center	14.70	6.60	6.60	16.30	64.70	19.00	54	35	11
Retirement Community	18.27	7.10	7.90	44.00	18.80	37.20	86	11	3
Single Family Housing	18.27	7.10	7.90	44.00	18.80	37.20	86	11	3

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.463613	0.039088	0.208242	0.163624	0.051081	0.007295	0.017033	0.032803	0.003174	0.002154	0.008441	0.000747	0.002706

5.0 Energy Detail

4.4 Fleet Mix

Historical Energy Use: N

5.1 Mitigation Measures Energy

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day										lb/day					
NaturalGas Mitigated	1.0883	9.5232	5.5945	0.0594		0.7519	0.7519		0.7519	0.7519		11,872.3451	11,872.3451	0.2276	0.2177	11,944.5982
NaturalGas Unmitigated	1.0883	9.5232	5.5945	0.0594		0.7519	0.7519		0.7519	0.7519		11,872.3451	11,872.3451	0.2276	0.2177	11,944.5982

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					
Golf Course	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
Hotel	36900.7	0.3980	3.6177	3.0389	0.0217		0.2750	0.2750		0.2750	0.2750		4,341.2577	4,341.2577	0.0832	0.0796	4,367.6779
Medical Office Building	353.836	3.8200e-003	0.0347	0.0291	2.1000e-004		2.6400e-003	2.6400e-003		2.6400e-003	2.6400e-003		41.6277	41.6277	8.0000e-004	7.6000e-004	41.8811
Other Asphalt Surfaces	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
Regional Shopping Center	341.096	3.6800e-003	0.0334	0.0281	2.0000e-004		2.5400e-003	2.5400e-003		2.5400e-003	2.5400e-003		40.1289	40.1289	7.7000e-004	7.4000e-004	40.3732
Retirement Community	54262.1	0.5852	5.0006	2.1279	0.0319		0.4043	0.4043		0.4043	0.4043		6,383.7803	6,383.7803	0.1224	0.1170	6,422.6309
Single Family Housing	6476.6	0.0699	0.5969	0.2540	3.8100e-003		0.0483	0.0483		0.0483	0.0483		761.9527	761.9527	0.0146	0.0140	766.5898
Congregate Care (Assisted Living)	2226.75	0.0240	0.2052	0.0873	1.3100e-003		0.0166	0.0166		0.0166	0.0166		261.9700	261.9700	5.0200e-003	4.8000e-003	263.5643
General Office Building	353.836	3.8200e-003	0.0347	0.0291	2.1000e-004		2.6400e-003	2.6400e-003		2.6400e-003	2.6400e-003		41.6277	41.6277	8.0000e-004	7.6000e-004	41.8811
Total		1.0883	9.5232	5.5945	0.0594		0.7519	0.7519		0.7519	0.7519		11,872.3451	11,872.3451	0.2276	0.2177	11,944.5982

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Land Use	kBTU/yr	lb/day										lb/day						
Golf Course	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
Hotel	36.9007	0.3980	3.6177	3.0389	0.0217		0.2750	0.2750		0.2750	0.2750		4,341.2577	4,341.2577	0.0832	0.0796	4,367.6779	
Medical Office Building	0.353836	3.8200e-003	0.0347	0.0291	2.1000e-004		2.6400e-003	2.6400e-003		2.6400e-003	2.6400e-003		41.6277	41.6277	8.0000e-004	7.6000e-004	41.8811	
Other Asphalt Surfaces	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	
Regional Shopping Center	0.341096	3.6800e-003	0.0334	0.0281	2.0000e-004		2.5400e-003	2.5400e-003		2.5400e-003	2.5400e-003		40.1289	40.1289	7.7000e-004	7.4000e-004	40.3732	
Retirement Community	54.2621	0.5852	5.0006	2.1279	0.0319		0.4043	0.4043		0.4043	0.4043		6,383.7803	6,383.7803	0.1224	0.1170	6,422.6309	
Single Family Housing	6.4766	0.0699	0.5969	0.2540	3.8100e-003		0.0483	0.0483		0.0483	0.0483		761.9527	761.9527	0.0146	0.0140	766.5898	
Congregate Care (Assisted Living)	2.22675	0.0240	0.2052	0.0873	1.3100e-003		0.0166	0.0166		0.0166	0.0166		261.9700	261.9700	5.0200e-003	4.8000e-003	263.5643	
General Office Building	0.353836	3.8200e-003	0.0347	0.0291	2.1000e-004		2.6400e-003	2.6400e-003		2.6400e-003	2.6400e-003		41.6277	41.6277	8.0000e-004	7.6000e-004	41.8811	
Total		1.0883	9.5232	5.5945	0.0594		0.7519	0.7519		0.7519	0.7519		11,872.3451	11,872.3451	0.2276	0.2177	11,944.5982	

6.0 Area Detail

6.1 Mitigation Measures Area

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	84.7554	1.1247	97.6845	5.1600e-003		0.9636	0.9636		0.9591	0.9591	0.0000	6,837.0786	6,837.0786	0.2965	0.1221	6,881.1610
Unmitigated	122.1303	1.1247	97.6845	5.1600e-003		0.9636	0.9636		0.9591	0.9591	0.0000	6,837.0786	6,837.0786	0.2965	0.1221	6,881.1610

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	84.4937					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	34.0902					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.6106	3.0000e-005	0.0333	0.0000		0.4219	0.4219		0.4174	0.4174	0.0000	6,661.0588	6,661.0588	0.1277	0.1221	6,701.5969
Landscaping	2.9358	1.1247	97.6512	5.1600e-003		0.5417	0.5417		0.5417	0.5417		176.0197	176.0197	0.1688		179.5641
Total	122.1303	1.1247	97.6845	5.1600e-003		0.9636	0.9636		0.9591	0.9591	0.0000	6,837.0786	6,837.0786	0.2965	0.1221	6,881.1610

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	47.1188					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	34.0902					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.6106	3.0000e-005	0.0333	0.0000		0.4219	0.4219		0.4174	0.4174	0.0000	6,661.0588	6,661.0588	0.1277	0.1221	6,701.5969
Landscaping	2.9358	1.1247	97.6512	5.1600e-003		0.5417	0.5417		0.5417	0.5417		176.0197	176.0197	0.1688		179.5641
Total	84.7554	1.1247	97.6845	5.1600e-003		0.9636	0.9636		0.9591	0.9591	0.0000	6,837.0786	6,837.0786	0.2965	0.1221	6,881.1610

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Toilet

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

Del Webb at San Juan Oaks Specific Plan SEIR (Buildout)
Monterey Bay Unified APCD Air District, Annual

Used for Operational AQ and GHG. Construction results have been deleted from this output for brevity.

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	7.50	1000sqft	1.63	7,500.00	0
Medical Office Building	7.50	1000sqft	1.63	7,500.00	0
Other Asphalt Surfaces	84.50	Acre	84.50	0.00	0
Golf Course	261.90	Acre	261.90	0.00	0
Hotel	200.00	Room	34.70	290,400.00	0
Congregate Care (Assisted Living)	100.00	Dwelling Unit	4.00	100,000.00	286
Retirement Community	1,017.00	Dwelling Unit	166.15	1,017,000.00	2909
Single Family Housing	67.00	Dwelling Unit	21.75	120,600.00	192
Regional Shopping Center	50.00	1000sqft	6.85	50,000.00	0

1.2 Other Project Characteristics

Urbanization	Rural	Wind Speed (m/s)	2.8	Precipitation Freq (Days)	53
Climate Zone	4			Operational Year	2025
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	641.35	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Specific Plan area located in San Benito County, Climate Zone 4. PG&E provides natural gas and electricity.

Land Use - Number of units, square feet, and acreages from PD. Population estimated based on 1.76 pph for Senior Adult Housing, 2.99 pph for SFR from 2014 E-5.

Construction Phase - This CalEEMod run used for determining operational emissions only. Construction defaults have not been updated, and should not be used for construction emissions analysis.

Grading - Soil is assumed to be balanced within Specific Plan area during 10-year construction period.

Vehicle Trips - Trip rates and trip distances derived from Fehr & Peers, August 2014. Mixed-use development reduction was estimated to be 13% for total daily trips.

Woodstoves - No fireplaces used for Assisted Living. 25% of senior units would have gas fireplaces. Default fireplace breakdown used for SFH. Assumed no woodstoves.

Energy Use -

Water And Wastewater - Water use for golf course modified to reflect total water use + wastewater shown in Section 4.14, Utilities. Refer to Table 4.14-2 and Table 4.14-4.

Land Use Change -

Mobile Land Use Mitigation -

Water Mitigation -

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	ConstArea_Nonresidential_Exterior	177,700.00	7,722,292.00
tblArchitecturalCoating	ConstArea_Nonresidential_Interior	533,100.00	23,166,876.00
tblAreaCoating	Area_Nonresidential_Interior	533100	23166930
tblFireplaces	NumberGas	55.00	0.00
tblFireplaces	NumberGas	559.35	254.25
tblFireplaces	NumberNoFireplace	10.00	100.00
tblFireplaces	NumberNoFireplace	101.70	762.75
tblFireplaces	NumberWood	35.00	0.00
tblFireplaces	NumberWood	355.95	0.00
tblLandUse	LandUseSquareFeet	3,680,820.00	0.00
tblLandUse	LandUseSquareFeet	11,408,364.00	0.00
tblLandUse	LotAcreage	0.17	1.63
tblLandUse	LotAcreage	0.17	1.63

tblLandUse	LotAcreage	6.67	34.70
tblLandUse	LotAcreage	6.25	4.00
tblLandUse	LotAcreage	203.40	166.15
tblLandUse	LotAcreage	1.15	6.85
tblProjectCharacteristics	OperationalYear	2014	2025
tblProjectCharacteristics	UrbanizationLevel	Urban	Rural
tblTripsAndVMT	VendorTripNumber	185.00	2,658.00
tblTripsAndVMT	WorkerTripNumber	971.00	7,309.00
tblTripsAndVMT	WorkerTripNumber	194.00	1,462.00
tblVehicleTrips	HW_TL	16.80	18.27
tblVehicleTrips	HW_TL	16.80	18.27
tblVehicleTrips	HW_TL	16.80	18.27
tblVehicleTrips	ST_TR	5.82	0.00
tblVehicleTrips	SU_TR	5.88	0.00
tblVehicleTrips	WD_TR	2.74	2.39
tblVehicleTrips	WD_TR	11.01	21.90
tblVehicleTrips	WD_TR	5.04	0.00
tblVehicleTrips	WD_TR	8.17	7.18
tblVehicleTrips	WD_TR	36.13	11.01
tblVehicleTrips	WD_TR	42.94	39.78
tblVehicleTrips	WD_TR	2.81	3.29
tblVehicleTrips	WD_TR	9.57	9.74
tblWater	OutdoorWaterUseRate	312,048,965.48	82,200,000.00
tblWoodstoves	NumberCatalytic	5.00	0.00
tblWoodstoves	NumberCatalytic	50.85	0.00
tblWoodstoves	NumberCatalytic	3.35	0.00
tblWoodstoves	NumberNoncatalytic	5.00	0.00
tblWoodstoves	NumberNoncatalytic	50.85	0.00

tblWoodstoves	NumberNoncatalytic	3.35	0.00
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2.0 Emissions Summary

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	26.2057	0.1875	16.7664	6.5000e-004		0.7082	0.7082		0.7080	0.7080	55.6650	249.2452	304.9102	0.0235	9.1200e-003	308.2301
Energy	0.1986	1.7380	1.0210	0.0108		0.1372	0.1372		0.1372	0.1372	0.0000	4,450.6120	4,450.6120	0.1500	0.0593	4,472.1408
Mobile	4.1199	9.6620	46.8596	0.1343	8.6768	0.1714	8.8482	2.3250	0.1582	2.4833	0.0000	9,066.3761	9,066.3761	0.3392	0.0000	9,073.4998
Waste						0.0000	0.0000		0.0000	0.0000	230.8210	0.0000	230.8210	13.6411	0.0000	517.2848
Water						0.0000	0.0000		0.0000	0.0000	27.9797	275.9400	303.9197	2.8863	0.0704	386.3669
Total	30.5242	11.5875	64.6470	0.1458	8.6768	1.0168	9.6936	2.3250	1.0034	3.3285	314.4658	14,042.1732	14,356.6389	17.0402	0.1388	14,757.5224

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	26.2057	0.1875	16.7664	6.5000e-004		0.7082	0.7082		0.7080	0.7080	55.6650	249.2452	304.9102	0.0235	9.1200e-003	308.2301
Energy	0.1986	1.7380	1.0210	0.0108		0.1372	0.1372		0.1372	0.1372	0.0000	4,450.6120	4,450.6120	0.1500	0.0593	4,472.1408
Mobile	4.1199	9.6620	46.8596	0.1343	8.6768	0.1714	8.8482	2.3250	0.1582	2.4833	0.0000	9,066.3761	9,066.3761	0.3392	0.0000	9,073.4998
Waste						0.0000	0.0000		0.0000	0.0000	230.8210	0.0000	230.8210	13.6411	0.0000	517.2848
Water						0.0000	0.0000		0.0000	0.0000	26.1331	266.7774	292.9104	2.6957	0.0658	369.9093
Total	30.5242	11.5875	64.6470	0.1458	8.6768	1.0168	9.6936	2.3250	1.0034	3.3285	312.6191	14,033.0106	14,345.6297	16.8496	0.1342	14,741.0648

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.59	0.07	0.08	1.12	3.36	0.11

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	4.1199	9.6620	46.8596	0.1343	8.6768	0.1714	8.8482	2.3250	0.1582	2.4833	0.0000	9,066.376 1	9,066.376 1	0.3392	0.0000	9,073.499 8
Unmitigated	4.1199	9.6620	46.8596	0.1343	8.6768	0.1714	8.8482	2.3250	0.1582	2.4833	0.0000	9,066.376 1	9,066.376 1	0.3392	0.0000	9,073.499 8

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Congregate Care (Assisted Living)	239.00	220.00	244.00	942,931	942,931
General Office Building	164.25	17.78	7.35	333,813	333,813
Golf Course	0.00	0.00	0.00		
Hotel	1,436.00	1,638.00	1190.00	2,872,538	2,872,538
Medical Office Building	82.58	67.20	11.63	155,542	155,542
Other Asphalt Surfaces	0.00	0.00	0.00		
Regional Shopping Center	1,989.00	2,498.50	1262.00	3,549,881	3,549,881
Retirement Community	3,345.93	2,857.77	2857.77	12,757,246	12,757,246
Single Family Housing	652.58	675.36	587.59	2,572,372	2,572,372
Total	7,909.34	7,974.61	6,160.34	23,184,323	23,184,323

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Congregate Care (Assisted	18.27	7.10	7.90	44.00	18.80	37.20	86	11	3
General Office Building	14.70	6.60	6.60	33.00	48.00	19.00	77	19	4
Golf Course	14.70	6.60	6.60	33.00	48.00	19.00	52	39	9
Hotel	14.70	6.60	6.60	19.40	61.60	19.00	58	38	4
Medical Office Building	14.70	6.60	6.60	29.60	51.40	19.00	60	30	10
Other Asphalt Surfaces	14.70	6.60	6.60	0.00	0.00	0.00	0	0	0
Regional Shopping Center	14.70	6.60	6.60	16.30	64.70	19.00	54	35	11
Retirement Community	18.27	7.10	7.90	44.00	18.80	37.20	86	11	3
Single Family Housing	18.27	7.10	7.90	44.00	18.80	37.20	86	11	3

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.463613	0.039088	0.208242	0.163624	0.051081	0.007295	0.017033	0.032803	0.003174	0.002154	0.008441	0.000747	0.002706

5.0 Energy Detail

4.4 Fleet Mix

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	2,485.0121	2,485.0121	0.1124	0.0233	2,494.5786
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	2,485.0121	2,485.0121	0.1124	0.0233	2,494.5786
NaturalGas Mitigated	0.1986	1.7380	1.0210	0.0108		0.1372	0.1372		0.1372	0.1372	0.0000	1,965.5999	1,965.5999	0.0377	0.0360	1,977.5622
NaturalGas Unmitigated	0.1986	1.7380	1.0210	0.0108		0.1372	0.1372		0.1372	0.1372	0.0000	1,965.5999	1,965.5999	0.0377	0.0360	1,977.5622

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						
Golf Course	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	0.0000
Hotel	1.34688e+007	0.0726	0.6602	0.5546	3.9600e-003		0.0502	0.0502		0.0502	0.0502	0.0000	718.7439	718.7439	0.0138	0.0132	723.1181	
Medical Office Building	129150	7.0000e-004	6.3300e-003	5.3200e-003	4.0000e-005		4.8000e-004	4.8000e-004		4.8000e-004	4.8000e-004	0.0000	6.8919	6.8919	1.3000e-004	1.3000e-004	6.9339	
Other Asphalt Surfaces	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	
Regional Shopping Center	124500	6.7000e-004	6.1000e-003	5.1300e-003	4.0000e-005		4.6000e-004	4.6000e-004		4.6000e-004	4.6000e-004	0.0000	6.6438	6.6438	1.3000e-004	1.2000e-004	6.6842	
Retirement Community	1.98057e+007	0.1068	0.9126	0.3884	5.8300e-003		0.0738	0.0738		0.0738	0.0738	0.0000	1,056.9064	1,056.9064	0.0203	0.0194	1,063.3386	
Single Family Housing	2.36396e+006	0.0128	0.1089	0.0464	7.0000e-004		8.8100e-003	8.8100e-003		8.8100e-003	8.8100e-003	0.0000	126.1498	126.1498	2.4200e-003	2.3100e-003	126.9176	
Congregate Care (Assisted Living)	812762	4.3800e-003	0.0375	0.0159	2.4000e-004		3.0300e-003	3.0300e-003		3.0300e-003	3.0300e-003	0.0000	43.3721	43.3721	8.3000e-004	8.0000e-004	43.6360	
General Office Building	129150	7.0000e-004	6.3300e-003	5.3200e-003	4.0000e-005		4.8000e-004	4.8000e-004		4.8000e-004	4.8000e-004	0.0000	6.8919	6.8919	1.3000e-004	1.3000e-004	6.9339	
Total		0.1986	1.7380	1.0210	0.0109		0.1372	0.1372		0.1372	0.1372	0.0000	1,965.5999	1,965.5999	0.0377	0.0361	1,977.5622	

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Land Use	kBTU/yr	tons/yr										MT/yr						
Golf Course	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	0.0000
Hotel	1.34688e+007	0.0726	0.6602	0.5546	3.9600e-003		0.0502	0.0502		0.0502	0.0502	0.0000	718.7439	718.7439	0.0138	0.0132	723.1181	
Medical Office Building	129150	7.0000e-004	6.3300e-003	5.3200e-003	4.0000e-005		4.8000e-004	4.8000e-004		4.8000e-004	4.8000e-004	0.0000	6.8919	6.8919	1.3000e-004	1.3000e-004	6.9339	
Other Asphalt Surfaces	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	
Regional Shopping Center	124500	6.7000e-004	6.1000e-003	5.1300e-003	4.0000e-005		4.6000e-004	4.6000e-004		4.6000e-004	4.6000e-004	0.0000	6.6438	6.6438	1.3000e-004	1.2000e-004	6.6842	
Retirement Community	1.98057e+007	0.1068	0.9126	0.3884	5.8300e-003		0.0738	0.0738		0.0738	0.0738	0.0000	1,056.9064	1,056.9064	0.0203	0.0194	1,063.3386	
Single Family Housing	2.36396e+006	0.0128	0.1089	0.0464	7.0000e-004		8.8100e-003	8.8100e-003		8.8100e-003	8.8100e-003	0.0000	126.1498	126.1498	2.4200e-003	2.3100e-003	126.9176	
Congregate Care (Assisted Living)	812762	4.3800e-003	0.0375	0.0159	2.4000e-004		3.0300e-003	3.0300e-003		3.0300e-003	3.0300e-003	0.0000	43.3721	43.3721	8.3000e-004	8.0000e-004	43.6360	
General Office Building	129150	7.0000e-004	6.3300e-003	5.3200e-003	4.0000e-005		4.8000e-004	4.8000e-004		4.8000e-004	4.8000e-004	0.0000	6.8919	6.8919	1.3000e-004	1.3000e-004	6.9339	
Total		0.1986	1.7380	1.0210	0.0109		0.1372	0.1372		0.1372	0.1372	0.0000	1,965.5999	1,965.5999	0.0377	0.0361	1,977.5622	

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)	352656	102.5917	4.6400e-003	9.6000e-004	102.9866
General Office Building	147825	43.0040	1.9400e-003	4.0000e-004	43.1695
Golf Course	0	0.0000	0.0000	0.0000	0.0000
Hotel	2.45098e+006	713.0170	0.0322	6.6700e-003	715.7619
Medical Office Building	147825	43.0040	1.9400e-003	4.0000e-004	43.1695
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	584500	170.0378	7.6900e-003	1.5900e-003	170.6924
Retirement Community	4.38449e+006	1,275.4985	0.0577	0.0119	1,280.4088
Single Family Housing	473887	137.8592	6.2300e-003	1.2900e-003	138.3899
Total		2,485.0121	0.1124	0.0232	2,494.5787

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Congregate Care (Assisted Living)	352656	102.5917	4.6400e-003	9.6000e-004	102.9866
General Office Building	147825	43.0040	1.9400e-003	4.0000e-004	43.1695
Golf Course	0	0.0000	0.0000	0.0000	0.0000
Hotel	2.45098e+006	713.0170	0.0322	6.6700e-003	715.7619
Medical Office Building	147825	43.0040	1.9400e-003	4.0000e-004	43.1695
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	584500	170.0378	7.6900e-003	1.5900e-003	170.6924
Retirement Community	4.38449e+006	1,275.4985	0.0577	0.0119	1,280.4088
Single Family Housing	473887	137.8592	6.2300e-003	1.2900e-003	138.3899
Total		2,485.0121	0.1124	0.0232	2,494.5787

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	26.2057	0.1875	16.7664	6.5000e-004		0.7082	0.7082		0.7080	0.7080	55.6650	249.2452	304.9102	0.0235	9.1200e-003	308.2301
Unmitigated	26.2057	0.1875	16.7664	6.5000e-004		0.7082	0.7082		0.7080	0.7080	55.6650	249.2452	304.9102	0.0235	9.1200e-003	308.2301

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	15.4613					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	6.2215					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	4.1560	0.0469	4.5600	0.0000		0.6404	0.6404		0.6403	0.6403	55.6650	229.2849	284.9499	4.3900e-003	9.1200e-003	287.8679
Landscaping	0.3670	0.1406	12.2064	6.5000e-004		0.0677	0.0677		0.0677	0.0677	0.0000	19.9603	19.9603	0.0191	0.0000	20.3622
Total	26.2057	0.1875	16.7664	6.5000e-004		0.7082	0.7082		0.7080	0.7080	55.6650	249.2452	304.9102	0.0235	9.1200e-003	308.2301

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	15.4613					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	6.2215					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	4.1560	0.0469	4.5600	0.0000		0.6404	0.6404		0.6403	0.6403	55.6650	229.2849	284.9499	4.3900e-003	9.1200e-003	287.8679
Landscaping	0.3670	0.1406	12.2064	6.5000e-004		0.0677	0.0677		0.0677	0.0677	0.0000	19.9603	19.9603	0.0191	0.0000	20.3622
Total	26.2057	0.1875	16.7664	6.5000e-004		0.7082	0.7082		0.7080	0.7080	55.6650	249.2452	304.9102	0.0235	9.1200e-003	308.2301

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Toilet

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	292.9104	2.6957	0.0658	369.9093
Unmitigated	303.9197	2.8863	0.0704	386.3669

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Congregate Care (Assisted Living)	6.5154 / 4.10754	16.5053	0.2130	5.1500e-003	22.5733
General Office Building	1.333 / 0.817002	3.3531	0.0436	1.0500e-003	4.5945
Golf Course	0 / 82.2	83.6952	3.7800e-003	7.8000e-004	84.0174
Hotel	5.07335 / 0.563706	10.1696	0.1657	3.9800e-003	14.8842
Medical Office Building	0.941104 / 0.179258	1.9625	0.0307	7.4000e-004	2.8374
Other Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	3.70363 / 2.26996	9.3162	0.1211	2.9300e-003	12.7653
Retirement Community	66.2616 / 41.7736	167.8592	2.1658	0.0524	229.5707
Single Family Housing	4.36532 / 2.75205	11.0586	0.1427	3.4500e-003	15.1241
Total		303.9197	2.8863	0.0704	386.3669

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Congregate Care (Assisted Living)	6.08539 / 4.10754	15.6920	0.1989	4.8000e-003	21.3575
General Office Building	1.24502 / 0.817002	3.1867	0.0407	9.8000e-004	4.3457
Golf Course	0 / 82.2	83.6952	3.7800e-003	7.8000e-004	84.0174
Hotel	4.73851 / 0.563706	9.5363	0.1547	3.7200e-003	13.9375
Medical Office Building	0.878991 / 0.179258	1.8450	0.0287	6.9000e-004	2.6617
Other Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	3.45919 / 2.26996	8.8539	0.1131	2.7300e-003	12.0741
Retirement Community	61.8884 / 41.7736	159.5877	2.0226	0.0489	217.2058
Single Family Housing	4.07721 / 2.75205	10.5136	0.1333	3.2200e-003	14.3095
Total		292.9104	2.6957	0.0658	369.9093

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	230.8210	13.6411	0.0000	517.2848
Unmitigated	230.8210	13.6411	0.0000	517.2848

8.2 Waste by Land Use**Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Congregate Care (Assisted Living)	91.25	18.5229	1.0947	0.0000	41.5111
General Office Building	6.98	1.4169	0.0837	0.0000	3.1753
Golf Course	243.57	49.4425	2.9220	0.0000	110.8039
Hotel	109.5	22.2275	1.3136	0.0000	49.8133
Medical Office Building	81	16.4423	0.9717	0.0000	36.8482
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	52.5	10.6570	0.6298	0.0000	23.8831
Retirement Community	467.82	94.9632	5.6122	0.0000	212.8187
Single Family Housing	84.48	17.1487	1.0135	0.0000	38.4313
Total		230.8210	13.6411	0.0000	517.2848

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Congregate Care (Assisted Living)	91.25	18.5229	1.0947	0.0000	41.5111
General Office Building	6.98	1.4169	0.0837	0.0000	3.1753
Golf Course	243.57	49.4425	2.9220	0.0000	110.8039
Hotel	109.5	22.2275	1.3136	0.0000	49.8133
Medical Office Building	81	16.4423	0.9717	0.0000	36.8482
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	52.5	10.6570	0.6298	0.0000	23.8831
Retirement Community	467.82	94.9632	5.6122	0.0000	212.8187
Single Family Housing	84.48	17.1487	1.0135	0.0000	38.4313
Total		230.8210	13.6411	0.0000	517.2848

9.0 Operational Offroad

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

Del Webb at San Juan Oaks Specific Plan SEIR (Buildout Mitigated)
Monterey Bay Unified APCD Air District, Summer

Used for Mitigated
 Operational AQ and GHG.
 Construction results have
 been deleted from this output
 for brevity.

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	7.50	1000sqft	1.63	7,500.00	0
Medical Office Building	7.50	1000sqft	1.63	7,500.00	0
Other Asphalt Surfaces	84.50	Acre	84.50	0.00	0
Golf Course	261.90	Acre	261.90	0.00	0
Hotel	200.00	Room	34.70	290,400.00	0
Congregate Care (Assisted Living)	100.00	Dwelling Unit	4.00	100,000.00	286
Retirement Community	1,017.00	Dwelling Unit	166.15	1,017,000.00	2909
Single Family Housing	67.00	Dwelling Unit	21.75	120,600.00	192
Regional Shopping Center	50.00	1000sqft	6.85	50,000.00	0

1.2 Other Project Characteristics

Urbanization	Rural	Wind Speed (m/s)	2.8	Precipitation Freq (Days)	53
Climate Zone	4			Operational Year	2025
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	641.35	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Specific Plan area located in San Benito County, Climate Zone 4. PG&E provides natural gas and electricity.

Land Use - Number of units, square feet, and acreages from PD. Population estimated based on 1.76 pph for Senior Adult Housing, 2.99 pph for SFR from 2014 E-5.

Construction Phase - This CalEEMod run used for determining operational emissions only. Construction defaults have not been updated, and should not be used for construction emissions analysis.

Grading - Soil is assumed to be balanced within Specific Plan area during 10-year construction period.

Vehicle Trips - Trip rates and trip distances derived from Fehr & Peers, August 2014. Mixed-use development reduction was estimated to be 13% for total daily trips.

Woodstoves - No fireplaces used for Assisted Living. 25% of senior units would have gas fireplaces. Default fireplace breakdown used for SFH. Assumed no woodstoves.

Energy Use -

Water And Wastewater - Water use for golf course modified to reflect total water use + wastewater shown in Section 4.14, Utilities. Refer to Table 4.14-2 and Table 4.14-4.

Land Use Change -

Mobile Land Use Mitigation -

Water Mitigation -

Area Coating - Low-ROG Architectural Coatings - EIR MM AQ-2(b)

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	ConstArea_Nonresidential_Exterior	177,700.00	7,722,292.00
tblArchitecturalCoating	ConstArea_Nonresidential_Interior	533,100.00	23,166,876.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	250	150
tblAreaCoating	Area_EF_Nonresidential_Interior	250	150
tblAreaCoating	Area_EF_Residential_Exterior	250	100
tblAreaCoating	Area_EF_Residential_Interior	250	50
tblAreaCoating	Area_Nonresidential_Interior	533100	23166930
tblFireplaces	NumberGas	55.00	0.00
tblFireplaces	NumberGas	559.35	254.25
tblFireplaces	NumberGas	36.85	60.30
tblFireplaces	NumberNoFireplace	10.00	100.00
tblFireplaces	NumberNoFireplace	101.70	762.75

tblFireplaces	NumberWood	35.00	0.00
tblFireplaces	NumberWood	355.95	0.00
tblFireplaces	NumberWood	23.45	0.00
tblLandUse	LandUseSquareFeet	3,680,820.00	0.00
tblLandUse	LandUseSquareFeet	11,408,364.00	0.00
tblLandUse	LotAcreage	0.17	1.63
tblLandUse	LotAcreage	0.17	1.63
tblLandUse	LotAcreage	6.67	34.70
tblLandUse	LotAcreage	6.25	4.00
tblLandUse	LotAcreage	203.40	166.15
tblLandUse	LotAcreage	1.15	6.85
tblProjectCharacteristics	OperationalYear	2014	2025
tblProjectCharacteristics	UrbanizationLevel	Urban	Rural
tblTripsAndVMT	VendorTripNumber	185.00	2,658.00
tblTripsAndVMT	WorkerTripNumber	971.00	7,309.00
tblTripsAndVMT	WorkerTripNumber	194.00	1,462.00
tblVehicleTrips	HW_TL	16.80	18.27
tblVehicleTrips	HW_TL	16.80	18.27
tblVehicleTrips	HW_TL	16.80	18.27
tblVehicleTrips	ST_TR	5.82	0.00
tblVehicleTrips	SU_TR	5.88	0.00
tblVehicleTrips	WD_TR	2.74	2.39
tblVehicleTrips	WD_TR	11.01	21.90
tblVehicleTrips	WD_TR	5.04	0.00
tblVehicleTrips	WD_TR	8.17	7.18
tblVehicleTrips	WD_TR	36.13	11.01
tblVehicleTrips	WD_TR	42.94	39.78
tblVehicleTrips	WD_TR	2.81	3.29

tblVehicleTrips	WD_TR	9.57	9.74
tblWater	OutdoorWaterUseRate	312,048,965.48	82,200,000.00
tblWoodstoves	NumberCatalytic	5.00	0.00
tblWoodstoves	NumberCatalytic	50.85	0.00
tblWoodstoves	NumberCatalytic	3.35	0.00
tblWoodstoves	NumberNoncatalytic	5.00	0.00
tblWoodstoves	NumberNoncatalytic	50.85	0.00
tblWoodstoves	NumberNoncatalytic	3.35	0.00

2.0 Emissions Summary

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	84.7554	1.1247	97.6845	5.1600e-003		0.9636	0.9636		0.9591	0.9591	0.0000	6,837.0786	6,837.0786	0.2965	0.1221	6,881.1610
Energy	1.0883	9.5232	5.5945	0.0594		0.7519	0.7519		0.7519	0.7519		11,872.3451	11,872.3451	0.2276	0.2177	11,944.5982
Mobile	25.2920	54.2662	271.0462	0.8455	53.9208	1.0344	54.9552	14.4110	0.9547	15.3657		62,735.6386	62,735.6386	2.2584		62,783.0639
Total	111.1356	64.9141	374.3252	0.9100	53.9208	2.7499	56.6707	14.4110	2.6658	17.0768	0.0000	81,445.0623	81,445.0623	2.7824	0.3398	81,608.8232

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	84.7554	1.1247	97.6845	5.1600e-003		0.9636	0.9636		0.9591	0.9591	0.0000	6,837.0786	6,837.0786	0.2965	0.1221	6,881.1610
Energy	1.0883	9.5232	5.5945	0.0594		0.7519	0.7519		0.7519	0.7519		11,872.3451	11,872.3451	0.2276	0.2177	11,944.5982
Mobile	25.2920	54.2662	271.0462	0.8455	53.9208	1.0344	54.9552	14.4110	0.9547	15.3657		62,735.6386	62,735.6386	2.2584		62,783.0639
Total	111.1356	64.9141	374.3252	0.9100	53.9208	2.7499	56.6707	14.4110	2.6658	17.0768	0.0000	81,445.0623	81,445.0623	2.7824	0.3398	81,608.8232

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	25.2920	54.2662	271.0462	0.8455	53.9208	1.0344	54.9552	14.4110	0.9547	15.3657		62,735.6386	62,735.6386	2.2584		62,783.0639
Unmitigated	25.2920	54.2662	271.0462	0.8455	53.9208	1.0344	54.9552	14.4110	0.9547	15.3657		62,735.6386	62,735.6386	2.2584		62,783.0639

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Congregate Care (Assisted Living)	239.00	220.00	244.00	942,931	942,931
General Office Building	164.25	17.78	7.35	333,813	333,813
Golf Course	0.00	0.00	0.00		
Hotel	1,436.00	1,638.00	1190.00	2,872,538	2,872,538
Medical Office Building	82.58	67.20	11.63	155,542	155,542
Other Asphalt Surfaces	0.00	0.00	0.00		
Regional Shopping Center	1,989.00	2,498.50	1262.00	3,549,881	3,549,881
Retirement Community	3,345.93	2,857.77	2857.77	12,757,246	12,757,246
Single Family Housing	652.58	675.36	587.59	2,572,372	2,572,372
Total	7,909.34	7,974.61	6,160.34	23,184,323	23,184,323

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Congregate Care (Assisted	18.27	7.10	7.90	44.00	18.80	37.20	86	11	3
General Office Building	14.70	6.60	6.60	33.00	48.00	19.00	77	19	4
Golf Course	14.70	6.60	6.60	33.00	48.00	19.00	52	39	9
Hotel	14.70	6.60	6.60	19.40	61.60	19.00	58	38	4
Medical Office Building	14.70	6.60	6.60	29.60	51.40	19.00	60	30	10
Other Asphalt Surfaces	14.70	6.60	6.60	0.00	0.00	0.00	0	0	0
Regional Shopping Center	14.70	6.60	6.60	16.30	64.70	19.00	54	35	11
Retirement Community	18.27	7.10	7.90	44.00	18.80	37.20	86	11	3
Single Family Housing	18.27	7.10	7.90	44.00	18.80	37.20	86	11	3

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.463613	0.039088	0.208242	0.163624	0.051081	0.007295	0.017033	0.032803	0.003174	0.002154	0.008441	0.000747	0.002706

5.0 Energy Detail

4.4 Fleet Mix

Historical Energy Use: N

5.1 Mitigation Measures Energy

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day										lb/day					
NaturalGas Mitigated	1.0883	9.5232	5.5945	0.0594		0.7519	0.7519		0.7519	0.7519		11,872.3451	11,872.3451	0.2276	0.2177	11,944.5982
NaturalGas Unmitigated	1.0883	9.5232	5.5945	0.0594		0.7519	0.7519		0.7519	0.7519		11,872.3451	11,872.3451	0.2276	0.2177	11,944.5982

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					
Golf Course	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
Hotel	36900.7	0.3980	3.6177	3.0389	0.0217		0.2750	0.2750		0.2750	0.2750		4,341.2577	4,341.2577	0.0832	0.0796	4,367.6779
Medical Office Building	353.836	3.8200e-003	0.0347	0.0291	2.1000e-004		2.6400e-003	2.6400e-003		2.6400e-003	2.6400e-003		41.6277	41.6277	8.0000e-004	7.6000e-004	41.8811
Other Asphalt Surfaces	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
Regional Shopping Center	341.096	3.6800e-003	0.0334	0.0281	2.0000e-004		2.5400e-003	2.5400e-003		2.5400e-003	2.5400e-003		40.1289	40.1289	7.7000e-004	7.4000e-004	40.3732
Retirement Community	54262.1	0.5852	5.0006	2.1279	0.0319		0.4043	0.4043		0.4043	0.4043		6,383.7803	6,383.7803	0.1224	0.1170	6,422.6309
Single Family Housing	6476.6	0.0699	0.5969	0.2540	3.8100e-003		0.0483	0.0483		0.0483	0.0483		761.9527	761.9527	0.0146	0.0140	766.5898
Congregate Care (Assisted Living)	2226.75	0.0240	0.2052	0.0873	1.3100e-003		0.0166	0.0166		0.0166	0.0166		261.9700	261.9700	5.0200e-003	4.8000e-003	263.5643
General Office Building	353.836	3.8200e-003	0.0347	0.0291	2.1000e-004		2.6400e-003	2.6400e-003		2.6400e-003	2.6400e-003		41.6277	41.6277	8.0000e-004	7.6000e-004	41.8811
Total		1.0883	9.5232	5.5945	0.0594		0.7519	0.7519		0.7519	0.7519		11,872.3451	11,872.3451	0.2276	0.2177	11,944.5982

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Golf Course	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
Hotel	36.9007	0.3980	3.6177	3.0389	0.0217		0.2750	0.2750		0.2750	0.2750		4,341.2577	4,341.2577	0.0832	0.0796	4,367.6779
Medical Office Building	0.353836	3.8200e-003	0.0347	0.0291	2.1000e-004		2.6400e-003	2.6400e-003		2.6400e-003	2.6400e-003		41.6277	41.6277	8.0000e-004	7.6000e-004	41.8811
Other Asphalt Surfaces	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
Regional Shopping Center	0.341096	3.6800e-003	0.0334	0.0281	2.0000e-004		2.5400e-003	2.5400e-003		2.5400e-003	2.5400e-003		40.1289	40.1289	7.7000e-004	7.4000e-004	40.3732
Retirement Community	54.2621	0.5852	5.0006	2.1279	0.0319		0.4043	0.4043		0.4043	0.4043		6,383.7803	6,383.7803	0.1224	0.1170	6,422.6309
Single Family Housing	6.4766	0.0699	0.5969	0.2540	3.8100e-003		0.0483	0.0483		0.0483	0.0483		761.9527	761.9527	0.0146	0.0140	766.5898
Congregate Care (Assisted Living)	2.22675	0.0240	0.2052	0.0873	1.3100e-003		0.0166	0.0166		0.0166	0.0166		261.9700	261.9700	5.0200e-003	4.8000e-003	263.5643
General Office Building	0.353836	3.8200e-003	0.0347	0.0291	2.1000e-004		2.6400e-003	2.6400e-003		2.6400e-003	2.6400e-003		41.6277	41.6277	8.0000e-004	7.6000e-004	41.8811
Total		1.0883	9.5232	5.5945	0.0594		0.7519	0.7519		0.7519	0.7519		11,872.3451	11,872.3451	0.2276	0.2177	11,944.5982

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	84.7554	1.1247	97.6845	5.1600e-003		0.9636	0.9636		0.9591	0.9591	0.0000	6,837.0786	6,837.0786	0.2965	0.1221	6,881.1610
Unmitigated	84.7554	1.1247	97.6845	5.1600e-003		0.9636	0.9636		0.9591	0.9591	0.0000	6,837.0786	6,837.0786	0.2965	0.1221	6,881.1610

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	47.1188					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	34.0902					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.6106	3.0000e-005	0.0333	0.0000		0.4219	0.4219		0.4174	0.4174	0.0000	6,661.0588	6,661.0588	0.1277	0.1221	6,701.5969
Landscaping	2.9358	1.1247	97.6512	5.1600e-003		0.5417	0.5417		0.5417	0.5417		176.0197	176.0197	0.1688		179.5641
Total	84.7554	1.1247	97.6845	5.1600e-003		0.9636	0.9636		0.9591	0.9591	0.0000	6,837.0786	6,837.0786	0.2965	0.1221	6,881.1610

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	47.1188					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	34.0902					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.6106	3.0000e-005	0.0333	0.0000		0.4219	0.4219		0.4174	0.4174	0.0000	6,661.0588	6,661.0588	0.1277	0.1221	6,701.5969
Landscaping	2.9358	1.1247	97.6512	5.1600e-003		0.5417	0.5417		0.5417	0.5417		176.0197	176.0197	0.1688		179.5641
Total	84.7554	1.1247	97.6845	5.1600e-003		0.9636	0.9636		0.9591	0.9591	0.0000	6,837.0786	6,837.0786	0.2965	0.1221	6,881.1610

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Toilet

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

Del Webb at San Juan Oaks Specific Plan SEIR (Buildout Mitigated)
Monterey Bay Unified APCD Air District, Winter

Used for Mitigated
 Operational AQ and GHG.
 Construction results have
 been deleted from this output
 for brevity.

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	7.50	1000sqft	1.63	7,500.00	0
Medical Office Building	7.50	1000sqft	1.63	7,500.00	0
Other Asphalt Surfaces	84.50	Acre	84.50	0.00	0
Golf Course	261.90	Acre	261.90	0.00	0
Hotel	200.00	Room	34.70	290,400.00	0
Congregate Care (Assisted Living)	100.00	Dwelling Unit	4.00	100,000.00	286
Retirement Community	1,017.00	Dwelling Unit	166.15	1,017,000.00	2909
Single Family Housing	67.00	Dwelling Unit	21.75	120,600.00	192
Regional Shopping Center	50.00	1000sqft	6.85	50,000.00	0

1.2 Other Project Characteristics

Urbanization	Rural	Wind Speed (m/s)	2.8	Precipitation Freq (Days)	53
Climate Zone	4			Operational Year	2025
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	641.35	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Specific Plan area located in San Benito County, Climate Zone 4. PG&E provides natural gas and electricity.

Land Use - Number of units, square feet, and acreages from PD. Population estimated based on 1.76 pph for Senior Adult Housing, 2.99 pph for SFR from 2014 E-5.

Construction Phase - This CalEEMod run used for determining operational emissions only. Construction defaults have not been updated, and should not be used for construction emissions analysis.

Grading - Soil is assumed to be balanced within Specific Plan area during 10-year construction period.

Vehicle Trips - Trip rates and trip distances derived from Fehr & Peers, August 2014. Mixed-use development reduction was estimated to be 13% for total daily trips.

Woodstoves - No fireplaces used for Assisted Living. 25% of senior units would have gas fireplaces. Default fireplace breakdown used for SFH. Assumed no woodstoves.

Energy Use -

Water And Wastewater - Water use for golf course modified to reflect total water use + wastewater shown in Section 4.14, Utilities. Refer to Table 4.14-2 and Table 4.14-4.

Land Use Change -

Mobile Land Use Mitigation -

Water Mitigation -

Area Coating - Low-ROG Architectural Coatings - EIR MM AQ-2(b)

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	ConstArea_Nonresidential_Exterior	177,700.00	7,722,292.00
tblArchitecturalCoating	ConstArea_Nonresidential_Interior	533,100.00	23,166,876.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	250	150
tblAreaCoating	Area_EF_Nonresidential_Interior	250	150
tblAreaCoating	Area_EF_Residential_Exterior	250	100
tblAreaCoating	Area_EF_Residential_Interior	250	50
tblAreaCoating	Area_Nonresidential_Interior	533100	23166930
tblFireplaces	NumberGas	55.00	0.00
tblFireplaces	NumberGas	559.35	254.25
tblFireplaces	NumberGas	36.85	60.30
tblFireplaces	NumberNoFireplace	10.00	100.00
tblFireplaces	NumberNoFireplace	101.70	762.75

tblFireplaces	NumberWood	35.00	0.00
tblFireplaces	NumberWood	355.95	0.00
tblFireplaces	NumberWood	23.45	0.00
tblLandUse	LandUseSquareFeet	3,680,820.00	0.00
tblLandUse	LandUseSquareFeet	11,408,364.00	0.00
tblLandUse	LotAcreage	0.17	1.63
tblLandUse	LotAcreage	0.17	1.63
tblLandUse	LotAcreage	6.67	34.70
tblLandUse	LotAcreage	6.25	4.00
tblLandUse	LotAcreage	203.40	166.15
tblLandUse	LotAcreage	1.15	6.85
tblProjectCharacteristics	OperationalYear	2014	2025
tblProjectCharacteristics	UrbanizationLevel	Urban	Rural
tblTripsAndVMT	VendorTripNumber	185.00	2,658.00
tblTripsAndVMT	WorkerTripNumber	971.00	7,309.00
tblTripsAndVMT	WorkerTripNumber	194.00	1,462.00
tblVehicleTrips	HW_TL	16.80	18.27
tblVehicleTrips	HW_TL	16.80	18.27
tblVehicleTrips	HW_TL	16.80	18.27
tblVehicleTrips	ST_TR	5.82	0.00
tblVehicleTrips	SU_TR	5.88	0.00
tblVehicleTrips	WD_TR	2.74	2.39
tblVehicleTrips	WD_TR	11.01	21.90
tblVehicleTrips	WD_TR	5.04	0.00
tblVehicleTrips	WD_TR	8.17	7.18
tblVehicleTrips	WD_TR	36.13	11.01
tblVehicleTrips	WD_TR	42.94	39.78
tblVehicleTrips	WD_TR	2.81	3.29

tblVehicleTrips	WD_TR	9.57	9.74
tblWater	OutdoorWaterUseRate	312,048,965.48	82,200,000.00
tblWoodstoves	NumberCatalytic	5.00	0.00
tblWoodstoves	NumberCatalytic	50.85	0.00
tblWoodstoves	NumberCatalytic	3.35	0.00
tblWoodstoves	NumberNoncatalytic	5.00	0.00
tblWoodstoves	NumberNoncatalytic	50.85	0.00
tblWoodstoves	NumberNoncatalytic	3.35	0.00

2.0 Emissions Summary

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Area	84.7554	1.1247	97.6845	5.1600e-003		0.9636	0.9636		0.9591	0.9591	0.0000	6,837.0786	6,837.0786	0.2965	0.1221	6,881.1610
Energy	1.0883	9.5232	5.5945	0.0594		0.7519	0.7519		0.7519	0.7519		11,872.3451	11,872.3451	0.2276	0.2177	11,944.5982
Mobile	26.8371	61.3890	314.9241	0.8074	53.9208	1.0377	54.9585	14.4110	0.9577	15.3688		60,069.7791	60,069.7791	2.2614		60,117.2681
Total	112.6808	72.0369	418.2031	0.8720	53.9208	2.7532	56.6740	14.4110	2.6688	17.0798	0.0000	78,779.2027	78,779.2027	2.7854	0.3398	78,943.0273

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	84.7554	1.1247	97.6845	5.1600e-003		0.9636	0.9636		0.9591	0.9591	0.0000	6,837.0786	6,837.0786	0.2965	0.1221	6,881.1610
Energy	1.0883	9.5232	5.5945	0.0594		0.7519	0.7519		0.7519	0.7519		11,872.3451	11,872.3451	0.2276	0.2177	11,944.5982
Mobile	26.8371	61.3890	314.9241	0.8074	53.9208	1.0377	54.9585	14.4110	0.9577	15.3688		60,069.7791	60,069.7791	2.2614		60,117.2681
Total	112.6808	72.0369	418.2031	0.8720	53.9208	2.7532	56.6740	14.4110	2.6688	17.0798	0.0000	78,779.2027	78,779.2027	2.7854	0.3398	78,943.0273

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	26.8371	61.3890	314.9241	0.8074	53.9208	1.0377	54.9585	14.4110	0.9577	15.3688		60,069.7791	60,069.7791	2.2614		60,117.2681
Unmitigated	26.8371	61.3890	314.9241	0.8074	53.9208	1.0377	54.9585	14.4110	0.9577	15.3688		60,069.7791	60,069.7791	2.2614		60,117.2681

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Congregate Care (Assisted Living)	239.00	220.00	244.00	942,931	942,931
General Office Building	164.25	17.78	7.35	333,813	333,813
Golf Course	0.00	0.00	0.00		
Hotel	1,436.00	1,638.00	1190.00	2,872,538	2,872,538
Medical Office Building	82.58	67.20	11.63	155,542	155,542
Other Asphalt Surfaces	0.00	0.00	0.00		
Regional Shopping Center	1,989.00	2,498.50	1262.00	3,549,881	3,549,881
Retirement Community	3,345.93	2,857.77	2857.77	12,757,246	12,757,246
Single Family Housing	652.58	675.36	587.59	2,572,372	2,572,372
Total	7,909.34	7,974.61	6,160.34	23,184,323	23,184,323

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Congregate Care (Assisted)	18.27	7.10	7.90	44.00	18.80	37.20	86	11	3
General Office Building	14.70	6.60	6.60	33.00	48.00	19.00	77	19	4
Golf Course	14.70	6.60	6.60	33.00	48.00	19.00	52	39	9
Hotel	14.70	6.60	6.60	19.40	61.60	19.00	58	38	4
Medical Office Building	14.70	6.60	6.60	29.60	51.40	19.00	60	30	10
Other Asphalt Surfaces	14.70	6.60	6.60	0.00	0.00	0.00	0	0	0
Regional Shopping Center	14.70	6.60	6.60	16.30	64.70	19.00	54	35	11
Retirement Community	18.27	7.10	7.90	44.00	18.80	37.20	86	11	3
Single Family Housing	18.27	7.10	7.90	44.00	18.80	37.20	86	11	3

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.463613	0.039088	0.208242	0.163624	0.051081	0.007295	0.017033	0.032803	0.003174	0.002154	0.008441	0.000747	0.002706

5.0 Energy Detail

4.4 Fleet Mix

Historical Energy Use: N

5.1 Mitigation Measures Energy

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	lb/day										lb/day					
NaturalGas Mitigated	1.0883	9.5232	5.5945	0.0594		0.7519	0.7519		0.7519	0.7519		11,872.3451	11,872.3451	0.2276	0.2177	11,944.5982
NaturalGas Unmitigated	1.0883	9.5232	5.5945	0.0594		0.7519	0.7519		0.7519	0.7519		11,872.3451	11,872.3451	0.2276	0.2177	11,944.5982

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					
Golf Course	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
Hotel	36900.7	0.3980	3.6177	3.0389	0.0217		0.2750	0.2750		0.2750	0.2750		4,341.2577	4,341.2577	0.0832	0.0796	4,367.6779
Medical Office Building	353.836	3.8200e-003	0.0347	0.0291	2.1000e-004		2.6400e-003	2.6400e-003		2.6400e-003	2.6400e-003		41.6277	41.6277	8.0000e-004	7.6000e-004	41.8811
Other Asphalt Surfaces	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
Regional Shopping Center	341.096	3.6800e-003	0.0334	0.0281	2.0000e-004		2.5400e-003	2.5400e-003		2.5400e-003	2.5400e-003		40.1289	40.1289	7.7000e-004	7.4000e-004	40.3732
Retirement Community	54262.1	0.5852	5.0006	2.1279	0.0319		0.4043	0.4043		0.4043	0.4043		6,383.7803	6,383.7803	0.1224	0.1170	6,422.6309
Single Family Housing	6476.6	0.0699	0.5969	0.2540	3.8100e-003		0.0483	0.0483		0.0483	0.0483		761.9527	761.9527	0.0146	0.0140	766.5898
Congregate Care (Assisted Living)	2226.75	0.0240	0.2052	0.0873	1.3100e-003		0.0166	0.0166		0.0166	0.0166		261.9700	261.9700	5.0200e-003	4.8000e-003	263.5643
General Office Building	353.836	3.8200e-003	0.0347	0.0291	2.1000e-004		2.6400e-003	2.6400e-003		2.6400e-003	2.6400e-003		41.6277	41.6277	8.0000e-004	7.6000e-004	41.8811
Total		1.0883	9.5232	5.5945	0.0594		0.7519	0.7519		0.7519	0.7519		11,872.3451	11,872.3451	0.2276	0.2177	11,944.5982

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Golf Course	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
Hotel	36.9007	0.3980	3.6177	3.0389	0.0217		0.2750	0.2750		0.2750	0.2750		4,341.2577	4,341.2577	0.0832	0.0796	4,367.6779
Medical Office Building	0.353836	3.8200e-003	0.0347	0.0291	2.1000e-004		2.6400e-003	2.6400e-003		2.6400e-003	2.6400e-003		41.6277	41.6277	8.0000e-004	7.6000e-004	41.8811
Other Asphalt Surfaces	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
Regional Shopping Center	0.341096	3.6800e-003	0.0334	0.0281	2.0000e-004		2.5400e-003	2.5400e-003		2.5400e-003	2.5400e-003		40.1289	40.1289	7.7000e-004	7.4000e-004	40.3732
Retirement Community	54.2621	0.5852	5.0006	2.1279	0.0319		0.4043	0.4043		0.4043	0.4043		6,383.7803	6,383.7803	0.1224	0.1170	6,422.6309
Single Family Housing	6.4766	0.0699	0.5969	0.2540	3.8100e-003		0.0483	0.0483		0.0483	0.0483		761.9527	761.9527	0.0146	0.0140	766.5898
Congregate Care (Assisted Living)	2.22675	0.0240	0.2052	0.0873	1.3100e-003		0.0166	0.0166		0.0166	0.0166		261.9700	261.9700	5.0200e-003	4.8000e-003	263.5643
General Office Building	0.353836	3.8200e-003	0.0347	0.0291	2.1000e-004		2.6400e-003	2.6400e-003		2.6400e-003	2.6400e-003		41.6277	41.6277	8.0000e-004	7.6000e-004	41.8811
Total		1.0883	9.5232	5.5945	0.0594		0.7519	0.7519		0.7519	0.7519		11,872.3451	11,872.3451	0.2276	0.2177	11,944.5982

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	84.7554	1.1247	97.6845	5.1600e-003		0.9636	0.9636		0.9591	0.9591	0.0000	6,837.0786	6,837.0786	0.2965	0.1221	6,881.1610
Unmitigated	84.7554	1.1247	97.6845	5.1600e-003		0.9636	0.9636		0.9591	0.9591	0.0000	6,837.0786	6,837.0786	0.2965	0.1221	6,881.1610

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	47.1188					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	34.0902					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.6106	3.0000e-005	0.0333	0.0000		0.4219	0.4219		0.4174	0.4174	0.0000	6,661.0588	6,661.0588	0.1277	0.1221	6,701.5969
Landscaping	2.9358	1.1247	97.6512	5.1600e-003		0.5417	0.5417		0.5417	0.5417		176.0197	176.0197	0.1688		179.5641
Total	84.7554	1.1247	97.6845	5.1600e-003		0.9636	0.9636		0.9591	0.9591	0.0000	6,837.0786	6,837.0786	0.2965	0.1221	6,881.1610

6.2 Area by SubCategory

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	47.1188					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	34.0902					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.6106	3.0000e-005	0.0333	0.0000		0.4219	0.4219		0.4174	0.4174	0.0000	6,661.0588	6,661.0588	0.1277	0.1221	6,701.5969
Landscaping	2.9358	1.1247	97.6512	5.1600e-003		0.5417	0.5417		0.5417	0.5417		176.0197	176.0197	0.1688		179.5641
Total	84.7554	1.1247	97.6845	5.1600e-003		0.9636	0.9636		0.9591	0.9591	0.0000	6,837.0786	6,837.0786	0.2965	0.1221	6,881.1610

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Toilet

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

Del Webb at San Juan Oaks Specific Plan SEIR (Buildout Mitigated)
Monterey Bay Unified APCD Air District, Annual

Used for Mitigated
 Operational AQ and GHG.
 Construction results have
 been deleted from this output
 for brevity.

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	7.50	1000sqft	1.63	7,500.00	0
Medical Office Building	7.50	1000sqft	1.63	7,500.00	0
Other Asphalt Surfaces	84.50	Acre	84.50	0.00	0
Golf Course	261.90	Acre	261.90	0.00	0
Hotel	200.00	Room	34.70	290,400.00	0
Congregate Care (Assisted Living)	100.00	Dwelling Unit	4.00	100,000.00	286
Retirement Community	1,017.00	Dwelling Unit	166.15	1,017,000.00	2909
Single Family Housing	67.00	Dwelling Unit	21.75	120,600.00	192
Regional Shopping Center	50.00	1000sqft	6.85	50,000.00	0

1.2 Other Project Characteristics

Urbanization	Rural	Wind Speed (m/s)	2.8	Precipitation Freq (Days)	53
Climate Zone	4			Operational Year	2025
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	641.35	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Specific Plan area located in San Benito County, Climate Zone 4. PG&E provides natural gas and electricity.

Land Use - Number of units, square feet, and acreages from PD. Population estimated based on 1.76 pph for Senior Adult Housing, 2.99 pph for SFR from 2014 E-5.

Construction Phase - This CalEEMod run used for determining operational emissions only. Construction defaults have not been updated, and should not be used for construction emissions analysis.

Grading - Soil is assumed to be balanced within Specific Plan area during 10-year construction period.

Vehicle Trips - Trip rates and trip distances derived from Fehr & Peers, August 2014. Mixed-use development reduction was estimated to be 13% for total daily trips.

Woodstoves - No fireplaces used for Assisted Living. 25% of senior units would have gas fireplaces. Default fireplace breakdown used for SFH. Assumed no woodstoves.

Energy Use -

Water And Wastewater - Water use for golf course modified to reflect total water use + wastewater shown in Section 4.14, Utilities. Refer to Table 4.14-2 and Table 4.14-4.

Land Use Change -

Mobile Land Use Mitigation -

Water Mitigation -

Area Coating - Low-ROG Architectural Coatings - EIR MM AQ-2(b)

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	ConstArea_Nonresidential_Exterior	177,700.00	7,722,292.00
tblArchitecturalCoating	ConstArea_Nonresidential_Interior	533,100.00	23,166,876.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	250	150
tblAreaCoating	Area_EF_Nonresidential_Interior	250	150
tblAreaCoating	Area_EF_Residential_Exterior	250	100
tblAreaCoating	Area_EF_Residential_Interior	250	50
tblAreaCoating	Area_Nonresidential_Interior	533100	23166930
tblFireplaces	NumberGas	55.00	0.00
tblFireplaces	NumberGas	559.35	254.25
tblFireplaces	NumberGas	36.85	60.30
tblFireplaces	NumberNoFireplace	10.00	100.00
tblFireplaces	NumberNoFireplace	101.70	762.75

tblFireplaces	NumberWood	35.00	0.00
tblFireplaces	NumberWood	355.95	0.00
tblFireplaces	NumberWood	23.45	0.00
tblLandUse	LandUseSquareFeet	3,680,820.00	0.00
tblLandUse	LandUseSquareFeet	11,408,364.00	0.00
tblLandUse	LotAcreage	0.17	1.63
tblLandUse	LotAcreage	0.17	1.63
tblLandUse	LotAcreage	6.67	34.70
tblLandUse	LotAcreage	6.25	4.00
tblLandUse	LotAcreage	203.40	166.15
tblLandUse	LotAcreage	1.15	6.85
tblProjectCharacteristics	OperationalYear	2014	2025
tblProjectCharacteristics	UrbanizationLevel	Urban	Rural
tblTripsAndVMT	VendorTripNumber	185.00	2,658.00
tblTripsAndVMT	WorkerTripNumber	971.00	7,309.00
tblTripsAndVMT	WorkerTripNumber	194.00	1,462.00
tblVehicleTrips	HW_TL	16.80	18.27
tblVehicleTrips	HW_TL	16.80	18.27
tblVehicleTrips	HW_TL	16.80	18.27
tblVehicleTrips	ST_TR	5.82	0.00
tblVehicleTrips	SU_TR	5.88	0.00
tblVehicleTrips	WD_TR	2.74	2.39
tblVehicleTrips	WD_TR	11.01	21.90
tblVehicleTrips	WD_TR	5.04	0.00
tblVehicleTrips	WD_TR	8.17	7.18
tblVehicleTrips	WD_TR	36.13	11.01
tblVehicleTrips	WD_TR	42.94	39.78
tblVehicleTrips	WD_TR	2.81	3.29

tblVehicleTrips	WD_TR	9.57	9.74
tblWater	OutdoorWaterUseRate	312,048,965.48	82,200,000.00
tblWoodstoves	NumberCatalytic	5.00	0.00
tblWoodstoves	NumberCatalytic	50.85	0.00
tblWoodstoves	NumberCatalytic	3.35	0.00
tblWoodstoves	NumberNoncatalytic	5.00	0.00
tblWoodstoves	NumberNoncatalytic	50.85	0.00
tblWoodstoves	NumberNoncatalytic	3.35	0.00

2.0 Emissions Summary

2.2 Overall Operational
Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	15.2127	0.1406	12.2078	6.5000e-004		0.0850	0.0850		0.0848	0.0848	0.0000	267.7156	267.7156	0.0239	4.5400e-003	269.6253
Energy	0.1986	1.7380	1.0210	0.0108		0.1372	0.1372		0.1372	0.1372	0.0000	4,450.6120	4,450.6120	0.1500	0.0593	4,472.1408
Mobile	4.1199	9.6620	46.8596	0.1343	8.6768	0.1714	8.8482	2.3250	0.1582	2.4833	0.0000	9,066.3761	9,066.3761	0.3392	0.0000	9,073.4998
Waste						0.0000	0.0000		0.0000	0.0000	230.8210	0.0000	230.8210	13.6411	0.0000	517.2848
Water						0.0000	0.0000		0.0000	0.0000	27.9797	275.9400	303.9197	2.8863	0.0704	386.3669
Total	19.5312	11.5406	60.0884	0.1458	8.6768	0.3937	9.0704	2.3250	0.3803	2.7053	258.8007	14,060.6435	14,319.4443	17.0406	0.1343	14,718.9176

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	15.2127	0.1406	12.2078	6.5000e-004		0.0850	0.0850		0.0848	0.0848	0.0000	267.7156	267.7156	0.0239	4.5400e-003	269.6253
Energy	0.1986	1.7380	1.0210	0.0108		0.1372	0.1372		0.1372	0.1372	0.0000	4,450.6120	4,450.6120	0.1500	0.0593	4,472.1408
Mobile	4.1199	9.6620	46.8596	0.1343	8.6768	0.1714	8.8482	2.3250	0.1582	2.4833	0.0000	9,066.3761	9,066.3761	0.3392	0.0000	9,073.4998
Waste						0.0000	0.0000		0.0000	0.0000	230.8210	0.0000	230.8210	13.6411	0.0000	517.2848
Water						0.0000	0.0000		0.0000	0.0000	26.1331	266.7774	292.9104	2.6957	0.0658	369.9093
Total	19.5312	11.5406	60.0884	0.1458	8.6768	0.3937	9.0704	2.3250	0.3803	2.7053	256.9541	14,051.4809	14,308.4350	16.8500	0.1296	14,702.4599

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.71	0.07	0.08	1.12	3.48	0.11

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	4.1199	9.6620	46.8596	0.1343	8.6768	0.1714	8.8482	2.3250	0.1582	2.4833	0.0000	9,066.376 1	9,066.376 1	0.3392	0.0000	9,073.499 8
Unmitigated	4.1199	9.6620	46.8596	0.1343	8.6768	0.1714	8.8482	2.3250	0.1582	2.4833	0.0000	9,066.376 1	9,066.376 1	0.3392	0.0000	9,073.499 8

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Congregate Care (Assisted Living)	239.00	220.00	244.00	942,931	942,931
General Office Building	164.25	17.78	7.35	333,813	333,813
Golf Course	0.00	0.00	0.00		
Hotel	1,436.00	1,638.00	1190.00	2,872,538	2,872,538
Medical Office Building	82.58	67.20	11.63	155,542	155,542
Other Asphalt Surfaces	0.00	0.00	0.00		
Regional Shopping Center	1,989.00	2,498.50	1262.00	3,549,881	3,549,881
Retirement Community	3,345.93	2,857.77	2857.77	12,757,246	12,757,246
Single Family Housing	652.58	675.36	587.59	2,572,372	2,572,372
Total	7,909.34	7,974.61	6,160.34	23,184,323	23,184,323

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Congregate Care (Assisted	18.27	7.10	7.90	44.00	18.80	37.20	86	11	3
General Office Building	14.70	6.60	6.60	33.00	48.00	19.00	77	19	4
Golf Course	14.70	6.60	6.60	33.00	48.00	19.00	52	39	9
Hotel	14.70	6.60	6.60	19.40	61.60	19.00	58	38	4
Medical Office Building	14.70	6.60	6.60	29.60	51.40	19.00	60	30	10
Other Asphalt Surfaces	14.70	6.60	6.60	0.00	0.00	0.00	0	0	0
Regional Shopping Center	14.70	6.60	6.60	16.30	64.70	19.00	54	35	11
Retirement Community	18.27	7.10	7.90	44.00	18.80	37.20	86	11	3
Single Family Housing	18.27	7.10	7.90	44.00	18.80	37.20	86	11	3

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.463613	0.039088	0.208242	0.163624	0.051081	0.007295	0.017033	0.032803	0.003174	0.002154	0.008441	0.000747	0.002706

5.0 Energy Detail

4.4 Fleet Mix

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	2,485.0121	2,485.0121	0.1124	0.0233	2,494.5786
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	2,485.0121	2,485.0121	0.1124	0.0233	2,494.5786
NaturalGas Mitigated	0.1986	1.7380	1.0210	0.0108		0.1372	0.1372		0.1372	0.1372	0.0000	1,965.5999	1,965.5999	0.0377	0.0360	1,977.5622
NaturalGas Unmitigated	0.1986	1.7380	1.0210	0.0108		0.1372	0.1372		0.1372	0.1372	0.0000	1,965.5999	1,965.5999	0.0377	0.0360	1,977.5622

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					
Golf Course	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
Hotel	1.34688e+007	0.0726	0.6602	0.5546	3.9600e-003		0.0502	0.0502		0.0502	0.0502	0.0000	718.7439	718.7439	0.0138	0.0132	723.1181
Medical Office Building	129150	7.0000e-004	6.3300e-003	5.3200e-003	4.0000e-005		4.8000e-004	4.8000e-004		4.8000e-004	4.8000e-004	0.0000	6.8919	6.8919	1.3000e-004	1.3000e-004	6.9339
Other Asphalt Surfaces	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
Regional Shopping Center	124500	6.7000e-004	6.1000e-003	5.1300e-003	4.0000e-005		4.6000e-004	4.6000e-004		4.6000e-004	4.6000e-004	0.0000	6.6438	6.6438	1.3000e-004	1.2000e-004	6.6842
Retirement Community	1.98057e+007	0.1068	0.9126	0.3884	5.8300e-003		0.0738	0.0738		0.0738	0.0738	0.0000	1,056.9064	1,056.9064	0.0203	0.0194	1,063.3386
Single Family Housing	2.36396e+006	0.0128	0.1089	0.0464	7.0000e-004		8.8100e-003	8.8100e-003		8.8100e-003	8.8100e-003	0.0000	126.1498	126.1498	2.4200e-003	2.3100e-003	126.9176
Congregate Care (Assisted Living)	812762	4.3800e-003	0.0375	0.0159	2.4000e-004		3.0300e-003	3.0300e-003		3.0300e-003	3.0300e-003	0.0000	43.3721	43.3721	8.3000e-004	8.0000e-004	43.6360
General Office Building	129150	7.0000e-004	6.3300e-003	5.3200e-003	4.0000e-005		4.8000e-004	4.8000e-004		4.8000e-004	4.8000e-004	0.0000	6.8919	6.8919	1.3000e-004	1.3000e-004	6.9339
Total		0.1986	1.7380	1.0210	0.0109		0.1372	0.1372		0.1372	0.1372	0.0000	1,965.5999	1,965.5999	0.0377	0.0361	1,977.5622

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Land Use	kBTU/yr	tons/yr										MT/yr						
Golf Course	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	0.0000
Hotel	1.34688e+007	0.0726	0.6602	0.5546	3.9600e-003		0.0502	0.0502		0.0502	0.0502	0.0000	718.7439	718.7439	0.0138	0.0132	723.1181	
Medical Office Building	129150	7.0000e-004	6.3300e-003	5.3200e-003	4.0000e-005		4.8000e-004	4.8000e-004		4.8000e-004	4.8000e-004	0.0000	6.8919	6.8919	1.3000e-004	1.3000e-004	6.9339	
Other Asphalt Surfaces	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	
Regional Shopping Center	124500	6.7000e-004	6.1000e-003	5.1300e-003	4.0000e-005		4.6000e-004	4.6000e-004		4.6000e-004	4.6000e-004	0.0000	6.6438	6.6438	1.3000e-004	1.2000e-004	6.6842	
Retirement Community	1.98057e+007	0.1068	0.9126	0.3884	5.8300e-003		0.0738	0.0738		0.0738	0.0738	0.0000	1,056.9064	1,056.9064	0.0203	0.0194	1,063.3386	
Single Family Housing	2.36396e+006	0.0128	0.1089	0.0464	7.0000e-004		8.8100e-003	8.8100e-003		8.8100e-003	8.8100e-003	0.0000	126.1498	126.1498	2.4200e-003	2.3100e-003	126.9176	
Congregate Care (Assisted Living)	812762	4.3800e-003	0.0375	0.0159	2.4000e-004		3.0300e-003	3.0300e-003		3.0300e-003	3.0300e-003	0.0000	43.3721	43.3721	8.3000e-004	8.0000e-004	43.6360	
General Office Building	129150	7.0000e-004	6.3300e-003	5.3200e-003	4.0000e-005		4.8000e-004	4.8000e-004		4.8000e-004	4.8000e-004	0.0000	6.8919	6.8919	1.3000e-004	1.3000e-004	6.9339	
Total		0.1986	1.7380	1.0210	0.0109		0.1372	0.1372		0.1372	0.1372	0.0000	1,965.5999	1,965.5999	0.0377	0.0361	1,977.5622	

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)	352656	102.5917	4.6400e-003	9.6000e-004	102.9866
General Office Building	147825	43.0040	1.9400e-003	4.0000e-004	43.1695
Golf Course	0	0.0000	0.0000	0.0000	0.0000
Hotel	2.45098e+006	713.0170	0.0322	6.6700e-003	715.7619
Medical Office Building	147825	43.0040	1.9400e-003	4.0000e-004	43.1695
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	584500	170.0378	7.6900e-003	1.5900e-003	170.6924
Retirement Community	4.38449e+006	1,275.4985	0.0577	0.0119	1,280.4088
Single Family Housing	473887	137.8592	6.2300e-003	1.2900e-003	138.3899
Total		2,485.0121	0.1124	0.0232	2,494.5787

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Congregate Care (Assisted Living)	352656	102.5917	4.6400e-003	9.6000e-004	102.9866
General Office Building	147825	43.0040	1.9400e-003	4.0000e-004	43.1695
Golf Course	0	0.0000	0.0000	0.0000	0.0000
Hotel	2.45098e+006	713.0170	0.0322	6.6700e-003	715.7619
Medical Office Building	147825	43.0040	1.9400e-003	4.0000e-004	43.1695
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	584500	170.0378	7.6900e-003	1.5900e-003	170.6924
Retirement Community	4.38449e+006	1,275.4985	0.0577	0.0119	1,280.4088
Single Family Housing	473887	137.8592	6.2300e-003	1.2900e-003	138.3899
Total		2,485.0121	0.1124	0.0232	2,494.5787

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	15.2127	0.1406	12.2078	6.5000e-004		0.0850	0.0850		0.0848	0.0848	0.0000	267.7156	267.7156	0.0239	4.5400e-003	269.6253
Unmitigated	15.2127	0.1406	12.2078	6.5000e-004		0.0850	0.0850		0.0848	0.0848	0.0000	267.7156	267.7156	0.0239	4.5400e-003	269.6253

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	8.5992					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	6.2215					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0250	0.0000	1.3700e-003	0.0000		0.0173	0.0173		0.0171	0.0171	0.0000	247.7553	247.7553	4.7500e-003	4.5400e-003	249.2630
Landscaping	0.3670	0.1406	12.2064	6.5000e-004		0.0677	0.0677		0.0677	0.0677	0.0000	19.9603	19.9603	0.0191	0.0000	20.3622
Total	15.2126	0.1406	12.2078	6.5000e-004		0.0850	0.0850		0.0848	0.0848	0.0000	267.7156	267.7156	0.0239	4.5400e-003	269.6253

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	8.5992					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	6.2215					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth	0.0250	0.0000	1.3700e-003	0.0000		0.0173	0.0173		0.0171	0.0171	0.0000	247.7553	247.7553	4.7500e-003	4.5400e-003	249.2630
Landscaping	0.3670	0.1406	12.2064	6.5000e-004		0.0677	0.0677		0.0677	0.0677	0.0000	19.9603	19.9603	0.0191	0.0000	20.3622
Total	15.2126	0.1406	12.2078	6.5000e-004		0.0850	0.0850		0.0848	0.0848	0.0000	267.7156	267.7156	0.0239	4.5400e-003	269.6253

7.0 Water Detail

7.1 Mitigation Measures Water

Install Low Flow Toilet

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	292.9104	2.6957	0.0658	369.9093
Unmitigated	303.9197	2.8863	0.0704	386.3669

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Congregate Care (Assisted Living)	6.5154 / 4.10754	16.5053	0.2130	5.1500e-003	22.5733
General Office Building	1.333 / 0.817002	3.3531	0.0436	1.0500e-003	4.5945
Golf Course	0 / 82.2	83.6952	3.7800e-003	7.8000e-004	84.0174
Hotel	5.07335 / 0.563706	10.1696	0.1657	3.9800e-003	14.8842
Medical Office Building	0.941104 / 0.179258	1.9625	0.0307	7.4000e-004	2.8374
Other Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	3.70363 / 2.26996	9.3162	0.1211	2.9300e-003	12.7653
Retirement Community	66.2616 / 41.7736	167.8592	2.1658	0.0524	229.5707
Single Family Housing	4.36532 / 2.75205	11.0586	0.1427	3.4500e-003	15.1241
Total		303.9197	2.8863	0.0704	386.3669

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Congregate Care (Assisted Living)	6.08539 / 4.10754	15.6920	0.1989	4.8000e-003	21.3575
General Office Building	1.24502 / 0.817002	3.1867	0.0407	9.8000e-004	4.3457
Golf Course	0 / 82.2	83.6952	3.7800e-003	7.8000e-004	84.0174
Hotel	4.73851 / 0.563706	9.5363	0.1547	3.7200e-003	13.9375
Medical Office Building	0.878991 / 0.179258	1.8450	0.0287	6.9000e-004	2.6617
Other Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	3.45919 / 2.26996	8.8539	0.1131	2.7300e-003	12.0741
Retirement Community	61.8884 / 41.7736	159.5877	2.0226	0.0489	217.2058
Single Family Housing	4.07721 / 2.75205	10.5136	0.1333	3.2200e-003	14.3095
Total		292.9104	2.6957	0.0658	369.9093

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	230.8210	13.6411	0.0000	517.2848
Unmitigated	230.8210	13.6411	0.0000	517.2848

8.2 Waste by Land Use**Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Congregate Care (Assisted Living)	91.25	18.5229	1.0947	0.0000	41.5111
General Office Building	6.98	1.4169	0.0837	0.0000	3.1753
Golf Course	243.57	49.4425	2.9220	0.0000	110.8039
Hotel	109.5	22.2275	1.3136	0.0000	49.8133
Medical Office Building	81	16.4423	0.9717	0.0000	36.8482
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	52.5	10.6570	0.6298	0.0000	23.8831
Retirement Community	467.82	94.9632	5.6122	0.0000	212.8187
Single Family Housing	84.48	17.1487	1.0135	0.0000	38.4313
Total		230.8210	13.6411	0.0000	517.2848

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Congregate Care (Assisted Living)	91.25	18.5229	1.0947	0.0000	41.5111
General Office Building	6.98	1.4169	0.0837	0.0000	3.1753
Golf Course	243.57	49.4425	2.9220	0.0000	110.8039
Hotel	109.5	22.2275	1.3136	0.0000	49.8133
Medical Office Building	81	16.4423	0.9717	0.0000	36.8482
Other Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	52.5	10.6570	0.6298	0.0000	23.8831
Retirement Community	467.82	94.9632	5.6122	0.0000	212.8187
Single Family Housing	84.48	17.1487	1.0135	0.0000	38.4313
Total		230.8210	13.6411	0.0000	517.2848

9.0 Operational Offroad

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

Greenhouse Gas Emission Worksheet
N2O Mobile Emissions

SJO All Phases

From URBE IS 2007 Vehicle Fleet i Output:

Annual VMT: 23,184,323

Vehicle Type	Percent Type	CH4 Emission Factor (g/mile)*	CH4 Emission (g/mile)**	N2O Emission Factor (g/mile)*	N2O Emission (g/mile)**
Light Auto	46.0%	0.04	0.0184	0.04	0.0184
Light Truck < 3750 lbs	10.3%	0.05	0.00515	0.06	0.00618
Light Truck 3751-5750 lbs	23.2%	0.05	0.0116	0.06	0.01392
Med Truck 5751-8500 lbs	12.2%	0.12	0.01464	0.2	0.0244
Lite-Heavy Truck 8501-10,000 lbs	2.1%	0.12	0.00252	0.2	0.0042
Lite-Heavy Truck 10,001-14,000 lbs	0.5%	0.09	0.00045	0.125	0.000625
Med-Heavy Truck 14,001-33,000 lbs	1.0%	0.06	0.0006	0.05	0.0005
Heavy-Heavy Truck 33,001-60,000 lbs	2.9%	0.06	0.00174	0.05	0.00145
Other Bus	0.1%	0.06	0.00006	0.05	0.00005
Urban Bus	0.1%	0.06	0.00006	0.05	0.00005
Motorcycle	1.1%	0.09	0.00099	0.01	0.00011
School Bus	0.1%	0.06	0.00006	0.05	0.00005
Motor Home	0.4%	0.09	0.00036	0.125	0.0005
Total	100.0		0.05663		0.070435

Total Emissions (metric tons)

Emission Factor by Vehicle (g/mi) Annual T(mi) 0.00001 metric tons/g

Conversion to Carbon Dioxide Equivalency (CO2e) Units based on Global Warming Potential (GWP)

CH4 21 GWP
 N2O 310 GWP
 1 ton (short, US) = 0.90718474 metric ton

Annual Mobile Emissions:

Total Emissions **Total CO2e units**
 N2O Emissions: 1.6330 metric tons N2O **506.23** metric tons CO2e

Project Total: 506.23 metric tons CO2e

References

- * from Table C.4: Methane and Nitrous Oxide Emission Factors for Mobile Sources by Vehicle and Fuel Type (g/mile). in California Climate Action Registry General Reporting Protocol, Reporting Entity-Wide Greenhouse Gas Emissions, Version 3.1, January 2009. Assume Model year 2000-present, gasoline fueled.
- ** Source: California Climate Action Registry General Reporting Protocol, Reporting Entity-Wide Greenhouse Gas Emissions, Version 3.1, January 2009.
- *** From URBEMIS 2007 results for mobile sources