



State Street Village

AIR QUALITY IMPACT ANALYSIS

CITY OF REDLANDS

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LIST OF ABBREVIATED TERMS

%	Percent
°F	degrees Fahrenheit
µg/m ³	Microgram per Cubic Meter
1992 CO Plan	1992 Federal Attainment Plan for Carbon Monoxide
AB 2595	California Clean Air Act
AQIA	air quality impact analysis
AQP	Air Quality Plans
BAAQMD	Bay Area Air Quality Management District
BACM	Best Available Control Measure
C ₂ H ₃ Cl	vinyl chloride
CAA	Clean Air Act
CAAQS	California Ambient Air Quality Standards
CalEEMod	California Emissions Estimator Model
CalEPA	California EPA
CALGreen	California Green Building Standards Code
CAPCOA	California Air Pollution Control Officers Association
CARB	California Air Resources Board
CCR	California Code of Regulations
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CO	carbon monoxide
COHb	carboxyhemoglobin
EIR	Environmental Impact Report
EMFAC	EMissions FACTor model
EPA	Environmental Protection Agency
g/L	gram/liter
GHG	greenhouse gas
H ₂ S	hydrogen sulfide
LST	Localized Significance Thresholds
LST Methodology	Final Localized Significance Threshold Methodology
MM	Mitigation Measures
Mph	miles per hour
MWELO	Model Water Efficient Landscape Ordinance
NAAQS	National Ambient Air Quality Standards
NO	nitric oxide
NO ₂	nitrogen dioxide

NO _x	nitrogen oxides
O ₂	oxygen
O ₂ deficiency	chronic hypoxemia
O ₃	ozone
Pb	Lead
PM	Particulate Matter
PM ₁₀	Particulate matter 10 microns or less
PM _{2.5}	Particulate matter 2.5 microns or less
ppm	parts per million
Project	State Street Village
RECLAIM	Regional Clean Air Incentives Market
ROG	reactive organic gases
RTP	Regional Transportation Plan
Rule 1113	SCAQMD Rule 1113 - Architectural Coatings
Rule 403	SCAQMD Rule 403 - Fugitive Dust
Rule 445	SCAQMD Rule 445 – Wood-Burning Devices
SCAB	South Coast Air Basin
SCAQMD	South Coast Air Quality Management District
SCS	Sustainable Communities Strategy
SIP	State Implementation Plan
SO ₂	sulfur dioxide
SO ₄	sulfates
SOX	sulfur oxides
SRA	Source Receptor Area
TAC	toxic air contaminant
Title I	Non-Attainment Provisions
Title II	Mobile Source Provisions
VOC	Volatile Organic Compounds
vph	vehicles per hour

EXECUTIVE SUMMARY

ES.1 SUMMARY OF FINDINGS

The results of this *State Street Village Air Quality Impact Analysis* are summarized below based on the significance criteria in Section 3 of this report consistent with Appendix G of the California Environmental Quality Act (CEQA) Guidelines (1). Table ES-1 shows the findings of significance for each potential air quality impact under CEQA.

TABLE ES-1: SUMMARY OF CEQA SIGNIFICANCE FINDINGS

Analysis	Report	Significance Findings	
	Section	Unmitigated	Mitigated
Regional Construction Emissions	3.4	<i>Less Than Significant</i>	<i>n/a</i>
Regional Operational Emissions	3.5	<i>Less Than Significant</i>	<i>n/a</i>
Localized Construction Emissions	3.6	<i>Less Than Significant</i>	<i>n/a</i>
Localized Operation Emissions	3.6	<i>Less Than Significant</i>	<i>n/a</i>
CO "Hot Spot" Analysis	3.7	<i>Less Than Significant</i>	<i>n/a</i>
Air Quality Management Plan	3.8	<i>Less Than Significant</i>	<i>n/a</i>
Toxic Air Contaminants Analysis	3.9	<i>Less Than Significant</i>	<i>n/a</i>
Sensitive Receptors	3.10	<i>Less Than Significant</i>	<i>n/a</i>
Odors	3.11	<i>Less Than Significant</i>	<i>n/a</i>
Cumulative Impacts	3.12	<i>Less Than Significant</i>	<i>n/a</i>

ES.2 STANDARD REGULATORY REQUIREMENTS/BEST AVAILABLE CONTROL MEASURES

Measures listed below (or equivalent language) shall appear on all Project grading plans, construction specifications and bid documents, and the City of Redlands will ensure such language is incorporated prior to issuance of any development permits. South Coast Air Quality Management District (SCAQMD) Rules that are currently applicable during construction activity for this Project include but are not limited to Rule 403 (Fugitive Dust), Rule 445 (Wood-Burning Devices), and Rule 1113 (Architectural Coatings) (2) (3) (4). It should be noted that these Rules represent Best Available Control Measures (BACMs) and are not mitigation since they are regulatory requirements. As such, credit for Rule 403, Rule 445, and Rule 1113 have been taken.

BACM AQ-1

The contractor shall adhere to applicable measures contained in Table 1 of Rule 403 including, but not limited to (2):

- All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 miles per hour (mph) per SCAQMD guidelines in order to limit fugitive dust emissions.
- The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the Project are watered at least three (3) times daily during dry weather. Watering, with complete

coverage of disturbed areas, shall occur at least three times a day, preferably in the mid-morning, afternoon, and after work is done for the day.

- All access points to the Project site shall have track out devices installed.
- The contractor shall ensure that traffic speeds on unpaved roads and Project site areas are limited to 15 mph or less.

BACM AQ-2

The following measures shall be incorporated into Project plans and specifications as implementation of SCAQMD Rule 445 (3):

- No wood burning devices shall be installed and any dwelling units consistent with SCAQMD Rule 445.

BACM AQ-3

The following measures shall be incorporated into Project plans and specifications as implementation of SCAQMD Rule 1113 (4):

- Only “Low-Volatile Organic Compounds (VOC)” paints (no more than 50 gram/liter (g/L) of VOC) consistent with SCAQMD Rule 1113 shall be used.

ES.3 OPERATIONAL-SOURCE MITIGATION MEASURES

Project operational emissions would not exceed applicable SCAQMD regional thresholds of significance. Therefore, Project operational-source emissions would be considered less than significant on a project-specific and cumulative basis.

1 INTRODUCTION

This report presents the results of the air quality impact analysis (AQIA) prepared by Urban Crossroads, Inc., for the proposed State Street Village (Project). The purpose of this AQIA is to evaluate the potential air quality impacts associated with construction and operation of the proposed Project and identify measures, as necessary, to reduce emissions in comparison to thresholds established by the SCAQMD.

1.1 SITE LOCATION

The proposed Project site is located on the west side of Eureka Street north and south of Citrus Avenue, as shown on Exhibit 1-A. The Project site consists of two locations along Eureka Avenue north and south of Citrus Avenue and are identified in this analysis as Sites A and B to differentiate between locations. Site A is bordered on the north by Redlands Boulevard, on the west by Eureka Street, on the south by West Citrus Avenue, and Orange Street on the west. Site B is bordered by Eureka Street on the east, Citrus Avenue on the north, Fourth Street on the west and a mix of commercial and residential uses to the south. The Project site (Sites A and B) is generally surrounded by commercial land uses, with the nearest residential land use approximately 46 feet to the south of Site B. Site A is designated Commercial (C) and Site B is designated Public/Institutional (P/I) on the City of Redlands General Plan Land Use Map.

1.2 PROJECT DESCRIPTION

The Project site is occupied by the Redlands Mall, which is currently vacant, in conjunction with a CVS Pharmacy, Union Bank, and Denny's restaurant (which were operational at the time the driveway counts were conducted for existing uses). Site A is proposed to be redeveloped with mixed-use buildings with housing over retail, restaurants, and other services. Specifically, the proposed uses include 700 multifamily residential units (within six 3 to 5 story buildings), and include live/work units with studio, one/two/three-bedroom plans, 39,478 square feet of retail space, 32,000 square feet of restaurant space, and 12,328 square feet of office space, and a 1,720 square foot rooftop restaurant¹. A drug store of approximately 14,500 square feet with drive-through window for the pharmacy is planned for Site B on the south side of Citrus Avenue. The Project site plan is shown in Exhibit 1-B.

The Project is anticipated to generate a net total of approximately 5,308 two-way trips per day². The Project is anticipated to be built out and occupied by the year 2026.

The Project would also include a Conditional Use Permit (CUP) to allow residential combined with non-residential uses in the C-3 zoning designation. The Project would include a Code text amendment of the existing C-3 zoning designation to allow utilizing the existing development

¹ The air quality emissions estimates are based on a larger Project for Site A containing 723 multifamily residential units, 39,000 square feet of retail space, 32,000 square feet of restaurant space, 12,222 square feet of office space, and a 2,200 square foot rooftop restaurant. Thus, the emission estimates presented in this analysis are conservative and represent an over estimation of potential project emissions.

² The air quality emissions estimates are based on a trip generation of 5,584, however, the revised project will only generate 5,308 trips per day.

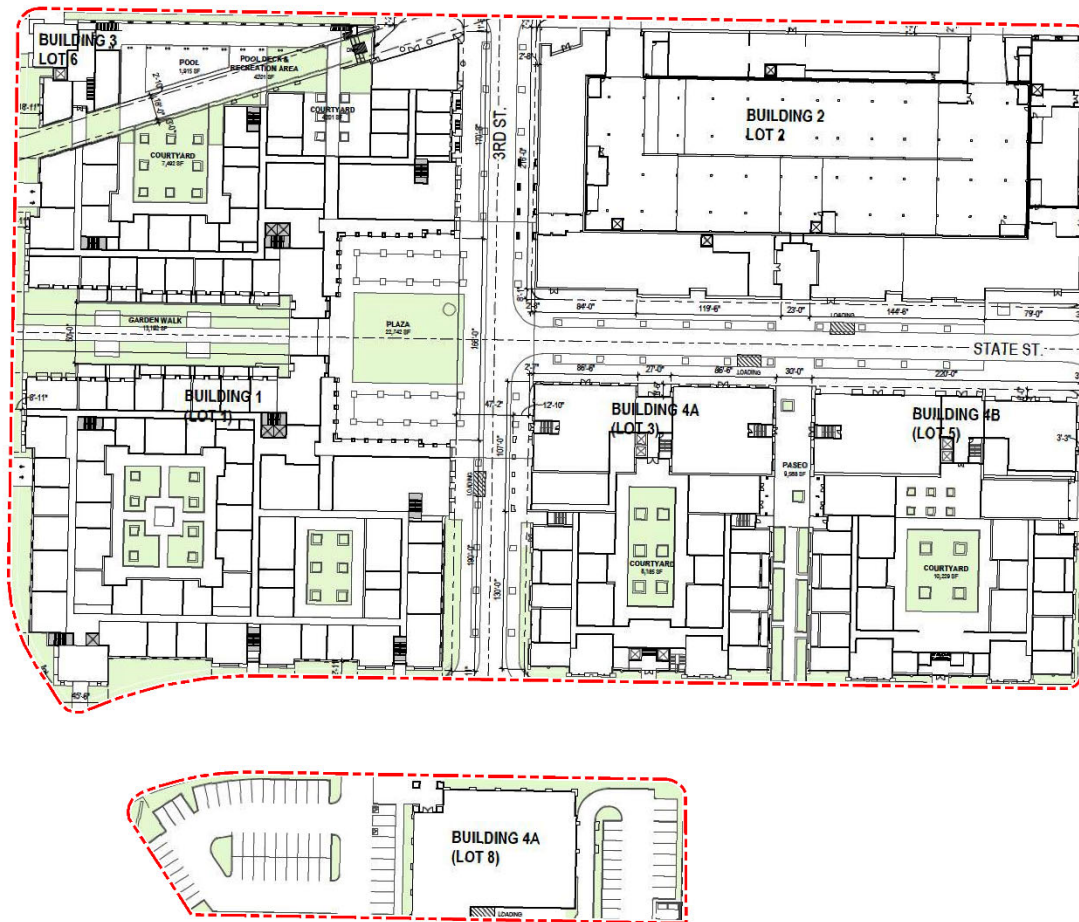
standard for up to four (4) square feet of total floor area for each one square foot of total lot area, and not be required to use the R-3 residential density standard contained in RMC 18.92.080(B)(1). The Project would include a General Plan Amendment to change the five parcels on the south side of Citrus Avenue from Public/Institutional to Commercial.

The Project through its design will incorporate EPA/CARB Tier 3 construction equipment for all off-road diesel construction equipment utilized during the demolition, site preparation, and grading phases of the Project.

EXHIBIT 1-A: LOCATION MAP



EXHIBIT 1-B: SITE PLAN



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2 AIR QUALITY SETTING

This section provides an overview of the existing air quality conditions in the Project area and region.

2.1 SOUTH COAST AIR BASIN

The Project site is located in the South Coast Air Basin (SCAB) within the jurisdiction of SCAQMD (5). The SCAQMD was created by the 1977 Lewis-Presley Air Quality Management Act, which merged four county air pollution control bodies into one regional district. Under the Act, the SCAQMD is responsible for bringing air quality in areas under its jurisdiction into conformity with federal and state air quality standards. As previously stated, the Project site is located within the SCAB, a 6,745-square mile subregion of the SCAQMD, which includes portions of Los Angeles, Riverside, and San Bernardino Counties, and all of Orange County.

The SCAB is bounded by the Pacific Ocean to the west and the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east. The Los Angeles County portion of the Mojave Desert Air Basin is bounded by the San Gabriel Mountains to the south and west, the Los Angeles / Kern County border to the north, and the Los Angeles / San Bernardino County border to the east. The Riverside County portion of the Salton Sea Air Basin is bounded by the San Jacinto Mountains in the west and spans eastward up to the Palo Verde Valley.

2.2 REGIONAL CLIMATE

The regional climate has a substantial influence on air quality in the SCAB. In addition, the temperature, wind, humidity, precipitation, and amount of sunshine influence the air quality.

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

Although the climate of the SCAB can be characterized as semi-arid, the air near the land surface is quite moist on most days because of the presence of a marine layer. This shallow layer of sea air is an important modifier of SCAB climate. Humidity restricts visibility in the SCAB, and the conversion of sulfur dioxide (SO₂) to sulfates (SO₄) is heightened in air with high relative humidity. The marine layer provides an environment for that conversion process, especially during the spring and summer months. The annual average relative humidity within the SCAB is 71% along the coast and 59% inland. Since the ocean effect is dominant, periods of heavy early morning fog are frequent and low stratus clouds are a characteristic feature. These effects decrease with distance from the coast.

More than 90% of the SCAB's rainfall occurs from November through April. The annual average rainfall varies from approximately nine inches in Riverside to fourteen inches in downtown Los

Angeles. Monthly and yearly rainfall totals are extremely variable. Summer rainfall usually consists of widely scattered thunderstorms near the coast and slightly heavier shower activity in the eastern portion of the SCAB with frequency being higher near the coast.

Due to its generally clear weather, about three-quarters of available sunshine is received in the SCAB. The remaining one-quarter is absorbed by clouds. The ultraviolet portion of this abundant radiation is a key factor in photochemical reactions. On the shortest day of the year there are approximately 10 hours of possible sunshine, and on the longest day of the year there are approximately 14½ hours of possible sunshine.

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

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

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

2.3 WIND PATTERNS AND PROJECT LOCATION

The distinctive climate of the Project area and the SCAB is determined by its terrain and geographical location. The SCAB is located in a coastal plain with connecting broad valleys and

low hills, bounded by the Pacific Ocean in the southwest quadrant with high mountains forming the remainder of the perimeter.

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

2.4 CRITERIA POLLUTANTS

Criteria pollutants are pollutants that are regulated through the development of human health based and/or environmentally based criteria for setting permissible levels. Criteria pollutants, their typical sources, and health effects are identified below (6):

TABLE 2-1: CRITERIA POLLUTANTS

Criteria Pollutant	Description	Sources	Health Effects
CO	CO is a colorless, odorless gas produced by the incomplete combustion of carbon-containing fuels, such as gasoline or wood. CO concentrations tend to be the highest during the winter morning, when little to no wind and surface-based inversions trap the pollutant at ground levels. Because CO is emitted directly from internal combustion engines, unlike ozone (O ₃), motor vehicles operating at slow speeds are the primary source of CO in the SCAB. The highest ambient CO concentrations are generally found near congested transportation corridors and intersections.	Any source that burns fuel such as automobiles, trucks, heavy construction equipment, farming equipment and residential heating.	Individuals with a deficient blood supply to the heart are the most susceptible to the adverse effects of CO exposure. The effects observed include earlier onset of chest pain with exercise, and electrocardiograph changes indicative of decreased oxygen (O ₂) supply to the heart. Inhaled CO has no direct toxic effect on the lungs but exerts its effect on tissues by interfering with O ₂ transport and competing with O ₂ to combine with hemoglobin present in the blood to form carboxyhemoglobin (COHb). Hence, conditions with an increased demand for O ₂ supply can be adversely affected by exposure to CO. Individuals most at risk include fetuses, patients with diseases involving heart and blood vessels, and patients with chronic hypoxemia (O ₂ deficiency) as seen at high altitudes.

TABLE 2-1: CRITERIA POLLUTANTS

Criteria Pollutant	Description	Sources	Health Effects
SO ₂	SO ₂ is a colorless, extremely irritating gas or liquid. It enters the atmosphere as a pollutant mainly as a result of burning high sulfur-content fuel oils and coal and from chemical processes occurring at chemical plants and refineries. When SO ₂ oxidizes in the atmosphere, it forms SO ₄ . Collectively, these pollutants are referred to as sulfur oxides (SO _x).	Coal or oil burning power plants and industries, refineries, diesel engines	<p>A few minutes of exposure to low levels of SO₂ can result in airway constriction in some asthmatics, all of whom are sensitive to its effects. In asthmatics, increase in resistance to air flow, as well as reduction in breathing capacity leading to severe breathing difficulties, are observed after acute exposure to SO₂. In contrast, healthy individuals do not exhibit similar acute responses even after exposure to higher concentrations of SO₂.</p> <p>Animal studies suggest that despite SO₂ being a respiratory irritant, it does not cause substantial lung injury at ambient concentrations. However, very high levels of exposure can cause lung edema (fluid accumulation), lung tissue damage, and sloughing off of cells lining the respiratory tract.</p> <p>Some population-based studies indicate that the mortality and morbidity effects associated with fine particles show a similar association with ambient SO₂ levels. In these studies, efforts to separate the effects of SO₂ from those of fine particles have not been successful. It is not clear whether the two pollutants act synergistically, or one pollutant alone is the predominant factor.</p>

TABLE 2-1: CRITERIA POLLUTANTS

Criteria Pollutant	Description	Sources	Health Effects
NO _x	<p>NO_x consist of nitric oxide (NO) and nitrogen dioxide (NO₂) and five other compounds, which are formed when nitrogen (N) combines with oxygen. Their lifespan in the atmosphere ranges from one to seven days for NO and NO₂. NO_x is typically created during combustion processes and are major contributors to smog formation and acid deposition. NO₂ is a criteria air pollutant and may result in numerous adverse health effects; it absorbs blue light, resulting in a brownish-red cast to the atmosphere and reduced visibility. Of the seven types of nitrogen oxide compounds, NO₂ is the most abundant in the atmosphere. As ambient concentrations of NO₂ are related to traffic density, commuters in heavy traffic may be exposed to higher concentrations of NO₂ than those indicated by regional monitoring station.</p>	<p>Any source that burns fuel such as automobiles, trucks, heavy construction equipment, farming equipment and residential heating.</p>	<p>Population-based studies suggest that an increase in acute respiratory illness, including infections and respiratory symptoms in children (not infants), is associated with long-term exposure to NO₂ at levels found in homes with gas stoves, which are higher than ambient levels found in Southern California. Increase in resistance to air flow and airway contraction is observed after short-term exposure to NO₂ in healthy subjects. Larger decreases in lung functions are observed in individuals with asthma or chronic obstructive pulmonary disease (e.g., chronic bronchitis, emphysema) than in healthy individuals, indicating a greater susceptibility of these sub-groups.</p> <p>In animals, exposure to levels of NO₂ considerably higher than ambient concentrations result in increased susceptibility to infections, possibly due to the observed changes in cells involved in maintaining immune functions. The severity of lung tissue damage associated with high levels of O₃ exposure increases when animals are exposed to a combination of O₃ and NO₂.</p>

<p>O₃</p>	<p>O₃ is a highly reactive and unstable gas that is formed when VOCs and NO_x, both byproducts of internal combustion engine exhaust, undergo slow photochemical reactions in the presence of sunlight. O₃ concentrations are generally highest during the summer months when direct sunlight, light wind, and warm temperature conditions are favorable to the formation of this pollutant.</p>	<p>Formed when reactive organic gases (ROG) and NO_x react in the presence of sunlight. ROG sources include any source that burns fuels, (e.g., gasoline, natural gas, wood, oil) solvents, petroleum processing and storage and pesticides.</p>	<p>Individuals exercising outdoors, children, and people with preexisting lung disease, such as asthma and chronic pulmonary lung disease, are considered to be the most susceptible sub-groups for O₃ effects. Short-term exposure (lasting for a few hours) to O₃ at levels typically observed in Southern California can result in breathing pattern changes, reduction of breathing capacity, increased susceptibility to infections, inflammation of the lung tissue, and some immunological changes. Elevated O₃ levels are associated with increased school absences. In recent years, a correlation between elevated ambient O₃ levels and increases in daily hospital admission rates, as well as mortality, has also been reported. An increased risk for asthma has been found in children who participate in multiple outdoor sports and live-in communities with high O₃ levels.</p> <p>O₃ exposure under exercising conditions is known to increase the severity of the responses described above. Animal studies suggest that exposure to a combination of pollutants that includes O₃ may be more toxic than exposure to O₃ alone. Although lung volume and resistance changes observed after a single exposure diminish with repeated exposures, biochemical and cellular changes appear to persist, which can lead to subsequent lung structural changes.</p>
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TABLE 2-1: CRITERIA POLLUTANTS

Criteria Pollutant	Description	Sources	Health Effects
<p>Particulate Matter (PM)</p>	<p>PM₁₀: A major air pollutant consisting of tiny solid or liquid particles of soot, dust, smoke, fumes, and aerosols. PM pollution is a major cause of reduce visibility (haze) which is caused by the scattering of light and consequently the significant reduction air clarity. The size of the particles (10 microns or smaller, about 0.0004 inches or less) allows them to easily enter the lungs where they may be deposited, resulting in adverse health effects. Additionally, it should be noted that PM₁₀ is considered a criteria air pollutant.</p> <p>PM_{2.5}: A similar air pollutant to PM₁₀ consisting of tiny solid or liquid particles which are 2.5 microns or smaller (which is often referred to as fine particles). These particles are formed in the atmosphere from primary gaseous emissions that include SO₄ formed from SO₂ release from power plants and industrial facilities and nitrates that are formed from NO_x release from power plants, automobiles and other types of combustion sources. The chemical composition of fine particles highly depends on location, time of year, and weather conditions. PM_{2.5} is a criteria air pollutant.</p>	<p>Sources of PM₁₀ include road dust, windblown dust and construction. Also formed from other pollutants (acid rain, NO_x, SO_x, organics). Incomplete combustion of any fuel.</p> <p>PM_{2.5} comes from fuel combustion in motor vehicles, equipment and industrial sources, residential and agricultural burning. Also formed from reaction of other pollutants (acid rain, NO_x, SO_x, organics).</p>	<p>A consistent correlation between elevated ambient fine PM (PM₁₀ and PM_{2.5}) levels and an increase in mortality rates, respiratory infections, number and severity of asthma attacks and the number of hospital admissions has been observed in different parts of the United States and various areas around the world. In recent years, some studies have reported an association between long-term exposure to air pollution dominated by fine particles and increased mortality, reduction in lifespan, and an increased mortality from lung cancer.</p> <p>Daily fluctuations in PM_{2.5} concentration levels have also been related to hospital admissions for acute respiratory conditions in children, to school and kindergarten absences, to a decrease in respiratory lung volumes in normal children, and to increased medication use in children and adults with asthma. Recent studies show lung function growth in children is reduced with long term exposure to PM.</p> <p>The elderly, people with pre-existing respiratory or cardiovascular disease, and children appear to be more susceptible to the effects of high levels of PM₁₀ and PM_{2.5}.</p>

TABLE 2-1: CRITERIA POLLUTANTS

Criteria Pollutant	Description	Sources	Health Effects
VOC	<p>VOCs are hydrocarbon compounds (any compound containing various combinations of hydrogen and carbon atoms) that exist in the ambient air. VOCs contribute to the formation of smog through atmospheric photochemical reactions and/or may be toxic. Compounds of carbon (also known as organic compounds) have different levels of reactivity; that is, they do not react at the same speed or do not form O₃ to the same extent when exposed to photochemical processes. VOCs often have an odor, and some examples include gasoline, alcohol, and the solvents used in paints. Exceptions to the VOC designation include CO, carbon dioxide, carbonic acid, metallic carbides or carbonates, and ammonium carbonate. VOCs are a criteria pollutant since they are a precursor to O₃, which is a criteria pollutant. The terms VOC and ROG (see below) interchangeably.</p>	<p>Organic chemicals are widely used as ingredients in household products. Paints, varnishes and wax all contain organic solvents, as do many cleaning, disinfecting, cosmetic, degreasing and hobby products. Fuels are made up of organic chemicals. All of these products can release organic compounds while you are using them, and, to some degree, when they are stored.</p>	<p>Breathing VOCs can irritate the eyes, nose and throat, can cause difficulty breathing and nausea, and can damage the central nervous system as well as other organs. Some VOCs can cause cancer. Not all VOCs have all these health effects, though many have several.</p>
ROG	<p>Similar to VOC, ROGs are also precursors in forming O₃ and consist of compounds containing methane, ethane, propane, butane, and longer chain hydrocarbons, which are typically the result of some type of combustion/decomposition process. Smog is formed when ROG and NO_x react in the presence of sunlight. ROGs are a criteria pollutant since they are a precursor to O₃, which is a criteria pollutant. The terms ROG and VOC (see previous) interchangeably.</p>	<p>Sources similar to VOCs.</p>	<p>Health effects similar to VOCs.</p>

TABLE 2-1: CRITERIA POLLUTANTS

Criteria Pollutant	Description	Sources	Health Effects
Lead (Pb)	<p>Pb is a heavy metal that is highly persistent in the environment and is considered a criteria pollutant. In the past, the primary source of Pb in the air was emissions from vehicles burning leaded gasoline. The major sources of Pb emissions are ore and metals processing, particularly Pb smelters, and piston-engine aircraft operating on leaded aviation gasoline. Other stationary sources include waste incinerators, utilities, and lead-acid battery manufacturers. It should be noted that the Project does not include operational activities such as metal processing or Pb acid battery manufacturing. As such, the Project is not anticipated to generate a quantifiable amount of Pb emissions.</p>	<p>Metal smelters, resource recovery, leaded gasoline, deterioration of Pb paint.</p>	<p>Fetuses, infants, and children are more sensitive than others to the adverse effects of Pb exposure. Exposure to low levels of Pb can adversely affect the development and function of the central nervous system, leading to learning disorders, distractibility, inability to follow simple commands, and lower intelligence quotient. In adults, increased Pb levels are associated with increased blood pressure.</p> <p>Pb poisoning can cause anemia, lethargy, seizures, and death; although it appears that there are no direct effects of Pb on the respiratory system. Pb can be stored in the bone from early age environmental exposure, and elevated blood Pb levels can occur due to breakdown of bone tissue during pregnancy, hyperthyroidism (increased secretion of hormones from the thyroid gland) and osteoporosis (breakdown of bony tissue). Fetuses and breast-fed babies can be exposed to higher levels of Pb because of previous environmental Pb exposure of their mothers.</p>

TABLE 2-1: CRITERIA POLLUTANTS

Criteria Pollutant	Description	Sources	Health Effects
Odor	Odor means the perception experienced by a person when one or more chemical substances in the air come into contact with the human olfactory nerves (7).	Odors can come from many sources including animals, human activities, industry, natures, and vehicles.	Offensive odors can potentially affect human health in several ways. First, odorant compounds can irritate the eye, nose, and throat, which can reduce respiratory volume. Second, studies have shown that the VOCs that cause odors can stimulate sensory nerves to cause neurochemical changes that might influence health, for instance, by compromising the immune system. Finally, unpleasant odors can trigger memories or attitudes linked to unpleasant odors, causing cognitive and emotional effects such as stress.

2.5 EXISTING AIR QUALITY

Existing air quality is measured at established SCAQMD air quality monitoring stations. Monitored air quality is evaluated in the context of ambient air quality standards. These standards are the levels of air quality that are considered safe, with an adequate margin of safety, to protect the public health and welfare. National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) currently in effect are shown in Table 2-2 (8).

The determination of whether a region’s air quality is healthful or unhealthful is determined by comparing contaminant levels in ambient air samples to the state and federal standards. The most recent state and federal standards and are presented in Table 2-2. Attainment status for a pollutant means that the SCAQMD meets the standards set by the U.S. Environmental Protection Agency (EPA) or the California EPA (CalEPA). Conversely, nonattainment means that an area has monitored air quality that does not meet the NAAQS or CAAQS standards. In order to improve air quality and meet the NAAQS in nonattainment areas, The federal Clean Air Act (CAA) requires the preparation of a State Implementation Plan (SIP) by CARB. The SIP outlines the measures that the state will take to improve air quality. Once nonattainment areas meet the standards and additional redesignation requirements, the EPA will designate the area as a maintenance area (9).

TABLE 2-2: AMBIENT AIR QUALITY STANDARDS (1 OF 2)

Ambient Air Quality Standards						
Pollutant	Averaging Time	California Standards ¹		National Standards ²		
		Concentration ³	Method ⁴	Primary ^{3,5}	Secondary ^{3,6}	Method ⁷
Ozone (O ₃) ⁸	1 Hour	0.09 ppm (180 µg/m ³)	Ultraviolet Photometry	—	Same as Primary Standard	Ultraviolet Photometry
	8 Hour	0.070 ppm (137 µg/m ³)		0.070 ppm (137 µg/m ³)		
Respirable Particulate Matter (PM ₁₀) ⁹	24 Hour	50 µg/m ³	Gravimetric or Beta Attenuation	150 µg/m ³	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	20 µg/m ³		—		
Fine Particulate Matter (PM _{2.5}) ⁹	24 Hour	—	—	35 µg/m ³	Same as Primary Standard	Inertial Separation and Gravimetric Analysis
	Annual Arithmetic Mean	12 µg/m ³	Gravimetric or Beta Attenuation	12.0 µg/m ³	15 µg/m ³	
Carbon Monoxide (CO)	1 Hour	20 ppm (23 mg/m ³)	Non-Dispersive Infrared Photometry (NDIR)	35 ppm (40 mg/m ³)	—	Non-Dispersive Infrared Photometry (NDIR)
	8 Hour	9.0 ppm (10 mg/m ³)		9 ppm (10 mg/m ³)	—	
	8 Hour (Lake Tahoe)	6 ppm (7 mg/m ³)		—	—	
Nitrogen Dioxide (NO ₂) ¹⁰	1 Hour	0.18 ppm (339 µg/m ³)	Gas Phase Chemiluminescence	100 ppb (188 µg/m ³)	—	Gas Phase Chemiluminescence
	Annual Arithmetic Mean	0.030 ppm (57 µg/m ³)		0.053 ppm (100 µg/m ³)	Same as Primary Standard	
Sulfur Dioxide (SO ₂) ¹¹	1 Hour	0.25 ppm (655 µg/m ³)	Ultraviolet Fluorescence	75 ppb (196 µg/m ³)	—	Ultraviolet Fluorescence; Spectrophotometry (Pararosaniline Method)
	3 Hour	—		—	0.5 ppm (1300 µg/m ³)	
	24 Hour	0.04 ppm (105 µg/m ³)		0.14 ppm (for certain areas) ¹¹	—	
	Annual Arithmetic Mean	—		0.030 ppm (for certain areas) ¹¹	—	
Lead ^{12,13}	30 Day Average	1.5 µg/m ³	Atomic Absorption	—	—	High Volume Sampler and Atomic Absorption
	Calendar Quarter	—		1.5 µg/m ³ (for certain areas) ¹²	Same as Primary Standard	
	Rolling 3-Month Average	—		0.15 µg/m ³		
Visibility Reducing Particles ¹⁴	8 Hour	See footnote 14	Beta Attenuation and Transmittance through Filter Tape	No National Standards		
Sulfates	24 Hour	25 µg/m ³	Ion Chromatography			
Hydrogen Sulfide	1 Hour	0.03 ppm (42 µg/m ³)	Ultraviolet Fluorescence			
Vinyl Chloride ¹²	24 Hour	0.01 ppm (26 µg/m ³)	Gas Chromatography			

See footnotes on next page ...

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California Air Resources Board (5/4/16)

TABLE 2-2: AMBIENT AIR QUALITY STANDARDS (2 OF 2)

1. California standards for ozone, carbon monoxide (except 8-hour Lake Tahoe), sulfur dioxide (1 and 24 hour), nitrogen dioxide, and particulate matter (PM10, PM2.5, and visibility reducing particles), are values that are not to be exceeded. All others are not to be equaled or exceeded. California ambient air quality standards are listed in the Table of Standards in Section 70200 of Title 17 of the California Code of Regulations.
2. National standards (other than ozone, particulate matter, and those based on annual arithmetic mean) are not to be exceeded more than once a year. The ozone standard is attained when the fourth highest 8-hour concentration measured at each site in a year, averaged over three years, is equal to or less than the standard. For PM10, the 24 hour standard is attained when the expected number of days per calendar year with a 24-hour average concentration above $150 \mu\text{g}/\text{m}^3$ is equal to or less than one. For PM2.5, the 24 hour standard is attained when 98 percent of the daily concentrations, averaged over three years, are equal to or less than the standard. Contact the U.S. EPA for further clarification and current national policies.
3. Concentration expressed first in units in which it was promulgated. Equivalent units given in parentheses are based upon a reference temperature of 25°C and a reference pressure of 760 torr. Most measurements of air quality are to be corrected to a reference temperature of 25°C and a reference pressure of 760 torr: ppm in this table refers to ppm by volume, or micromoles of pollutant per mole of gas.
4. Any equivalent measurement method which can be shown to the satisfaction of the ARB to give equivalent results at or near the level of the air quality standard may be used.
5. National Primary Standards: The levels of air quality necessary, with an adequate margin of safety to protect the public health.
6. National Secondary Standards: The levels of air quality necessary to protect the public welfare from any known or anticipated adverse effects of a pollutant.
7. Reference method as described by the U.S. EPA. An "equivalent method" of measurement may be used but must have a "consistent relationship to the reference method" and must be approved by the U.S. EPA.
8. On October 1, 2015, the national 8-hour ozone primary and secondary standards were lowered from 0.075 to 0.070 ppm.
9. On December 14, 2012, the national annual PM2.5 primary standard was lowered from $15 \mu\text{g}/\text{m}^3$ to $12.0 \mu\text{g}/\text{m}^3$. The existing national 24-hour PM2.5 standards (primary and secondary) were retained at $35 \mu\text{g}/\text{m}^3$, as was the annual secondary standard of $15 \mu\text{g}/\text{m}^3$. The existing 24-hour PM10 standards (primary and secondary) of $150 \mu\text{g}/\text{m}^3$ also were retained. The form of the annual primary and secondary standards is the annual mean, averaged over 3 years.
10. To attain the 1-hour national standard, the 3-year average of the annual 98th percentile of the 1-hour daily maximum concentrations at each site must not exceed 100 ppb. Note that the national 1-hour standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the national 1-hour standard to the California standards the units can be converted from ppb to ppm. In this case, the national standard of 100 ppb is identical to 0.100 ppm.
11. On June 2, 2010, a new 1-hour SO_2 standard was established and the existing 24-hour and annual primary standards were revoked. To attain the 1-hour national standard, the 3-year average of the annual 99th percentile of the 1-hour daily maximum concentrations at each site must not exceed 75 ppb. The 1971 SO_2 national standards (24-hour and annual) remain in effect until one year after an area is designated for the 2010 standard, except that in areas designated nonattainment for the 1971 standards, the 1971 standards remain in effect until implementation plans to attain or maintain the 2010 standards are approved.
Note that the 1-hour national standard is in units of parts per billion (ppb). California standards are in units of parts per million (ppm). To directly compare the 1-hour national standard to the California standard the units can be converted to ppm. In this case, the national standard of 75 ppb is identical to 0.075 ppm.
12. The ARB has identified lead and vinyl chloride as 'toxic air contaminants' with no threshold level of exposure for adverse health effects determined. These actions allow for the implementation of control measures at levels below the ambient concentrations specified for these pollutants.
13. The national standard for lead was revised on October 15, 2008 to a rolling 3-month average. The 1978 lead standard ($1.5 \mu\text{g}/\text{m}^3$ as a quarterly average) remains in effect until one year after an area is designated for the 2008 standard, except that in areas designated nonattainment for the 1978 standard, the 1978 standard remains in effect until implementation plans to attain or maintain the 2008 standard are approved.
14. In 1989, the ARB converted both the general statewide 10-mile visibility standard and the Lake Tahoe 30-mile visibility standard to instrumental equivalents, which are "extinction of 0.23 per kilometer" and "extinction of 0.07 per kilometer" for the statewide and Lake Tahoe Air Basin standards, respectively.

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2.6 REGIONAL AIR QUALITY

Air pollution contributes to a wide variety of adverse health effects. The EPA has established NAAQS for six of the most common air pollutants: CO, Pb, O₃, PM₁₀, PM_{2.5}, NO₂, and SO₂ which are known as criteria pollutants. The SCAQMD monitors levels of various criteria pollutants at 37 permanent monitoring stations and 5 single-pollutant source Pb air monitoring sites throughout the air district (10). On February 21, 2019, CARB posted the 2018 amendments to the state and national area designations. See Table 2-3 for attainment designations for the SCAB (11).

TABLE 2-3: ATTAINMENT STATUS OF CRITERIA POLLUTANTS IN THE SCAB

Criteria Pollutant	State Designation	Federal Designation
O ₃ – 1-hour standard	Nonattainment	--
O ₃ – 8-hour standard	Nonattainment	Nonattainment
PM ₁₀	Nonattainment	Attainment
PM _{2.5}	Nonattainment	Nonattainment
CO	Attainment	Unclassifiable/Attainment
NO ₂	Attainment	Unclassifiable/Attainment
SO ₂	Unclassifiable/Attainment	Unclassifiable/Attainment
Pb ³	Attainment	Unclassifiable/Attainment

"--" = The national 1-hour O₃ standard was revoked effective June 15, 2005.

2.7 LOCAL AIR QUALITY

The Project site is located within the Source Receptor Area (SRA) 24. Within SRA 35, the SCAQMD East San Bernardino Valley monitoring station, located 2.2 miles west of the Project site, is the nearest long-term air quality monitoring station for O₃ and PM₁₀. The East San Bernardino Valley monitoring station does not include data for PM_{2.5}, CO, and NO_x. As such, the next nearest monitoring station will be used. The San Bernardino monitoring station, located in SRA 34, is the next nearest monitoring station for PM₁₀, CO, and NO₂, and is located approximately 6 miles northeast of the Project site. It should be noted that the Central San Bernardino Valley 1 monitoring station was utilized in lieu of the East San Bernardino Valley monitoring station only in instances where data was not available.

The most recent three (3) years of data available is shown on Table 2-4 and identifies the number of days ambient air quality standards were exceeded for the study area, which is considered to be representative of the local air quality at the Project site. Data for O₃, CO, NO₂, PM₁₀, and PM_{2.5} for 2017 through 2019 was obtained from the SCAQMD Air Quality Data Tables (12). Additionally, data for SO₂ has been omitted as attainment is regularly met in the SCAB and few monitoring stations measure SO₂ concentrations.

³ The Federal nonattainment designation for lead is only applicable towards the Los Angeles County portion of the SCAB.

TABLE 2-4: PROJECT AREA AIR QUALITY MONITORING SUMMARY 2017-2019

Pollutant	Standard	Year		
		2017	2018	2019
O₃				
Maximum Federal 1-Hour Concentration (ppm)		0.156	0.136	0.137
Maximum Federal 8-Hour Concentration (ppm)		0.135	0.114	0.117
Number of Days Exceeding State 1-Hour Standard	> 0.09 ppm	79	53	73
Number of Days Exceeding State/Federal 8-Hour Standard	> 0.070 ppm	114	94	109
CO				
Maximum Federal 1-Hour Concentration	> 35 ppm	1.6	1.9	2.7
Maximum Federal 8-Hour Concentration	> 20 ppm	1.3	1.1	1.0
NO₂				
Maximum Federal 1-Hour Concentration	> 0.100 ppm	0.0692	0.0631	0.0761
Annual Federal Standard Design Value		0.0183	0.0183	0.0117
PM₁₀				
Maximum Federal 24-Hour Concentration (µg/m ³)	> 150 µg/m ³	74	64	44
Annual Federal Arithmetic Mean (µg/m ³)		25.8	25.9	21.2
Number of Days Exceeding Federal 24-Hour Standard	> 150 µg/m ³	0	0	0
Number of Days Exceeding State 24-Hour Standard	> 50 µg/m ³	2	2	0
PM_{2.5}				
Maximum Federal 24-Hour Concentration (µg/m ³)	> 35 µg/m ³	39.2	29.2	46.5
Annual Federal Arithmetic Mean (µg/m ³)	> 12 µg/m ³	12.04	11.13	12.7
Number of Days Exceeding Federal 24-Hour Standard	> 35 µg/m ³	1	0	5

ppm= Parts Per Million

Source: SCAQMD Historical Air Quality Data by Year, Air Quality Data Tables

2.8 REGULATORY BACKGROUND

2.8.1 FEDERAL REGULATIONS

The EPA is responsible for setting and enforcing the NAAQS for O₃, CO, NO_x, SO₂, PM₁₀, and Pb (13). The EPA has jurisdiction over emissions sources that are under the authority of the federal government including aircraft, locomotives, and emissions sources outside state waters (Outer Continental Shelf). The EPA also establishes emission standards for vehicles sold in states other than California. Automobiles sold in California must meet the stricter emission requirements of the CARB.

The federal CAA was first enacted in 1955 and has been amended numerous times in subsequent years (1963, 1965, 1967, 1970, 1977, and 1990). The federal CAA establishes the federal air quality standards, the NAAQS, and specifies future dates for achieving compliance₍₁₄₎. The federal CAA also mandates that states submit and implement SIPs for local areas not meeting these standards. These plans must include pollution control measures that demonstrate how the standards will be met.

The 1990 amendments to the CAA that identify specific emission reduction goals for areas not meeting the NAAQS require a demonstration of reasonable further progress toward attainment and incorporate additional sanctions for failure to attain or to meet interim milestones. The sections of the CAA most directly applicable to the development of the Project site include Title I (Non-Attainment Provisions) and Title II (Mobile Source Provisions) (15) (16). Title I provisions were established with the goal of attaining the NAAQS for the following criteria pollutants O₃, NO₂, SO₂, PM₁₀, CO, PM_{2.5}, and Pb. The NAAQS were amended in July 1997 to include an additional standard for O₃ and to adopt a NAAQS for PM_{2.5}. Table 2-3 (previously presented) provides the NAAQS within the SCAB.

Mobile source emissions are regulated in accordance with Title II provisions. These provisions require the use of cleaner burning gasoline and other cleaner burning fuels such as methanol and natural gas. Automobile manufacturers are also required to reduce tailpipe emissions of hydrocarbons and NO_x. NO_x is a collective term that includes all forms of NO_x which are emitted as byproducts of the combustion process.

2.8.2 CALIFORNIA REGULATIONS

CALIFORNIA AIR RESOURCES BOARD

The CARB, which became part of the CalEPA in 1991, is responsible for ensuring implementation of the California Clean Air Act (AB 2595), responding to the federal CAA, and for regulating emissions from consumer products and motor vehicles. AB 2595 mandates achievement of the maximum degree of emissions reductions possible from vehicular and other mobile sources in order to attain the state ambient air quality standards by the earliest practical date. The CARB established the CAAQS for all pollutants for which the federal government has NAAQS and, in addition, establishes standards for SO₄, visibility, hydrogen sulfide (H₂S), and vinyl chloride (C₂H₃Cl). However, at this time, H₂S and C₂H₃Cl are not measured at any monitoring stations in the SCAB because they are not considered to be a regional air quality problem. Generally, the CAAQS are more stringent than the NAAQS (17) (13).

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

Serious non-attainment areas are required to prepare Air Quality Plans (AQP) that include specified emission reduction strategies in an effort to meet clean air goals. These plans are required to include:

- Application of Best Available Retrofit Control Technology to existing sources;
- Developing control programs for area sources (e.g., architectural coatings and solvents) and indirect sources (e.g., motor vehicle use generated by residential and commercial development);
- A District permitting system designed to allow no net increase in emissions from any new or modified permitted sources of emissions;
- Implementing reasonably available transportation control measures and assuring a substantial reduction in growth rate of vehicle trips and miles traveled;

- Significant use of low emissions vehicles by fleet operators;
- Sufficient control strategies to achieve a 5% or more annual reduction in emissions or 15% or more in a period of three years for ROG_s, NO_x, CO and PM₁₀. However, air basins may use alternative emission reduction strategy that achieves a reduction of less than 5% per year under certain circumstances.

TITLE 24 ENERGY EFFICIENCY STANDARDS AND CALIFORNIA GREEN BUILDING STANDARDS

California Code of Regulations (CCR) Title 24 Part 6: California's Energy Efficiency Standards for Residential and Nonresidential Buildings, was first adopted in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are updated periodically to allow consideration and possible incorporation of new energy efficient technologies and methods. CCR, Title 24, Part 11: California Green Building Standards Code (CALGreen) is a comprehensive and uniform regulatory code for all residential, commercial, and school buildings that went in effect on January 1, 2011, and is administered by the California Building Standards Commission. CALGreen is updated on a regular basis, with the most recent approved update consisting of the 2019 California Green Building Code Standards which became effective January 1, 2020. Local jurisdictions are permitted to adopt more stringent requirements, as state law provides methods for local enhancements. CALGreen recognizes that many jurisdictions have developed existing construction and demolition ordinances and defers to them as the ruling guidance provided, they establish a minimum 65% diversion requirement. The code also provides exemptions for areas not served by construction and demolition recycling infrastructure. The State Building Code provides the minimum standard that buildings must meet in order to be certified for occupancy, which is generally enforced by the local building official.

Energy efficient buildings require less electricity; therefore, increased energy efficiency reduces fossil fuel consumption and decreases greenhouse gas (GHG) emissions. The 2019 version of Title 24 was adopted by the California Energy Commission (CEC) and became effective on January 1, 2020.

The 2019 Title 24 standards will result in less energy use, thereby reducing air pollutant emissions associated with energy consumption in the SCAB and across the State of California. For example, the 2019 Title 24 standards will require solar photovoltaic systems for new homes, establish requirements for newly constructed healthcare facilities, encourage demand responsive technologies for residential buildings, and update indoor and outdoor lighting requirements for nonresidential buildings. The CEC anticipates that nonresidential buildings and high-rise residential buildings (four-stories and higher), such as the Project, will use approximately 30% less energy due to lighting upgrade requirements (18).

The 2019 CALGreen standards are applicable to the Project and require, among other items (19):

- Short-term bicycle parking. If the new project or an additional alteration is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5% of new visitor motorized vehicle parking spaces being added, with a minimum of one two-bike capacity rack (5.106.4.1.1).

- Long-term bicycle parking. For new buildings with tenant spaces that have ten or more tenant-occupants, provide secure bicycle parking for 5% of the tenant-occupant vehicular parking spaces with a minimum of one bicycle parking facility (5.106.4.1.2).
- Designated parking. In new projects or additions to alterations that add ten or more vehicular parking spaces, provide designated parking for any combination of low-emitting, fuel-efficient and carpool/van pool vehicles as shown in Table 5.106.5.2 (5.106.5.2).
- Construction waste management. Recycle and/or salvage for reuse a minimum of 65% of the nonhazardous construction and demolition waste in accordance with Section 5.408.1.1, 5.405.1.2, or 5.408.1.3; or meet a local construction and demolition waste management ordinance, whichever is more stringent (5.408.1).
- Excavated soil and land clearing debris. 100% of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed (5.408.3).
- Recycling by Occupants. Provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive (5.410.1).
- Water conserving plumbing fixtures and fittings. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:
 - Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush (5.303.3.1)
 - Urinals. The effective flush volume of wall-mounted urinals shall not exceed 0.125 gallons per flush (5.303.3.2.1). The effective flush volume of floor-mounted or other urinals shall not exceed 0.5 gallons per flush (5.303.3.2.2).
 - Showerheads. Single showerheads shall have a minimum flow rate of not more than 1.8 gallons per minute and 80 psi (5.303.3.3.1). When a shower is served by more than one showerhead, the combine flow rate of all showerheads and/or other shower outlets controlled by a single valve shall not exceed 1.8 gallons per minute at 80 psi (5.303.3.3.2).
 - Faucets and fountains. Nonresidential lavatory faucets shall have a maximum flow rate of not more than 0.5 gallons per minute at 60 psi (5.303.3.4.1). Kitchen faucets shall have a maximum flow rate of not more than 1.8 gallons per minute of 60 psi (5.303.3.4.2). Wash fountains shall have a maximum flow rate of not more than 1.8 gallons per minute (5.303.3.4.3). Metering faucets shall not deliver more than 0.20 gallons per cycle (5.303.3.4.4). Metering faucets for wash fountains shall have a maximum flow rate not more than 0.20 gallons per cycle (5.303.3.4.5).
- Outdoor portable water use in landscaped areas. Nonresidential developments shall comply with a local water efficient landscape ordinance or the current California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO), whichever is more stringent (5.304.1).
- Water meters. Separate submeters or metering devices shall be installed for new buildings or additions in excess of 50,000 sf or for excess consumption where any tenant within a new building or within an addition that is project to consume more than 1,000 gal/day (5.303.1.1 and 5.303.1.2).

- Outdoor water use in rehabilitated landscape projects equal or greater than 2,500 sf. Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 2,500 sf requiring a building or landscape permit (5.304.3).
- Commissioning. For new buildings 10,000 sf and over, building commissioning shall be included in the design and construction processes of the building project to verify that the building systems and components meet the owner's or owner representative's project requirements (5.410.2).

2.8.3 AIR QUALITY MANAGEMENT PLANNING

Currently, the NAAQS and CAAQS are exceeded in most parts of the SCAB. In response, the SCAQMD has adopted a series of AQMPs to meet the NAAQS and CAAQs (20). AQMPs are updated regularly in order to more effectively reduce emissions, accommodate growth, and to minimize any negative fiscal impacts of air pollution control on the economy. A detailed discussion on the AQMP and Project consistency with the AQMP is provided in Section 3.10.

3 PROJECT AIR QUALITY IMPACT

3.1 INTRODUCTION

The Project has been evaluated to determine if it will violate an air quality standard, contribute to an existing or projected air quality violation, or determine if it will result in a cumulatively considerable net increase of a criteria pollutant for which the SCAB is non-attainment under an applicable NAAQS and CAAQS. Additionally, the Project has been evaluated to determine consistency with the applicable AQMP, exposure of sensitive receptors to substantial pollutant concentrations, and the impacts of odors. The significance of these potential impacts is described in the following section.

3.2 STANDARDS OF SIGNIFICANCE

The criteria used to determine the significance of potential Project-related air quality impacts are taken from the Initial Study Checklist in Appendix G of the State CEQA Guidelines (14 CCR §§15000, et seq.). Based on these thresholds, a project would result in a significant impact related to air quality if it would (1):

- Conflict with or obstruct implementation of the applicable air quality plan.
- Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard.
- Expose sensitive receptors to substantial pollutant concentrations.
- Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people.

The SCAQMD has also developed regional significance thresholds for other regulated pollutants, as summarized at Table 3-1 (21). The SCAQMD's CEQA Air Quality Significance Thresholds (April 2019) indicate that any projects in the SCAB with daily emissions that exceed any of the indicated thresholds should be considered as having an individually and cumulatively significant air quality impact.

TABLE 3-1: MAXIMUM DAILY REGIONAL EMISSIONS THRESHOLDS

Pollutant	Construction	Operations
NO _x	100 lbs./day	55 lbs./day
VOC	75 lbs./day	55 lbs./day
PM ₁₀	150 lbs./day	150 lbs./day
PM _{2.5}	55 lbs./day	55 lbs./day
SO _x	150 lbs./day	150 lbs./day
CO	550 lbs./day	550 lbs./day
Pb	3 lbs./day	3 lbs./day

lbs./day = Pounds Per Day

Source: Regional Thresholds presented in this table are based on the SCAQMD Air Quality Significance Thresholds, April 2019

3.3 CALIFORNIA EMISSIONS ESTIMATOR MODEL™ EMPLOYED TO ANALYZE AIR QUALITY

Land uses such as the Project affect air quality through construction-source and operational-source emissions.

In June, 2021 the SCAQMD in conjunction with the California Air Pollution Control Officers Association (CAPCOA) and other California air districts, released the latest version of the California Emissions Estimator Model (CalEEMod) Version 2020.40.0. The purpose of this model is to calculate construction-source and operational-source criteria pollutant (VOCs, NO_x, SO_x, CO, PM₁₀, and PM_{2.5}) and GHG emissions from direct and indirect sources; and quantify applicable air quality and GHG reductions achieved from mitigation (22). Accordingly, the latest version of CalEEMod has been used for this Project to determine construction and operational air quality emissions. CalEEMod output for construction and operational activity are provided in Appendix 3.1.

3.3.1 EMISSION FACTORS MODEL

EMISSION FACTORS MODEL

On August 19, 2019, the EPA approved the 2017 version of the EMISSIONS FACTOR model (EMFAC) web database for use in SIP and transportation conformity analyses. EMFAC2017 is a mathematical model that was developed to calculate emission rates, fuel consumption, VMT from motor vehicles that operate on highways, freeways, and local roads in California and is commonly used by the CARB to project changes in future emissions from on-road mobile sources (23). This AQIA utilizes EMFAC2017 emission factors in order to derive vehicle emissions associated with Project operational activities, which vary by season. Additionally, the EMFAC emission factors used in this analysis include adjustment factors for the SAFE Rule (24) (25).

3.4 CONSTRUCTION EMISSIONS

The Project is anticipated to be constructed in two phases, with 723 multifamily residential units (within six 3 to 5 story buildings), and include live/work units with studio, one/two/three-bedroom plans, 39,000 square feet of retail space, 32,000 square feet of restaurant space, 12,222 square feet of office space, and a 2,200 square foot rooftop restaurant. A drug store of approximately 14,500 square feet with drive-through window for the pharmacy is planned for the outparcel site on the south side of Citrus Avenue. The Project is anticipated to have an opening year of 2026.

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

- Demolition
- Site Preparation
- Grading
- Building Construction

- Architectural Coating
- Paving

GRADING/EXCAVATION ACTIVITIES

Dust is typically a major concern during grading and excavation activities. Because such emissions are not amenable to collection and discharge through a controlled source, they are called “fugitive emissions”. Fugitive dust emissions rates vary as a function of many parameters (soil silt, soil moisture, wind speed, area disturbed, number of vehicles, depth of disturbance or excavation, etc.). CalEEMod was utilized to calculate fugitive dust emissions resulting from this phase of activity. This analysis assumes that earthwork activities are expected to require the export of 46,000 cubic yards of soil. It is anticipated import and export quantities would be transported in trucks with 16 cubic yards capacity.

CONSTRUCTION WORKER VEHICLE TRIPS

Construction emissions for construction worker vehicles traveling to and from the Project site, as well as vendor trips (construction materials delivered to the Project site) were estimated based on information from CalEEMod defaults.

3.4.1 CONSTRUCTION DURATION

Construction is expected to commence in November 2022 and will continue through June 2026. The construction schedule utilized in the analysis, shown in Table 3-2, represents a “worst-case” analysis scenario should construction occur any time after the respective dates since emission factors for construction decrease as time passes and the analysis year increases due to emission regulations becoming more stringent.⁴ The duration of construction activity and associated equipment represents a reasonable approximation of the expected construction fleet as required per CEQA Guidelines. The duration of construction activities was based on CalEEMod defaults and an opening year of 2026.

TABLE 3-2: CONSTRUCTION DURATION

Phase Name	Start Date	End Date	Days
Demolition	11/1/2022	2/24/2023	84
Site Preparation	12/5/2022	5/26/2023	125
Grading	1/2/2023	6/30/2023	130
Building Construction	3/6/2023	6/26/2026	865
Paving	1/5/2026	6/26/2026	125
Architectural Coating	1/5/2026	6/26/2026	125

Source: CalEEMod, Appendix 3.1.

⁴ As shown in the CalEEMod User’s Guide Version 2016.3.2, Section 4.3 “Offroad Equipment” as the analysis year increases, emission factors for the same equipment pieces decrease due to the natural turnover of older equipment being replaced by newer less polluting equipment and new regulatory requirements.

3.4.2 CONSTRUCTION EQUIPMENT

Site specific construction fleet may vary due to specific project needs at the time of construction. The associated construction equipment was generally based on CalEEMod standard inputs. A detailed summary of construction equipment assumptions by phase is provided at Table 3-3.

TABLE 3-3: CONSTRUCTION EQUIPMENT ASSUMPTIONS

Phase Name	Equipment	Amount	Hours Per Day
Demolition	Concrete/Industrial Saws	2	8
	Excavators	5	8
	Rubber Tired Dozers	3	8
Site Preparation	Crawler Tractors	4	8
	Rubber Tired Dozers	3	8
Grading	Crawler Tractors	2	8
	Excavators	3	8
	Graders	1	8
	Rubber Tired Dozers	1	8
	Scrapers	2	8
Building Construction	Cranes	1	8
	Forklifts	3	8
	Generator Sets	1	8
	Tractors/Loaders/Backhoes	3	8
	Welders	1	8
Paving	Pavers	2	8
	Paving Equipment	2	8
	Rollers	2	8
Architectural Coating	Air Compressors	1	8

Source: CalEEMod, Appendix 3.1

3.4.1 CONSTRUCTION EMISSIONS SUMMARY

The Project would comply with all applicable SCAQMD rules and will utilize equipment during the demolition, grading, and site preparation phases that equal or exceed EPA/CARB Tier III engine emissions standards. The use of Tier II equipment during demolition, grading, and site preparation phases is not required by regulation, but is a Project commitment to ensure emissions during these phases and impacts to local residents are less than significant.

CalEEMod calculates maximum daily emissions for summer and winter periods. The estimated maximum daily construction emissions without mitigation are summarized on Table 3-4. Detailed construction model outputs are presented in Appendix 3.1. Detailed construction emission modeling outputs are presented in Appendix 3.1. The Project utilized the mitigated scenario in Appendix 3.1 to include the emissions reductions from compliance with SCAQMD rules. With the

inclusion of these measures regional emissions would be less-than-significant, as shown at Table 3-4.

TABLE 3-4: OVERALL CONSTRUCTION EMISSIONS SUMMARY

Year	Emissions (lbs/day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Summer						
2022	4.30	59.02	63.40	0.12	14.07	7.15
2023	7.91	93.81	109.30	0.27	22.61	10.69
2024	4.04	22.31	44.87	0.13	6.64	2.36
2025	3.79	21.08	43.07	0.13	6.55	2.27
2026	49.96	31.28	63.47	0.17	8.17	3.05
Maximum Daily Summer Emissions	49.96	93.81	109.30	0.27	22.61	10.69
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No
Winter						
2022	4.31	59.21	63.24	0.12	14.07	7.15
2023	8.04	94.25	106.71	0.27	22.61	10.69
2024	4.17	22.77	42.57	0.13	6.64	2.36
2025	3.91	21.52	40.94	0.13	6.55	2.27
2026	50.11	31.73	61.03	0.16	8.17	3.05
Maximum Daily Winter Emissions	50.11	94.25	106.71	0.27	22.61	10.69
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No

Source: CalEEMod Appendix 3.1.

3.5 OPERATIONAL EMISSIONS

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

- Area Source Emissions
- Energy Source Emissions
- Mobile Source Emissions

3.5.1 AREA SOURCE EMISSIONS

ARCHITECTURAL COATINGS

Over a period of time the buildings that are part of this Project will be subject to emissions resulting from the evaporation of solvents contained in paints, varnishes, primers, and other surface coatings as part of Project maintenance. The emissions associated with architectural coatings were calculated using CalEEMod.

CONSUMER PRODUCTS

Consumer products include, but are not limited to detergents, cleaning compounds, polishes, personal care products, and lawn and garden products. Many of these products contain organic compounds which when released in the atmosphere can react to form ozone and other photochemically reactive pollutants. The emissions associated with use of consumer products were calculated based on defaults provided within CalEEMod.

LANDSCAPE MAINTENANCE EQUIPMENT

Landscape maintenance equipment would generate emissions from fuel combustion and evaporation of unburned fuel. Equipment in this category would include lawnmowers, shredders/grinders, blowers, trimmers, chain saws, and hedge trimmers used to maintain the landscaping of the Project. The emissions associated with landscape maintenance equipment were calculated based on assumptions provided in CalEEMod.

3.5.2 ENERGY SOURCE EMISSIONS

COMBUSTION EMISSIONS ASSOCIATED WITH NATURAL GAS AND ELECTRICITY

Electricity and natural gas are used by almost every project. Criteria pollutant emissions are emitted through the generation of electricity and consumption of natural gas. However, because electrical generating facilities for the Project area are located either outside the region (state) or offset through the Regional Clean Air Incentives Market (RECLAIM), which provides pollution credits for generation within the SCAB, criteria pollutant emissions from offsite generation of electricity is generally excluded from the evaluation of significance and only natural gas use is considered. The emissions associated with natural gas use were calculated using CalEEMod.

TITLE 24 ENERGY EFFICIENCY STANDARDS

California's Energy Efficiency Standards for Residential and Nonresidential Buildings was first adopted in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are updated periodically to allow consideration and possible incorporation of new energy efficient technologies and methods. Energy efficient buildings require less electricity. The 2019 version of Title 24 was adopted by the CEC and became effective on January 1, 2020.

3.5.3 MOBILE SOURCE EMISSIONS

Project mobile source air quality impacts are dependent on both overall daily vehicle trip generation and the effect of the Project on peak hour traffic volumes and traffic operations in the vicinity of the Project. The Project-related operational air quality impacts are derived primarily from the 5,584 vehicle trips generated by the Project (26).

FUGITIVE DUST RELATED TO VEHICULAR TRAVEL

Vehicles traveling on paved roads would be a source of fugitive emissions due to the generation of road dust inclusive of brake and tire wear particulates. The emissions estimates for travel on paved roads were calculated using CalEEMod's standard methodology.

3.5.5 OPERATIONAL EMISSIONS SUMMARY

IMPACTS WITHOUT MITIGATION

Operational activities for summer and winter scenarios are presented in Table 3-5. Detailed operational model outputs are presented in Appendix 3.1. Project operational-source emissions will not exceed the thresholds of significance for ROG, NO_x, and PM₁₀ emissions and a significant impact will not occur.

TABLE 3-5: SUMMARY OPERATIONAL EMISSIONS

Source	Emissions (lbs/day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Summer						
Area Source	19.81	0.69	59.73	0.00		0.33
Energy Source	0.52	4.56	2.84	0.03		0.36
Mobile Source Passenger Cars	5.74	5.11	48.28	0.10	11.36	0.07
Maximum Daily Summer Emissions	26.07	10.35	110.85	0.13	11.36	0.76
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No
Winter						
Area Source	19.81	0.69	59.73	0.00		0.33
Energy Source	0.52	4.56	2.84	0.03		0.36
Mobile Source Passenger Cars	5.47	5.49	47.63	0.10	11.36	0.07
Maximum Daily Winter Emissions	25.79	10.73	110.20	0.13	11.36	0.76
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No

Source: CalEEMod, Appendix 3.1

3.6 LOCALIZED EMISSIONS

The analysis makes use of methodology included in the SCAQMD *Final Localized Significance Threshold Methodology* (LST Methodology) (27). The SCAQMD has established that impacts to air quality are significant if there is a potential to contribute or cause localized exceedances of the NAAQS and CAAQS. Collectively, these are referred to as Localized Significance Thresholds (LSTs).

The SCAQMD established LSTs in response to the SCAQMD Governing Board's Environmental Justice Initiative I-4. LSTs represent the maximum emissions from a project that will not cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard at the nearest residence or sensitive receptor. The SCAQMD states that lead agencies can use the LSTs as another indicator of significance in its air quality impact analyses.

LSTs were developed in response to environmental justice and health concerns raised by the public regarding exposure of individuals to criteria pollutants in local communities. To address

the issue of localized significance, the SCAQMD adopted LSTs that show whether a project would cause or contribute to localized air quality impacts and thereby cause or contribute to potential localized adverse health effects. The analysis makes use of methodology included in the *LST Methodology* (28).

APPLICABILITY OF LSTs FOR THE PROJECT

For this Project, the appropriate SRA for the LST analysis is the SCAQMD East San Bernardino Valley (SRA 35). LSTs apply to CO, NO₂, PM₁₀, and PM_{2.5}. The SCAQMD produced look-up tables for projects less than or equal to 5 acres in size.

In order to determine the appropriate methodology for determining localized impacts that could occur as a result of Project-related construction, the following process is undertaken:

- Identify the maximum daily on-site emissions that will occur during construction activity:
 - The maximum daily on-site emissions could be based on information provided by the Project Applicant; or
 - The SCAQMD's *Fact Sheet for Applying CalEEMod to Localized Significance Thresholds* and *CalEEMod User's Guide Appendix A: Calculation Details for CalEEMod* can be used to determine the maximum site acreage that is actively disturbed based on the construction equipment fleet and equipment hours as estimated in CalEEMod (29) (30).
- If the total acreage disturbed is less than or equal to 5 acres per day, then the SCAQMD's screening look-up tables are utilized to determine if a Project has the potential to result in a significant impact. The look-up tables establish a maximum daily emissions threshold in lbs/day that can be compared to CalEEMod outputs.
- If the total acreage disturbed is greater than 5 acres per day, then LST impacts may still be conservatively evaluated using the LST look-up tables for a 5-acre disturbance area. Use of the 5-acre disturbance area thresholds can be used to show that even if the daily emissions from all construction activity were emitted within a 5-acre area, and therefore concentrated over a smaller area which would result in greater site adjacent concentrations, the impacts would still be less than significant if the applicable 5-acre thresholds are utilized.
- The *LST Methodology* presents mass emission rates for each SRA, project sizes of 1, 2, and 5 acres, and nearest receptor distances of 25, 50, 100, 200, and 500 meters. For project sizes between the values given, or with receptors at distances between the given receptors, the methodology uses linear interpolation to determine the thresholds.

EMISSIONS CONSIDERED

SCAQMD's LST Methodology clearly states that "off-site mobile emissions from the Project should not be included in the emissions compared to LSTs (27)." Therefore, for purposes of the construction LST analysis, only emissions included in the CalEEMod "on-site" emissions outputs were considered.

MAXIMUM DAILY DISTURBED-ACREAGE

The "acres disturbed" for analytical purposes are based on specific equipment type for each subcategory of construction activity and the estimated maximum area a given piece of equipment can pass over in an 8-hour workday (as shown on Table 3-7). The equipment-specific

grading rates are summarized in the SCAQMD's *Fact Sheet for Applying CalEEMod to Localized Significance Thresholds* and *CalEEMod User's Guide Appendix A: Calculation Details for CalEEMod* (29) (30). It should be noted that the disturbed area per day is representative of a piece of equipment making multiple passes over the same land area. In other words, one Rubber Tired Dozer can make multiple passes over the same land area totaling 0.5 acres in a given 8-hour day. It should be noted that although Appendix A only identifies equipment-specific grading rates for Crawler Tractors, Graders, Rubber Tired Dozers, and Scrapers, therefore Tractors/Loaders/Backhoes equipment that was included in site preparation or grading was replaced with crawler tractors that we adjusted to reflect the horsepower and operating profile of the Tractors/Loaders/Backhoes equipment class. Similarly, excavators were included in the crawler tractor category.

As shown on Table 3-6, the Project's construction activities could disturb a maximum of approximately 5.5 acres per day for grading activities. However, based on the SCAQMD LST Methodology, construction impacts are assessed against a smaller acreage threshold would represent a more conservative assessment, thus this analysis bases the LST on a 3.5-acre site.

TABLE 3-6 : MAXIMUM DAILY DISTURBED-ACREAGE

Construction Phase	Equipment Type	Equipment Quantity	Acres graded per 8-hour day	Operating Hours per Day	Acres graded per day
Site Preparation	Crawler Tractors	4	0.5	8	2
	Rubber Tired Dozers	3	0.5	8	1.5
Total acres disturbed per day during Site Preparation					3.5
Grading	Excavators/Crawler Tractors	5	0.5	8	2.5
	Graders	1	0.5	8	0.5
	Rubber Tired Dozers	1	0.5	8	0.5
	Scrapers	2	1	8	2
Total acres disturbed per day during Grading					5.5
Maximum acres disturbed per day					5.5

Source: CalEEMod, User Manual Appendix A.

SENSITIVE RECEPTORS

Some people are especially sensitive to air pollution and are given special consideration when evaluating air quality impacts from projects. These groups of people include children, the elderly, individuals with pre-existing respiratory or cardiovascular illness, and athletes and others who engage in frequent exercise. Structures that house these persons or places where they gather to exercise are defined as "sensitive receptors". These structures typically include residences, hotels, hospitals, etc. as they are also known to be locations where an individual can remain for 24 hours. Consistent with the LST Methodology, the nearest land use where an individual could remain for 24 hours to the Project site (in this case the nearest residential land use) has been used to determine construction and operational air quality impacts for emissions of PM₁₀ and PM_{2.5}, since PM₁₀ and PM_{2.5} thresholds are based on a 24-hour averaging time.

Commercial and industrial facilities are not included in the definition of sensitive receptor because employees and patrons do not typically remain onsite for a full 24 hours but are typically onsite for eight hours or less. The LST Methodology explicitly states that *“LSTs based on shorter averaging periods, such as the NO₂ and CO LSTs, could also be applied to receptors such as industrial or commercial facilities since it is reasonable to assume that a worker at these sites could be present for periods of one to eight hours (27).”* For purposes of analysis, if an industrial/commercial use is located at a closer distance to the Project site than the nearest residential use, the nearest industrial/commercial use will be utilized to determine construction and operational LST air impacts for emissions of NO₂ and CO an individual could be present at these sites for periods of one to eight hours.

Project-related Sensitive Receptors

Receptors in the Project study area are described below and are shown on Exhibit 3-A.

- R1: Location R1 represents the existing residence at 511 North Third Street, approximately 987 feet north of the Project site. Receiver R1 is placed at the private outdoor living area (backyard).
- R2: Location R2 represents the existing park at 151 North Fifth Street, approximately 405 feet east of the Project site. Receiver R2 is placed at the private outdoor use area.
- R3: Location R3 represents the existing residence at 120 Vine Street, approximately 46 feet south of the Project site. Receiver R3 is placed at the private outdoor living area (backyard).
- R4: Location R4 represents the existing residence at 24 Kendal Street, approximately 507 feet west of the Project site. Receiver R4 is placed at the private outdoor living area (backyard).
- R5: Location R5 represents an existing business at 308 State Street, approximately 92 feet west of the Project site. Receiver R5 is placed at the nearest location someone may stand for up to one hour and is representative of businesses surrounding the project site on all sides.

EXHIBIT 3-A: SENSITIVE RECEPTOR LOCATIONS



- LEGEND:**
- N
 - Receptor Locations
 - Site Boundary
 - Distance from receptor to Project site boundary (in feet)

The SCAQMD recommends that the nearest sensitive receptor be considered when determining the Project’s potential to cause an individual a cumulatively significant impact. The nearest land use where an individual could remain for 24 hours to the Project site has been used to determine localized construction and operational air quality impacts for emissions of PM₁₀ and PM_{2.5} (since PM₁₀ and PM_{2.5} thresholds are based on a 24-hour averaging time). The nearest receptor used for evaluation of localized impacts of PM₁₀ and PM_{2.5} is represented by location R-3, which represents the existing residence at on Vine Street, approximately 46 feet south of the Project site. As such, the 46-foot distance will be used for evaluation of localized PM₁₀ and PM_{2.5} emission impacts.

As previously stated, and consistent with LST Methodology, the nearest industrial/commercial use to the Project site is used to determine construction and operational LST air impacts for emissions of NO_x and CO as the averaging periods for these pollutants are shorter (8 hours or less) and it is reasonable to assumed that an individual could be present at these sites for periods of one to 8 hours. Thus, the nearest receptor used for evaluation of localized impacts of NO_x and CO is represented by the R-5 uses located 92 feet east of the Project site. As such, the 92-foot distance will be used for evaluation of localized NO_x and CO emission impacts.

CONSTRUCTION-SOURCE EMISSIONS LST ANALYSIS

Localized Thresholds for Construction Activity

SCAQMD’s screening look-up tables are utilized in determining impacts. It should be noted that since the look-up tables identifies thresholds at only 1 acre, 2 acres, and 5 acres. Consistent with SCAQMD guidance, the thresholds presented in Table 3-7 were calculated by interpolating the threshold values for the Project’s disturbance of 3.5-acres.

TABLE 3-7: MAXIMUM DAILY LOCALIZED EMISSIONS THRESHOLDS

Pollutant	Construction Localized Thresholds ¹
NO _x	224 Lbs./day
CO	2,174 Lbs./day
PM ₁₀	14 Lbs./day
PM _{2.5}	9 Lbs./day

¹ PM_{2.5} and PM₁₀ LST based on 3.5 acres of disturbance at 25-meter distance and NO_x and CO LST based on 3.5 acres at 28-meters for SRA 35.

Source: Localized Thresholds presented in this table are based on the SCAQMD Final LST Methodology, July 2008

Localized Construction-Source Emissions

Table 3-8 identifies the localized impacts at the nearest receptor location in the vicinity of the Project. A shown in Table 3-8 local construction emissions would be less than the applicable SCAQMD LSTs.

TABLE 3-8: LOCALIZED SIGNIFICANCE SUMMARY OF CONSTRUCTION

On-Site Site Emissions	Emissions (lbs/day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Maximum Daily Emissions	63.4	72.1	9.6	5.1
SCAQMD Localized Threshold	224	2,174	14	9
Threshold Exceeded?	No	No	No	No

Source: CalEEMod Appendix 3.1.

As stated in Section ES.3, BACM AQ-1 is commitment by the Project to implement feasible dust control measures, including at a minimum applying water to active construction areas 3 times per day, installing track-out devices at access points, and halting operations during high wind events. The Project has committed to use off-road diesel construction equipment used during demolition, site preparation, and grading complies with EPA/CARB Tier 3 emissions standards. Bases on Project modeling, LST impacts would be less than significant.

OPERATIONAL-SOURCE EMISSIONS LST ANALYSIS

Localized Thresholds for Construction Activity

SCAQMD's screening look-up tables are utilized in determining impacts. It should be noted that since the look-up tables identifies thresholds at only 1 acre, 2 acres, and 5 acres. Consistent with SCAQMD guidance, the maximum daily activities are assessed using the 5-acre site since this provides a conservative assessment for the 12.25-acre site. The thresholds are presented in Table 3-9.

TABLE 3-9: MAXIMUM DAILY LOCALIZED EMISSIONS THRESHOLDS

Pollutant	Operational Localized Thresholds ¹
NO _x	224 Lbs./day
CO	2,174 Lbs./day
PM ₁₀	4 Lbs./day
PM _{2.5}	3 Lbs./day

¹ PM_{2.5} and PM₁₀ LST based on 5 acres of disturbance at 25-meter distance and NO_x and CO LST based on 5 acres at 28-meters for SRA 35.

Source: Localized Thresholds presented in this table are based on the SCAQMD Final LST Methodology, July 2008

As shown on Table 3-10 operational emissions will not exceed the LST thresholds for the nearest sensitive receptor. Therefore, the Project will have a less than significant localized impact during operational activity.

TABLE 3-10: LOCALIZED SIGNIFICANCE SUMMARY OF OPERATIONS

Operational Activity	Emissions (lbs/day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Maximum Daily Emissions	5.25	62.57	0.69	0.69
SCAQMD Localized Threshold	224	2,174	4	3
Threshold Exceeded?	No	No	No	No

Source: CalEEMod, Appendix 3.1.

3.7 CO “HOT SPOT” ANALYSIS

As discussed below, the Project would not result in potentially adverse CO concentrations or “hot spots.” Further, detailed modeling of Project-specific CO “hot spots” is not needed to reach this conclusion. An adverse CO concentration, known as a “hot spot”, would occur if an exceedance of the state one-hour standard of 20 ppm or the eight-hour standard of 9 ppm were to occur. At the time of the 1993 Handbook, the SCAB was designated nonattainment under the CAAQS and NAAQS for CO (31).

It has long been recognized that CO hotspots are caused by vehicular emissions, primarily when idling at congested intersections. In response, vehicle emissions standards have become increasingly stringent in the last twenty years. Currently, the allowable CO emissions standard in California is a maximum of 3.4 grams/mile for passenger cars (there are requirements for certain vehicles that are more stringent). With the turnover of older vehicles, introduction of cleaner fuels, and implementation of increasingly sophisticated and efficient emissions control technologies, CO concentration in the SCAB is now designated as attainment, as previously noted in Table 2-3.

To establish a more accurate record of baseline CO concentrations affecting the SCAB, a CO “hot spot” analysis was conducted in 2003 for four busy intersections in Los Angeles at the peak morning and afternoon time periods. This “hot spot” analysis did not predict any violation of CO standards, as shown on Table 3-11.

TABLE 3-11: CO MODEL RESULTS

Intersection Location	CO Concentrations (ppm)		
	Morning 1-hour	Afternoon 1-hour	8-hour
Wilshire Boulevard/Veteran Avenue	4.6	3.5	4.2
Sunset Boulevard/Highland Avenue	4	4.5	3.9
La Cienega Boulevard/Century Boulevard	3.7	3.1	5.8
Long Beach Boulevard/Imperial Highway	3	3.1	9.3

Source: 2003 AQMP, Appendix V: Modeling and Attainment Demonstrations
Notes: Federal 1-hour standard is 35 ppm, and the deferral 8-hour standard is 9.0 ppm.

Based on the SCAQMD’s 2003 AQMP and the 1992 Federal Attainment Plan for Carbon Monoxide (1992 CO Plan), peak CO concentrations in the SCAB were a result of unusual meteorological and

topographical conditions and not a result of traffic volumes and congestion at a particular intersection. As evidence of this, a 9.3 ppm 8-hour CO concentration was measured at the Long Beach Boulevard and Imperial Highway intersection, which was the highest CO generating intersection within the “hot spot” analysis. However, the SCAQMD determined that only 0.7 ppm was attributable to the traffic volumes and congestion at this intersection; the remaining 8.6 ppm were due to the ambient air measurements at the time the 2003 AQMP was prepared (32). In contrast, the ambient 8-hour CO concentration within the Project study area is estimated at 1.0 ppm—1.3 ppm (please refer to previous Table 2-3).

The traffic volumes used in the 2003 AQMP “hot spot” analysis are shown on Table 3-12. The busiest intersection evaluated for AM traffic volumes was at Wilshire Boulevard and Veteran Avenue, which had an AM traffic volume of approximately 8,062 vph (33). The 2003 AQMP calculated that the highest 1-hour concentration for the intersection of Wilshire Boulevard and Veteran Avenue was 4.6 ppm. This indicates that, should the hourly traffic volume increase four times to 32,250 vehicles per hour, CO concentrations (4.6 ppm x 4 = 18.4 ppm) would still not likely exceed the most stringent 1-hour CO standard (20.0 ppm).⁵

TABLE 3-12: TRAFFIC VOLUMES

Intersection Location	Total (AM/PM)				
	Wilshire Boulevard/Veteran Avenue	4,954/2,069	1,830/3,317	721/1,400	560/933
Sunset Boulevard/Highland Avenue	1,417/1,764	1,342/1,540	2,304/1,832	1,551/2,238	6,614/5,374
La Cienega Boulevard/Century Boulevard	2,540/2,243	1,890/2,728	1,384/2,029	821/1,674	6,634/8,674
Long Beach Boulevard/Imperial Highway	1,217/2,020	1,760/1,400	479/944	756/1,150	4,212/5,514

Source: 2003 AQMP

Similar considerations are also employed by other Air Districts when evaluating potential CO concentration impacts. More specifically, the Bay Area Air Quality Management District (BAAQMD) concludes that under existing and future vehicle emission rates, a given project would have to increase traffic volumes at a single intersection by more than 44,000 vehicles per hour (vph) —or 24,000 vph where vertical and/or horizontal air does not mix—in order to generate a significant CO impact (34).

The proposed Project considered herein would generate 5,584 net trips and would not produce the volume of traffic required to generate a CO “hot spot” either in the context of the 2003 Los Angeles hot spot study or based on representative BAAQMD CO threshold considerations. Therefore, CO “hot spots” are not an environmental impact of concern for the proposed Project. Localized air quality impacts related to mobile-source emissions would therefore be less than significant.

⁵ Based on the ratio of the CO standard (20.0 ppm) and the modeled value (4.6 ppm).

3.8 AIR QUALITY MANAGEMENT PLANNING

The Project site is located within the SCAB, which is characterized by relatively poor air quality. The SCAQMD has jurisdiction over an approximately 10,743 square-mile area consisting of the four-county Basin and the Los Angeles County and Riverside County portions of what use to be referred to as the Southeast Desert Air Basin. In these areas, the SCAQMD is principally responsible for air pollution control, and works directly with the SCAG, county transportation commissions, local governments, as well as state and federal agencies to reduce emissions from stationary, mobile, and indirect sources to meet state and federal ambient air quality standards.

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

In March 2017, the AQMD released the Final 2016 AQMP. The 2016 AQMP continues to evaluate current integrated strategies and control measures to meet the NAAQS, as well as explore new and innovative methods to reach its goals. Some of these approaches include utilizing incentive programs, recognizing existing co-benefit programs from other sectors, and developing a strategy with fair-share reductions at the federal, state, and local levels (35). Similar to the 2012 AQMP, the 2016 AQMP incorporates scientific and technological information and planning assumptions, including the 2016 Regional Transportation Plan (RTP)/ Sustainable Communities Strategy (SCS), a planning document that supports the integration of land use and transportation to help the region meet the federal CAA requirements (36). The Project's consistency with the AQMP will be determined using the 2016 AQMP as discussed below.

Criteria for determining consistency with the AQMP are defined in Chapter 12, Section 12.2 and Section 12.3 of the SCAQMD's CEQA Air Quality Handbook (1993) (37). These indicators are discussed below:

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

The violations that Consistency Criterion No. 1 refers to are the CAAQS and NAAQS. CAAQS and NAAQS violations would occur if regional or localized significance thresholds were exceeded.

Construction Impacts – Consistency Criterion 1

Consistency Criterion No. 1 refers to violations of the CAAQS and NAAQS. CAAQS and NAAQS violations would occur if LSTs or regional significance thresholds were exceeded. Based on the analysis herein, the Project's localized construction-source emissions would not exceed applicable regional significance thresholds or LST. As such, the Project is consistent with the AQMP with regard to regional construction-source air quality.

Operational Impacts – Consistency Criterion 1

As evaluated, the Project’s localized operational-source emissions would not exceed applicable localized significance thresholds. As such, the Project would not result in a significant impact with respect to this criterion.

On the basis of the preceding discussion, and the lack of thresholds exceedances the Project is determined to be inconsistent with the first criterion.

Consistency Criterion No. 2: The Project will not exceed the assumptions in the AQMP based on the years of Project build-out phase.

The 2016 AQMP demonstrates that the applicable ambient air quality standards can be achieved within the timeframes required under federal law. Growth projections from local general plans adopted by cities in the SCAB are provided to the SCAG, which uses these to develop and the Regional Housing Needs Assessments (RHNA) for each jurisdiction along with regional population and VMT growth forecasts, which are then used to develop future air quality forecasts for the AQMP. Development consistent with these growth projections is considered to be consistent with the AQMP. Consistency can be evaluated using several methods, including, but not limited to, consistency with a local jurisdiction’s land use designations and consistency with SCAG’s jurisdictional growth projections, such as those in the RHNA.

Construction Impacts – Consistency Criterion 2

Peak day emissions generated by construction activities are largely independent of land use assignments, but rather are a function of development scope and maximum area of disturbance. Irrespective of the site’s land use designation, development of the site to its maximum potential would likely occur, with disturbance of the entire site occurring during construction activities.

Operational Impacts – Consistency Criterion 2

The City of Redlands General Plan designates Site A Commercial and Site B Public/Institutional. The “General Commercial” land use designation permits residential and mixed uses as long as they are consistent with the underlying zoning district (38). The underlying zoning for the Project site is “General Commercial” (C-3), which conditionally allows “residential uses may be combined with nonresidential uses in an existing building or an entirely new building provided...the density permitted shall be that allowed by the R-3 district” (39). As previously stated, the total development is proposed to consist of 723 multifamily residential units (within six 3 to 5 story buildings), and include live/work units with studio, one/two/three-bedroom plans, 39,000 square feet of retail space, 32,000 square feet of restaurant space, 12,222 square feet of office space, and a 2,200 square foot rooftop restaurant. A drug store of approximately 14,500 square feet with drive-through window for the pharmacy is planned for the outparcel site on the south side of Citrus Avenue. These improvements would require code amendments to allow the project to allow greater residential density that allowed under the R-3 zone and a General Plan amendment to change the parcels south of Citrus Avenue from public/institutional to C-3.

While the Project proposes more dwelling units than allowed under the R-3 designation, the proposed Project is consistent with regional growth projections used in SCAG’s RHNA. The RHNA

is mandated by State Housing Law as part of the periodic process of updating local housing elements of the General Plan. RHNA quantifies the need for housing within each jurisdiction during specified planning periods. SCAG has recently completed the 6th cycle RHNA allocation plan which covers the planning period October 2021 through October 2029. It was adopted by SCAG on March 4, 2021. The City of Redlands is projected to need to modify plans to allow for the develop an additional 3,516 dwelling units over this period (40). Over 1,500 units are designated for low or very low-income residents, as the Project proposed to develop affordable units the development will assist the City of Redlands in meeting the regional housing needs and would not be expected to exceed regional growth projections.

Additionally, the Project is a mixed-use development that would result in more efficient use of the area and result in an approximate 44 percent reduction in VMT that would not be realized with standard commercial development. Based on the allowed development at a floor area ratio of 4 to 1 allowed under the current zoning, Site A alone, could be developed with 1.647 million square feet of general commercial uses. Even after discounting for the existing traffic generation, an office development of this scale would generate over 12,500 trips and even accounting for a generous internal capture rate of 15%, the trips would still exceed 10,000. Thus, the Project would not result in greater VMT than would be allowed on both Sites A and B.

On the basis of the preceding discussion, the Project is determined to be consistent with the second criterion.

AQMP Consistency Conclusion

The Project would not result in or cause NAAQS or CAAQS violations, as the Project's construction PM₁₀ LST emissions would not exceed the applicable threshold of significance. As such, the Project is therefore considered to be consistent with the AQMP.

3.9 TOXIC AIR CONTAMINANTS

CONSTRUCTION ACTIVITY

During short-term construction activity, the Project will also result in some diesel particulate matter (DPM) which is a listed carcinogen and toxic air contaminant (TAC) in the State of California. The 2015 Office of Environmental Health Hazard Assessment (OEHHA) revised risk assessment guidelines suggest that construction projects as short as 2-6 months may warrant evaluation. Notwithstanding, based on Urban Crossroad's professional opinion and experience in preparing health risk assessments for development projects, given the distance of the Project from surrounding sensitive receptors, the dominant wind patterns blowing to the northwest away for receptors, and the annual PM_{2.5} emissions from equipment during each year of construction, any DPM generated from construction activity would result in less than significant ground level concentrations of DPM and not result in a significant health risks and no further evaluation is required.

Furthermore, many air districts throughout the state, including the SCAQMD, are currently evaluating the applicability of age sensitivity factors and have not established CEQA guidance.

More specifically in their response to comments received on SCAQMD New Source Review rule, the SCAQMD explicitly states that:

“The Proposed Amended Rules are separate from the CEQA significance thresholds. The SCAQMD staff is currently evaluating how to implement the Revised OEHHA Guidelines under CEQA. The SCAQMD staff will evaluate a variety of options on how to evaluate health risks under the Revised OEHHA Guidelines under CEQA. The SCAQMD staff will conduct public workshops to gather input before bringing recommendations to the Governing Board. In the interim, staff will continue to use the previous guidelines for CEQA determinations.”

OPERATION ACTIVITIES

The project proposes commercial and residential land uses, which are not known emitters of substantial TAC concentrations. The project itself does not include any significant source of TACs that would potentially affect sensitive receptors. Land uses in the vicinity of the project include commercial and residential land uses. These land uses are not typically associated with the emission of TACs. Additionally, as stated in the *Air Quality and Land Use Handbook: A Community Health Perspective* the concern for residential land uses is generally limited to siting new development within 500 feet of a freeway or constructing a new freeway within 500 feet of existing residences. The Project site is located over 15,000 feet from Interstate 10 and exposure of persons on the Project site would be less than significant.

3.10 POTENTIAL IMPACTS TO SENSITIVE RECEPTORS

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

Results of the LST analysis indicate that with application of feasible mitigation, the Project will not exceed the SCAQMD localized significance thresholds during construction. Therefore, sensitive receptors would not be exposed to substantial criteria pollutant concentrations during Project construction, and this is considered a less than significant impact.

Results of the LST analysis indicate that the Project will not exceed the SCAQMD localized significance thresholds during operational activity. Further Project traffic would not create or result in a CO “hotspot.” Therefore, sensitive receptors would not be exposed to substantial pollutant concentrations as the result of Project operations.

3.11 ODORS

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

- Agricultural uses (livestock and farming)
- Wastewater treatment plants
- Food processing plants

- Chemical plants
- Composting operations
- Refineries
- Landfills
- Dairies
- Fiberglass molding facilities

The Project is a mixed commercial and residential development and does not contain land uses typically associated with emitting objectionable odors. Potential odor sources associated with the proposed Project may result from construction equipment exhaust and the application of asphalt and architectural coatings during construction activities and the temporary storage of typical solid waste (refuse) associated with the proposed Project's (long-term operational) uses. Standard construction requirements would minimize odor impacts from construction. The construction odor emissions would be temporary, short-term, and intermittent in nature and would cease upon completion of the respective phase of construction and is thus considered less than significant. It is expected that Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with the City of Redlands solid waste regulations. The proposed Project would also be required to comply with SCAQMD Rule 402 to prevent occurrences of public nuisances. Therefore, odors associated with the proposed Project construction and operations would be less than significant and no mitigation is required (41).

3.12 CUMULATIVE IMPACTS

As previously shown in Table 2-3, the CAAQS designate the Project site as nonattainment for O₃, PM₁₀, and PM_{2.5} while the NAAQS designates the Project site as nonattainment for O₃ and PM_{2.5}.

The AQMD has published a report on how to address cumulative impacts from air pollution: *White Paper on Potential Control Strategies to Address Cumulative Impacts from Air Pollution* (42). In this report the AQMD clearly states (Page D-3):

...the AQMD uses the same significance thresholds for project specific and cumulative impacts for all environmental topics analyzed in an Environmental Assessment or Environmental Impact Report (EIR). The only case where the significance thresholds for project specific and cumulative impacts differ is the Hazard Index (HI) significance threshold for toxic air contaminant (TAC) emissions. The project specific (project increment) significance threshold is HI > 1.0 while the cumulative (facility-wide) is HI > 3.0. It should be noted that the HI is only one of three TAC emission significance thresholds considered (when applicable) in a CEQA analysis. The other two are the maximum individual cancer risk (MICR) and the cancer burden, both of which use the same significance thresholds (MICR of 10 in 1 million and cancer burden of 0.5) for project specific and cumulative impacts.

Projects that exceed the project-specific significance thresholds are considered by the SCAQMD to be cumulatively considerable. This is the reason project-specific and

cumulative significance thresholds are the same. Conversely, projects that do not exceed the project-specific thresholds are generally not considered to be cumulatively significant.

Therefore, this analysis assumes that individual projects that do not generate operational or construction emissions that exceed the SCAQMD's recommended daily thresholds for project-specific impacts would also not cause a cumulatively considerable increase in emissions for those pollutants for which the Basin is in nonattainment, and, therefore, would not be considered to have a significant, adverse air quality impact. Alternatively, individual project-related construction and operational emissions that exceed SCAQMD thresholds for project-specific impacts would be considered cumulatively considerable.

Construction Impacts

The Project-specific evaluation of emissions presented in the preceding analysis demonstrates that Project construction-source air pollutant emissions would not result in exceedances of regional thresholds. Therefore, Project construction-source emissions would be considered less than significant on a project-specific and cumulative basis.

Operational Impacts

Project operational-source VOC, NO_x, and PM₁₀ emissions would not exceed applicable SCAQMD regional thresholds of significance. Therefore, Project operational-source emissions would be considered less than significant on a project-specific and cumulative basis.

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5 CERTIFICATIONS

The contents of this air study report represent an accurate depiction of the environmental impacts associated with the proposed State Street Village Project. The information contained in this air quality impact assessment report is based on the best available data at the time of preparation. If you have any questions, please contact me directly at (619) 788-1971.

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EDUCATION

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California Polytechnic State University, Pomona • June 2000

PROFESSIONAL AFFILIATIONS

ASA – Acoustical Society of America
APA – American Planning Association
AWMA – Air and Waste Management Association

PROFESSIONAL CERTIFICATIONS

HARP Model Training – Bluescape Environmental • 2004
Air Dispersion Modeling – Lakes Environmental • 2008
2007
AB2588 Regulatory Standards – Trinity Consultants • November 2006
Air Dispersion Modeling – Lakes Environmental • June 2006

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**APPENDIX 3.1:
CALEEMOD EMISSIONS MODEL OUTPUTS**

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State Street Village - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

**State Street Village
South Coast AQMD Air District, Summer**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	12.22	1000sqft	0.28	12,222.00	0
Enclosed Parking with Elevator	612.00	Space	0.00	244,800.00	0
Enclosed Parking with Elevator	412.00	Space	0.00	164,800.00	0
Enclosed Parking with Elevator	232.00	Space	0.00	92,800.00	0
Fast Food Restaurant w/o Drive Thru	16.00	1000sqft	0.37	16,000.00	0
High Turnover (Sit Down Restaurant)	16.00	1000sqft	0.37	16,000.00	0
Quality Restaurant	2.20	1000sqft	0.05	2,200.00	0
Apartments Mid Rise	723.00	Dwelling Unit	9.95	723,000.00	2068
Free-Standing Discount Superstore	14.50	1000sqft	0.33	14,500.00	0
Strip Mall	39.00	1000sqft	0.90	39,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	9			Operational Year	2026
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	390.98	CH4 Intensity (lb/MW hr)	0.033	N2O Intensity (lb/MW hr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Based on a total acreage of 12.25 parking all underground

Construction Phase - Based on Project Applicant and Contractor

State Street Village - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Off-road Equipment - 8-hour work day

Off-road Equipment - 8-hour work day

Off-road Equipment - Increased equipmnet for schedule

Off-road Equipment - Tractors/Backhoe/Loaders removed and replaced with crawler tractors of same hp and load factor to account for dust generation, increased equipment due to schedule

Off-road Equipment -

Off-road Equipment - Tractors/Backhoe/Loaders removed and replaced with crawler tractors of same hp and load factor to account for dust generation

Trips and VMT -

Demolition -

Grading -

Architectural Coating -

Vehicle Trips - Based on TIA

Woodstoves - Per applicant no fire places or wood stoves

Area Coating -

Water And Wastewater - 20% indoor water reduction to account for CalGreen require plumbing fixtures flow rates, which are 20% less than the 2000 data in CalEEMod

Construction Off-road Equipment Mitigation - Rule 403 water 3x daily and trackout/street sweeping

Fleet Mix -

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	CleanPavedRoadPercentReduction	0	46
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	6.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	5.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	6.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstructionPhase	NumDays	20.00 54	84.00

State Street Village - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblConstructionPhase	NumDays	10.00	125.00
tblConstructionPhase	NumDays	30.00	130.00
tblConstructionPhase	NumDays	300.00	865.00
tblConstructionPhase	NumDays	20.00	125.00
tblConstructionPhase	NumDays	20.00	125.00
tblFireplaces	NumberGas	614.55	0.00
tblFireplaces	NumberNoFireplace	72.30	723.00
tblFireplaces	NumberWood	36.15	0.00
tblGrading	MaterialExported	0.00	49,000.00
tblLandUse	LandUseSquareFeet	12,220.00	12,222.00
tblLandUse	LotAcreage	2.09	0.00
tblLandUse	LotAcreage	3.71	0.00
tblLandUse	LotAcreage	5.51	0.00
tblLandUse	LotAcreage	19.03	9.95
tblOffRoadEquipment	HorsePower	212.00	97.00
tblOffRoadEquipment	HorsePower	212.00	97.00
tblOffRoadEquipment	LoadFactor	0.43	0.37
tblOffRoadEquipment	LoadFactor	0.43	0.37
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	5.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	3.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	3.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblVehicleTrips	ST_TR	4.91	0.56
tblVehicleTrips	ST_TR	696.00	79.66
tblVehicleTrips	ST_TR	63.94	15.74
tblVehicleTrips	ST_TR	2.21	0.26

State Street Village - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblVehicleTrips	ST_TR	122.40	14.05
tblVehicleTrips	ST_TR	90.04	10.25
tblVehicleTrips	ST_TR	42.04	8.76
tblVehicleTrips	SU_TR	4.09	0.47
tblVehicleTrips	SU_TR	500.00	57.22
tblVehicleTrips	SU_TR	55.96	13.78
tblVehicleTrips	SU_TR	0.70	0.08
tblVehicleTrips	SU_TR	142.64	16.37
tblVehicleTrips	SU_TR	71.97	8.19
tblVehicleTrips	SU_TR	20.43	4.26
tblVehicleTrips	WD_TR	5.44	0.62
tblVehicleTrips	WD_TR	346.23	39.63
tblVehicleTrips	WD_TR	50.70	12.48
tblVehicleTrips	WD_TR	9.74	1.15
tblVehicleTrips	WD_TR	112.18	12.88
tblVehicleTrips	WD_TR	83.84	9.55
tblVehicleTrips	WD_TR	44.32	9.23
tblWater	IndoorWaterUseRate	47,106,360.52	37,685,088.42
tblWater	IndoorWaterUseRate	4,856,539.40	3,885,231.52
tblWater	IndoorWaterUseRate	1,074,051.56	859,241.25
tblWater	IndoorWaterUseRate	2,171,906.40	1,737,525.12
tblWater	IndoorWaterUseRate	4,856,539.40	3,885,231.52
tblWater	IndoorWaterUseRate	667,774.17	534,219.34
tblWater	IndoorWaterUseRate	2,888,828.34	2,311,062.67
tblWoodstoves	NumberCatalytic	36.15	0.00
tblWoodstoves	NumberNoncatalytic	36.15	0.00

2.0 Emissions Summary

State Street Village - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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	8.5494	84.5048	57.8765	0.1232	28.6473	4.3054	32.9527	11.4907	3.9863	15.4770	0.0000	12,143.9908	12,143.9908	2.9773	0.2970	12,306.9377
2023	11.9313	115.8420	100.7783	0.2722	43.0674	5.3979	47.6738	17.0518	4.9891	21.3074	0.0000	27,443.3203	27,443.3203	5.2440	1.1525	27,897.7617
2024	4.0449	22.3125	44.8678	0.1333	9.7002	0.7400	10.4402	2.5981	0.6949	3.2930	0.0000	13,659.2386	13,659.2386	0.9462	0.6544	13,877.9086
2025	3.7851	21.0758	43.0681	0.1302	9.7002	0.6462	10.3464	2.5981	0.6068	3.2049	0.0000	13,414.0139	13,414.0139	0.9269	0.6355	13,626.5697
2026	49.9618	31.2820	63.4742	0.1692	11.5781	1.1403	12.7183	3.0962	1.0669	4.1630	0.0000	17,336.6785	17,336.6785	1.6774	0.6495	17,572.1695
Maximum	49.9618	115.8420	100.7783	0.2722	43.0674	5.3979	47.6738	17.0518	4.9891	21.3074	0.0000	27,443.3203	27,443.3203	5.2440	1.1525	27,897.7617

State Street Village - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

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	4.3005	59.0166	63.3984	0.1232	11.4094	2.6606	14.0699	4.5543	2.5932	7.1475	0.0000	12,143.9908	12,143.9908	2.9773	0.2970	12,306.9377
2023	7.9119	93.8137	109.3033	0.2722	19.2280	3.9169	22.6129	7.3995	3.8348	10.6858	0.0000	27,443.3202	27,443.3202	5.2440	1.1525	27,897.7617
2024	4.0449	22.3125	44.8678	0.1333	5.9024	0.7400	6.6424	1.6659	0.6949	2.3608	0.0000	13,659.2386	13,659.2386	0.9462	0.6544	13,877.9086
2025	3.7851	21.0758	43.0681	0.1302	5.9024	0.6462	6.5486	1.6659	0.6068	2.2728	0.0000	13,414.0138	13,414.0138	0.9269	0.6355	13,626.5696
2026	49.9618	31.2820	63.4742	0.1692	7.0293	1.1403	8.1696	1.9796	1.0669	3.0465	0.0000	17,336.6785	17,336.6785	1.6774	0.6495	17,572.1695
Maximum	49.9618	93.8137	109.3033	0.2722	19.2280	3.9169	22.6129	7.3995	3.8348	10.6858	0.0000	27,443.3202	27,443.3202	5.2440	1.1525	27,897.7617

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	10.56	17.28	-4.53	0.00	51.83	25.56	49.14	53.13	22.46	46.23	0.00	0.00	0.00	0.00	0.00	0.00

State Street Village - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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	19.8052	0.6877	59.7300	3.1600e-003		0.3312	0.3312		0.3312	0.3312	0.0000	107.7001	107.7001	0.1036	0.0000	110.2906
Energy	0.5182	4.5584	2.8404	0.0283		0.3580	0.3580		0.3580	0.3580		5,652.7460	5,652.7460	0.1083	0.1036	5,686.3374
Mobile	5.7442	5.1074	48.2753	0.1031	11.3607	0.0748	11.4355	3.0275	0.0696	3.0971		10,848.0868	10,848.0868	0.7207	0.4746	11,007.5295
Total	26.0676	10.3534	110.8457	0.1345	11.3607	0.7640	12.1247	3.0275	0.7587	3.7862	0.0000	16,608.5329	16,608.5329	0.9326	0.5782	16,804.1576

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	19.8052	0.6877	59.7300	3.1600e-003		0.3312	0.3312		0.3312	0.3312	0.0000	107.7001	107.7001	0.1036	0.0000	110.2906
Energy	0.5182	4.5584	2.8404	0.0283		0.3580	0.3580		0.3580	0.3580		5,652.7460	5,652.7460	0.1083	0.1036	5,686.3374
Mobile	5.7442	5.1074	48.2753	0.1031	11.3607	0.0748	11.4355	3.0275	0.0696	3.0971		10,848.0868	10,848.0868	0.7207	0.4746	11,007.5295
Total	26.0676	10.3534	110.8457	0.1345	11.3607	0.7640	12.1247	3.0275	0.7587	3.7862	0.0000	16,608.5329	16,608.5329	0.9326	0.5782	16,804.1576

State Street Village - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	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	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	11/1/2022	2/24/2023	5	84	
2	Site Preparation	Site Preparation	12/5/2022	5/26/2023	5	125	
3	Grading	Grading	1/2/2023	6/30/2023	5	130	
4	Building Construction	Building Construction	3/6/2023	6/26/2026	5	865	
5	Paving	Paving	1/5/2026	6/26/2026	5	125	
6	Architectural Coating	Architectural Coating	1/5/2026	6/26/2026	5	125	

Acres of Grading (Site Preparation Phase): 437.5

Acres of Grading (Grading Phase): 520

Acres of Paving: 0

Residential Indoor: 1,464,075; Residential Outdoor: 488,025; Non-Residential Indoor: 149,883; Non-Residential Outdoor: 49,961; Striped Parking Area: 30,144 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	2	8.00	81	0.73
Demolition	Excavators	5	8.00	158	0.38
Demolition	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Crawler Tractors	4	8.00	97	0.37
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
			60		

State Street Village - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Grading	Crawler Tractors	2	8.00	97	0.37
Grading	Excavators	3	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	8.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	12	30.00	0.00	2,274.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	9	23.00	0.00	6,125.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	767.00	176.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	153.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Water Exposed Area

State Street Village - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Clean Paved Roads

3.2 Demolition - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					5.8593	0.0000	5.8593	0.8871	0.0000	0.8871			0.0000			0.0000
Off-Road	4.2388	40.8682	34.3510	0.0639		1.9820	1.9820		1.8475	1.8475		6,166.511 7	6,166.511 7	1.6757		6,208.403 6
Total	4.2388	40.8682	34.3510	0.0639	5.8593	1.9820	7.8413	0.8871	1.8475	2.7346		6,166.511 7	6,166.511 7	1.6757		6,208.403 6

State Street Village - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2022

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	0.1144	4.2237	1.0094	0.0164	0.4735	0.0353	0.5088	0.1298	0.0338	0.1636		1,797.1116	1,797.1116	0.0965	0.2853	1,884.5404
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1033	0.0727	1.1451	3.0300e-003	0.3353	2.0000e-003	0.3373	0.0889	1.8400e-003	0.0908		308.7442	308.7442	8.0200e-003	7.3400e-003	311.1317
Total	0.2177	4.2964	2.1545	0.0194	0.8089	0.0373	0.8462	0.2187	0.0356	0.2544		2,105.8558	2,105.8558	0.1046	0.2926	2,195.6721

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.2851	0.0000	2.2851	0.3460	0.0000	0.3460			0.0000			0.0000
Off-Road	2.6186	32.0477	38.3083	0.0639		1.4779	1.4779		1.4374	1.4374	0.0000	6,166.5117	6,166.5117	1.6757		6,208.4036
Total	2.6186	32.0477	38.3083	0.0639	2.2851	1.4779	3.7630	0.3460	1.4374	1.7833	0.0000	6,166.5117	6,166.5117	1.6757		6,208.4036

State Street Village - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2022

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	0.1144	4.2237	1.0094	0.0164	0.3089	0.0353	0.3442	0.0894	0.0338	0.1232		1,797.1116	1,797.1116	0.0965	0.2853	1,884.5404
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1033	0.0727	1.1451	3.0300e-003	0.2012	2.0000e-003	0.2032	0.0560	1.8400e-003	0.0579		308.7442	308.7442	8.0200e-003	7.3400e-003	311.1317
Total	0.2177	4.2964	2.1545	0.0194	0.5101	0.0373	0.5474	0.1454	0.0356	0.1810		2,105.8558	2,105.8558	0.1046	0.2926	2,195.6721

3.2 Demolition - 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					
Fugitive Dust					5.8593	0.0000	5.8593	0.8871	0.0000	0.8871			0.0000			0.0000
Off-Road	3.6648	34.2931	32.9226	0.0640		1.5983	1.5983		1.4910	1.4910		6,166.8617	6,166.8617	1.6695		6,208.5999
Total	3.6648	34.2931	32.9226	0.0640	5.8593	1.5983	7.4576	0.8871	1.4910	2.3781		6,166.8617	6,166.8617	1.6695		6,208.5999

State Street Village - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2023

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	0.0583	3.2610	0.9171	0.0155	0.4735	0.0247	0.4982	0.1298	0.0236	0.1534		1,701.3323	1,701.3323	0.0946	0.2703	1,784.2439
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0958	0.0643	1.0552	2.9400e-003	0.3353	1.8900e-003	0.3372	0.0889	1.7400e-003	0.0907		300.5998	300.5998	7.2000e-003	6.7800e-003	302.8003
Total	0.1542	3.3253	1.9723	0.0184	0.8089	0.0266	0.8355	0.2187	0.0254	0.2441		2,001.9320	2,001.9320	0.1018	0.2771	2,087.0442

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.2851	0.0000	2.2851	0.3460	0.0000	0.3460			0.0000			0.0000
Off-Road	2.4254	29.8502	37.9428	0.0640		1.3390	1.3390		1.3061	1.3061	0.0000	6,166.8617	6,166.8617	1.6695		6,208.5999
Total	2.4254	29.8502	37.9428	0.0640	2.2851	1.3390	3.6241	0.3460	1.3061	1.6521	0.0000	6,166.8617	6,166.8617	1.6695		6,208.5999

State Street Village - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2023

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	0.0583	3.2610	0.9171	0.0155	0.3089	0.0247	0.3336	0.0894	0.0236	0.1130		1,701.3323	1,701.3323	0.0946	0.2703	1,784.2439
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0958	0.0643	1.0552	2.9400e-003	0.2012	1.8900e-003	0.2031	0.0560	1.7400e-003	0.0578		300.5998	300.5998	7.2000e-003	6.7800e-003	302.8003
Total	0.1542	3.3253	1.9723	0.0184	0.5101	0.0266	0.5367	0.1454	0.0254	0.1708		2,001.9320	2,001.9320	0.1018	0.2771	2,087.0442

3.3 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					21.7780	0.0000	21.7780	10.3315	0.0000	10.3315			0.0000			0.0000
Off-Road	4.0309	39.2966	20.6839	0.0380		2.2849	2.2849		2.1021	2.1021		3,686.3768	3,686.3768	1.1923		3,716.1830
Total	4.0309	39.2966	20.6839	0.0380	21.7780	2.2849	24.0629	10.3315	2.1021	12.4336		3,686.3768	3,686.3768	1.1923		3,716.1830

State Street Village - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Site Preparation - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0620	0.0436	0.6871	1.8200e-003	0.2012	1.2000e-003	0.2024	0.0534	1.1100e-003	0.0545		185.2465	185.2465	4.8100e-003	4.4000e-003	186.6790
Total	0.0620	0.0436	0.6871	1.8200e-003	0.2012	1.2000e-003	0.2024	0.0534	1.1100e-003	0.0545		185.2465	185.2465	4.8100e-003	4.4000e-003	186.6790

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					8.4934	0.0000	8.4934	4.0293	0.0000	4.0293			0.0000			0.0000
Off-Road	1.4022	22.6289	22.2486	0.0380		1.1442	1.1442		1.1191	1.1191	0.0000	3,686.3768	3,686.3768	1.1923		3,716.1830
Total	1.4022	22.6289	22.2486	0.0380	8.4934	1.1442	9.6376	4.0293	1.1191	5.1484	0.0000	3,686.3768	3,686.3768	1.1923		3,716.1830

State Street Village - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Site Preparation - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0620	0.0436	0.6871	1.8200e-003	0.1207	1.2000e-003	0.1219	0.0336	1.1100e-003	0.0347		185.2465	185.2465	4.8100e-003	4.4000e-003	186.6790
Total	0.0620	0.0436	0.6871	1.8200e-003	0.1207	1.2000e-003	0.1219	0.0336	1.1100e-003	0.0347		185.2465	185.2465	4.8100e-003	4.4000e-003	186.6790

3.3 Site Preparation - 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					
Fugitive Dust					21.7780	0.0000	21.7780	10.3315	0.0000	10.3315			0.0000			0.0000
Off-Road	3.4666	33.4389	19.1668	0.0380		1.9067	1.9067		1.7542	1.7542		3,686.6162	3,686.6162	1.1923		3,716.4244
Total	3.4666	33.4389	19.1668	0.0380	21.7780	1.9067	23.6847	10.3315	1.7542	12.0856		3,686.6162	3,686.6162	1.1923		3,716.4244

State Street Village - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Site Preparation - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0575	0.0386	0.6331	1.7600e-003	0.2012	1.1300e-003	0.2023	0.0534	1.0400e-003	0.0544		180.3599	180.3599	4.3200e-003	4.0700e-003	181.6802
Total	0.0575	0.0386	0.6331	1.7600e-003	0.2012	1.1300e-003	0.2023	0.0534	1.0400e-003	0.0544		180.3599	180.3599	4.3200e-003	4.0700e-003	181.6802

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					8.4934	0.0000	8.4934	4.0293	0.0000	4.0293			0.0000			0.0000
Off-Road	1.2878	21.3790	21.8919	0.0380		1.0719	1.0719		1.0526	1.0526	0.0000	3,686.6162	3,686.6162	1.1923		3,716.4244
Total	1.2878	21.3790	21.8919	0.0380	8.4934	1.0719	9.5653	4.0293	1.0526	5.0819	0.0000	3,686.6162	3,686.6162	1.1923		3,716.4244

State Street Village - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Site Preparation - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0575	0.0386	0.6331	1.7600e-003	0.1207	1.1300e-003	0.1219	0.0336	1.0400e-003	0.0347		180.3599	180.3599	4.3200e-003	4.0700e-003	181.6802
Total	0.0575	0.0386	0.6331	1.7600e-003	0.1207	1.1300e-003	0.1219	0.0336	1.0400e-003	0.0347		180.3599	180.3599	4.3200e-003	4.0700e-003	181.6802

3.4 Grading - 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					
Fugitive Dust					10.3067	0.0000	10.3067	3.7747	0.0000	3.7747			0.0000			0.0000
Off-Road	3.9140	39.0216	31.7702	0.0672		1.8206	1.8206		1.6750	1.6750		6,511.2374	6,511.2374	2.1059		6,563.8841
Total	3.9140	39.0216	31.7702	0.0672	10.3067	1.8206	12.1274	3.7747	1.6750	5.4497		6,511.2374	6,511.2374	2.1059		6,563.8841

State Street Village - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2023

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	0.1015	5.6754	1.5961	0.0269	0.8241	0.0430	0.8671	0.2259	0.0411	0.2670		2,961.0157	2,961.0157	0.1646	0.4704	3,105.3159
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0735	0.0493	0.8090	2.2500e-003	0.2571	1.4500e-003	0.2585	0.0682	1.3300e-003	0.0695		230.4598	230.4598	5.5200e-003	5.2000e-003	232.1469
Total	0.1750	5.7247	2.4051	0.0292	1.0812	0.0445	1.1257	0.2941	0.0425	0.3366		3,191.4755	3,191.4755	0.1701	0.4756	3,337.4628

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					4.0196	0.0000	4.0196	1.4721	0.0000	1.4721			0.0000			0.0000
Off-Road	2.0734	33.4960	37.5700	0.0672		1.4339	1.4339		1.4072	1.4072	0.0000	6,511.2374	6,511.2374	2.1059		6,563.8841
Total	2.0734	33.4960	37.5700	0.0672	4.0196	1.4339	5.4535	1.4721	1.4072	2.8794	0.0000	6,511.2374	6,511.2374	2.1059		6,563.8841

State Street Village - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2023

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	0.1015	5.6754	1.5961	0.0269	0.5376	0.0430	0.5806	0.1556	0.0411	0.1967		2,961.0157	2,961.0157	0.1646	0.4704	3,105.3159
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0735	0.0493	0.8090	2.2500e-003	0.1543	1.4500e-003	0.1557	0.0429	1.3300e-003	0.0443		230.4598	230.4598	5.5200e-003	5.2000e-003	232.1469
Total	0.1750	5.7247	2.4051	0.0292	0.6919	0.0445	0.7363	0.1985	0.0425	0.2410		3,191.4755	3,191.4755	0.1701	0.4756	3,337.4628

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6735	15.4377	17.3101	0.0288		0.7481	0.7481		0.7029	0.7029		2,738.1535	2,738.1535	0.6670		2,754.8288
Total	1.6735	15.4377	17.3101	0.0288		0.7481	0.7481		0.7029	0.7029		2,738.1535	2,738.1535	0.6670		2,754.8288

State Street Village - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.1946	6.3888	2.5152	0.0320	1.1270	0.0372	1.1642	0.3245	0.0356	0.3601		3,450.144 2	3,450.144 2	0.1160	0.4995	3,601.886 5
Worker	2.4502	1.6444	26.9779	0.0751	8.5733	0.0483	8.6215	2.2737	0.0444	2.3181		7,685.333 5	7,685.333 5	0.1840	0.1734	7,741.594 9
Total	2.6448	8.0332	29.4932	0.1071	9.7002	0.0855	9.7857	2.5981	0.0800	2.6782		11,135.47 77	11,135.47 77	0.2999	0.6728	11,343.48 14

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	1.6735	15.4377	17.3101	0.0288		0.7481	0.7481		0.7029	0.7029	0.0000	2,738.153 5	2,738.153 5	0.6670		2,754.828 8
Total	1.6735	15.4377	17.3101	0.0288		0.7481	0.7481		0.7029	0.7029	0.0000	2,738.153 5	2,738.153 5	0.6670		2,754.828 8

State Street Village - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.1946	6.3888	2.5152	0.0320	0.7577	0.0372	0.7949	0.2338	0.0356	0.2694		3,450.144 2	3,450.144 2	0.1160	0.4995	3,601.886 5
Worker	2.4502	1.6444	26.9779	0.0751	5.1447	0.0483	5.1930	1.4321	0.0444	1.4766		7,685.333 5	7,685.333 5	0.1840	0.1734	7,741.594 9
Total	2.6448	8.0332	29.4932	0.1071	5.9024	0.0855	5.9879	1.6659	0.0800	1.7460		11,135.47 77	11,135.47 77	0.2999	0.6728	11,343.48 14

3.5 Building Construction - 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	1.5670	14.4249	17.2270	0.0288		0.6565	0.6565		0.6166	0.6166		2,738.712 4	2,738.712 4	0.6635		2,755.300 9
Total	1.5670	14.4249	17.2270	0.0288		0.6565	0.6565		0.6166	0.6166		2,738.712 4	2,738.712 4	0.6635		2,755.300 9

State Street Village - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.1900	6.4179	2.4739	0.0316	1.1270	0.0373	1.1643	0.3245	0.0357	0.3601		3,400.5108	3,400.5108	0.1160	0.4930	3,550.3282
Worker	2.2878	1.4698	25.1669	0.0729	8.5733	0.0463	8.6195	2.2737	0.0426	2.3163		7,520.0155	7,520.0155	0.1667	0.1614	7,572.2795
Total	2.4779	7.8876	27.6408	0.1045	9.7002	0.0836	9.7838	2.5981	0.0783	2.6764		10,920.5262	10,920.5262	0.2826	0.6544	11,122.6078

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	1.5670	14.4249	17.2270	0.0288		0.6565	0.6565		0.6166	0.6166	0.0000	2,738.7123	2,738.7123	0.6635		2,755.3009
Total	1.5670	14.4249	17.2270	0.0288		0.6565	0.6565		0.6166	0.6166	0.0000	2,738.7123	2,738.7123	0.6635		2,755.3009

State Street Village - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.1900	6.4179	2.4739	0.0316	0.7577	0.0373	0.7950	0.2338	0.0357	0.2695		3,400.5108	3,400.5108	0.1160	0.4930	3,550.3282
Worker	2.2878	1.4698	25.1669	0.0729	5.1447	0.0463	5.1910	1.4321	0.0426	1.4747		7,520.0155	7,520.0155	0.1667	0.1614	7,572.2795
Total	2.4779	7.8876	27.6408	0.1045	5.9024	0.0836	5.9860	1.6659	0.0783	1.7442		10,920.5262	10,920.5262	0.2826	0.6544	11,122.6078

3.5 Building Construction - 2025

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	1.4560	13.3663	17.1378	0.0289		0.5647	0.5647		0.5304	0.5304		2,739.5986	2,739.5986	0.6602		2,756.1030
Total	1.4560	13.3663	17.1378	0.0289		0.5647	0.5647		0.5304	0.5304		2,739.5986	2,739.5986	0.6602		2,756.1030

State Street Village - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2025

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.1858	6.3875	2.4366	0.0310	1.1270	0.0374	1.1644	0.3245	0.0358	0.3603		3,338.5309	3,338.5309	0.1163	0.4846	3,485.8452
Worker	2.1432	1.3220	23.4936	0.0704	8.5733	0.0441	8.6174	2.2737	0.0406	2.3143		7,335.8844	7,335.8844	0.1504	0.1509	7,384.6215
Total	2.3291	7.7095	25.9302	0.1014	9.7002	0.0816	9.7818	2.5981	0.0764	2.6745		10,674.4153	10,674.4153	0.2668	0.6355	10,870.4667

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	1.4560	13.3663	17.1378	0.0289		0.5647	0.5647		0.5304	0.5304	0.0000	2,739.5986	2,739.5986	0.6602		2,756.1029
Total	1.4560	13.3663	17.1378	0.0289		0.5647	0.5647		0.5304	0.5304	0.0000	2,739.5986	2,739.5986	0.6602		2,756.1029

State Street Village - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2025

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.1858	6.3875	2.4366	0.0310	0.7577	0.0374	0.7951	0.2338	0.0358	0.2696		3,338.5309	3,338.5309	0.1163	0.4846	3,485.8452
Worker	2.1432	1.3220	23.4936	0.0704	5.1447	0.0441	5.1889	1.4321	0.0406	1.4727		7,335.8844	7,335.8844	0.1504	0.1509	7,384.6215
Total	2.3291	7.7095	25.9302	0.1014	5.9024	0.0816	5.9840	1.6659	0.0764	1.7424		10,674.4153	10,674.4153	0.2668	0.6355	10,870.4667

3.5 Building Construction - 2026

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	1.4560	13.3663	17.1378	0.0289		0.5647	0.5647		0.5304	0.5304		2,739.5986	2,739.5986	0.6602		2,756.1030
Total	1.4560	13.3663	17.1378	0.0289		0.5647	0.5647		0.5304	0.5304		2,739.5986	2,739.5986	0.6602		2,756.1030

State Street Village - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2026

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.1821	6.3423	2.4072	0.0304	1.1270	0.0373	1.1643	0.3245	0.0357	0.3602		3,275.919 2	3,275.919 2	0.1165	0.4760	3,420.670 2
Worker	2.0186	1.2013	22.0986	0.0683	8.5733	0.0419	8.6152	2.2737	0.0386	2.3123		7,168.908 2	7,168.908 2	0.1366	0.1424	7,214.748 8
Total	2.2007	7.5436	24.5058	0.0986	9.7002	0.0792	9.7795	2.5981	0.0743	2.6724		10,444.82 75	10,444.82 75	0.2532	0.6183	10,635.41 90

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	1.4560	13.3663	17.1378	0.0289		0.5647	0.5647		0.5304	0.5304	0.0000	2,739.598 6	2,739.598 6	0.6602		2,756.102 9
Total	1.4560	13.3663	17.1378	0.0289		0.5647	0.5647		0.5304	0.5304	0.0000	2,739.598 6	2,739.598 6	0.6602		2,756.102 9

State Street Village - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2026

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.1821	6.3423	2.4072	0.0304	0.7577	0.0373	0.7950	0.2338	0.0357	0.2695		3,275.919 2	3,275.919 2	0.1165	0.4760	3,420.670 2
Worker	2.0186	1.2013	22.0986	0.0683	5.1447	0.0419	5.1866	1.4321	0.0386	1.4707		7,168.908 2	7,168.908 2	0.1366	0.1424	7,214.748 8
Total	2.2007	7.5436	24.5058	0.0986	5.9024	0.0792	5.9816	1.6659	0.0743	1.7402		10,444.82 75	10,444.82 75	0.2532	0.6183	10,635.41 90

3.6 Paving - 2026

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	0.9152	8.5816	14.5780	0.0228		0.4185	0.4185		0.3850	0.3850		2,206.745 2	2,206.745 2	0.7137		2,224.587 8
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.9152	8.5816	14.5780	0.0228		0.4185	0.4185		0.3850	0.3850		2,206.745 2	2,206.745 2	0.7137		2,224.587 8

State Street Village - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Paving - 2026

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0395	0.0235	0.4322	1.3300e-003	0.1677	8.2000e-004	0.1685	0.0445	7.5000e-004	0.0452		140.2003	140.2003	2.6700e-003	2.7800e-003	141.0968
Total	0.0395	0.0235	0.4322	1.3300e-003	0.1677	8.2000e-004	0.1685	0.0445	7.5000e-004	0.0452		140.2003	140.2003	2.6700e-003	2.7800e-003	141.0968

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	0.9152	8.5816	14.5780	0.0228		0.4185	0.4185		0.3850	0.3850	0.0000	2,206.7452	2,206.7452	0.7137		2,224.5878
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.9152	8.5816	14.5780	0.0228		0.4185	0.4185		0.3850	0.3850	0.0000	2,206.7452	2,206.7452	0.7137		2,224.5878

State Street Village - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Paving - 2026

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0395	0.0235	0.4322	1.3300e-003	0.1006	8.2000e-004	0.1014	0.0280	7.5000e-004	0.0288		140.2003	140.2003	2.6700e-003	2.7800e-003	141.0968
Total	0.0395	0.0235	0.4322	1.3300e-003	0.1006	8.2000e-004	0.1014	0.0280	7.5000e-004	0.0288		140.2003	140.2003	2.6700e-003	2.7800e-003	141.0968

3.7 Architectural Coating - 2026

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	44.7199					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2278	1.5273	2.4122	3.9600e-003		0.0687	0.0687		0.0687	0.0687		375.2641	375.2641	0.0205		375.7758
Total	44.9477	1.5273	2.4122	3.9600e-003		0.0687	0.0687		0.0687	0.0687		375.2641	375.2641	0.0205		375.7758

State Street Village - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2026

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.4027	0.2396	4.4082	0.0136	1.7102	8.3600e-003	1.7185	0.4536	7.7000e-003	0.4612		1,430.0430	1,430.0430	0.0273	0.0284	1,439.1872
Total	0.4027	0.2396	4.4082	0.0136	1.7102	8.3600e-003	1.7185	0.4536	7.7000e-003	0.4612		1,430.0430	1,430.0430	0.0273	0.0284	1,439.1872

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	44.7199					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2278	1.5273	2.4122	3.9600e-003		0.0687	0.0687		0.0687	0.0687	0.0000	375.2641	375.2641	0.0205		375.7758
Total	44.9477	1.5273	2.4122	3.9600e-003		0.0687	0.0687		0.0687	0.0687	0.0000	375.2641	375.2641	0.0205		375.7758

State Street Village - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2026

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.4027	0.2396	4.4082	0.0136	1.0263	8.3600e-003	1.0346	0.2857	7.7000e-003	0.2934		1,430.0430	1,430.0430	0.0273	0.0284	1,439.1872
Total	0.4027	0.2396	4.4082	0.0136	1.0263	8.3600e-003	1.0346	0.2857	7.7000e-003	0.2934		1,430.0430	1,430.0430	0.0273	0.0284	1,439.1872

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

State Street Village - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	5.7442	5.1074	48.2753	0.1031	11.3607	0.0748	11.4355	3.0275	0.0696	3.0971		10,848.0868	10,848.0868	0.7207	0.4746	11,007.5295
Unmitigated	5.7442	5.1074	48.2753	0.1031	11.3607	0.0748	11.4355	3.0275	0.0696	3.0971		10,848.0868	10,848.0868	0.7207	0.4746	11,007.5295

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	448.26	404.88	339.81	1,457,654	1,457,654
Enclosed Parking with Elevator	0.00	0.00	0.00		
Enclosed Parking with Elevator	0.00	0.00	0.00		
Enclosed Parking with Elevator	0.00	0.00	0.00		
Fast Food Restaurant w/o Drive Thru	634.08	1,274.56	915.52	1,386,866	1,386,866
Free-Standing Discount Superstore	180.96	228.23	199.81	360,541	360,541
General Office Building	14.05	3.18	0.98	34,249	34,249
High Turnover (Sit Down Restaurant)	206.08	224.80	261.92	295,368	295,368
Quality Restaurant	21.01	22.55	18.02	29,615	29,615
Strip Mall	359.97	341.64	166.14	627,212	627,212
Total	1,864.41	2,499.84	1,902.20	4,191,506	4,191,506

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	85 0.00	0	0	0

State Street Village - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Fast Food Restaurant w/o Drive	16.60	8.40	6.90	1.50	79.50	19.00	51	37	12
Free-Standing Discount	16.60	8.40	6.90	13.20	67.80	19.00	47.5	35.5	17
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Quality Restaurant	16.60	8.40	6.90	12.00	69.00	19.00	38	18	44
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.540893	0.062748	0.186142	0.127785	0.023768	0.006610	0.012333	0.009205	0.000817	0.000491	0.024860	0.000754	0.003594
Enclosed Parking with Elevator	0.540893	0.062748	0.186142	0.127785	0.023768	0.006610	0.012333	0.009205	0.000817	0.000491	0.024860	0.000754	0.003594
Fast Food Restaurant w/o Drive Thru	0.540893	0.062748	0.186142	0.127785	0.023768	0.006610	0.012333	0.009205	0.000817	0.000491	0.024860	0.000754	0.003594
Free-Standing Discount Superstore	0.540893	0.062748	0.186142	0.127785	0.023768	0.006610	0.012333	0.009205	0.000817	0.000491	0.024860	0.000754	0.003594
General Office Building	0.540893	0.062748	0.186142	0.127785	0.023768	0.006610	0.012333	0.009205	0.000817	0.000491	0.024860	0.000754	0.003594
High Turnover (Sit Down Restaurant)	0.540893	0.062748	0.186142	0.127785	0.023768	0.006610	0.012333	0.009205	0.000817	0.000491	0.024860	0.000754	0.003594
Quality Restaurant	0.540893	0.062748	0.186142	0.127785	0.023768	0.006610	0.012333	0.009205	0.000817	0.000491	0.024860	0.000754	0.003594
Strip Mall	0.540893	0.062748	0.186142	0.127785	0.023768	0.006610	0.012333	0.009205	0.000817	0.000491	0.024860	0.000754	0.003594

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

State Street Village - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.5182	4.5584	2.8404	0.0283		0.3580	0.3580		0.3580	0.3580		5,652.7460	5,652.7460	0.1083	0.1036	5,686.3374
NaturalGas Unmitigated	0.5182	4.5584	2.8404	0.0283		0.3580	0.3580		0.3580	0.3580		5,652.7460	5,652.7460	0.1083	0.1036	5,686.3374

State Street Village - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	25882.6	0.2791	2.3853	1.0150	0.0152		0.1929	0.1929		0.1929	0.1929		3,045.0103	3,045.0103	0.0584	0.0558	3,063.1053
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	10096.7	0.1089	0.9899	0.8315	5.9400e-003		0.0752	0.0752		0.0752	0.0752		1,187.8421	1,187.8421	0.0228	0.0218	1,194.9008
Free-Standing Discount Superstore	64.7534	7.0000e-004	6.3500e-003	5.3300e-003	4.0000e-005		4.8000e-004	4.8000e-004		4.8000e-004	4.8000e-004		7.6181	7.6181	1.5000e-004	1.4000e-004	7.6633
General Office Building	345.23	3.7200e-003	0.0339	0.0284	2.0000e-004		2.5700e-003	2.5700e-003		2.5700e-003	2.5700e-003		40.6153	40.6153	7.8000e-004	7.4000e-004	40.8566
High Turnover (Sit Down Restaurant)	10096.7	0.1089	0.9899	0.8315	5.9400e-003		0.0752	0.0752		0.0752	0.0752		1,187.8421	1,187.8421	0.0228	0.0218	1,194.9008
Quality Restaurant	1388.29	0.0150	0.1361	0.1143	8.2000e-004		0.0103	0.0103		0.0103	0.0103		163.3283	163.3283	3.1300e-003	2.9900e-003	164.2989
Strip Mall	174.164	1.8800e-003	0.0171	0.0143	1.0000e-004		1.3000e-003	1.3000e-003		1.3000e-003	1.3000e-003		20.4899	20.4899	3.9000e-004	3.8000e-004	20.6117
Total		0.5182	4.5584	2.8404	0.0283		0.3580	0.3580		0.3580	0.3580		5,652.7460	5,652.7460	0.1084	0.1036	5,686.3374

State Street Village - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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					
Apartments Mid Rise	25.8826	0.2791	2.3853	1.0150	0.0152		0.1929	0.1929		0.1929	0.1929		3,045.0103	3,045.0103	0.0584	0.0558	3,063.1053
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	10.0967	0.1089	0.9899	0.8315	5.9400e-003		0.0752	0.0752		0.0752	0.0752		1,187.8421	1,187.8421	0.0228	0.0218	1,194.9008
Free-Standing Discount Superstore	0.0647534	7.0000e-004	6.3500e-003	5.3300e-003	4.0000e-005		4.8000e-004	4.8000e-004		4.8000e-004	4.8000e-004		7.6181	7.6181	1.5000e-004	1.4000e-004	7.6633
General Office Building	0.34523	3.7200e-003	0.0339	0.0284	2.0000e-004		2.5700e-003	2.5700e-003		2.5700e-003	2.5700e-003		40.6153	40.6153	7.8000e-004	7.4000e-004	40.8566
High Turnover (Sit Down Restaurant)	10.0967	0.1089	0.9899	0.8315	5.9400e-003		0.0752	0.0752		0.0752	0.0752		1,187.8421	1,187.8421	0.0228	0.0218	1,194.9008
Quality Restaurant	1.38829	0.0150	0.1361	0.1143	8.2000e-004		0.0103	0.0103		0.0103	0.0103		163.3283	163.3283	3.1300e-003	2.9900e-003	164.2989
Strip Mall	0.174164	1.8800e-003	0.0171	0.0143	1.0000e-004		1.3000e-003	1.3000e-003		1.3000e-003	1.3000e-003		20.4899	20.4899	3.9000e-004	3.8000e-004	20.6117
Total		0.5182	4.5584	2.8404	0.0283		0.3580	0.3580		0.3580	0.3580		5,652.7460	5,652.7460	0.1084	0.1036	5,686.3374

6.0 Area Detail

6.1 Mitigation Measures Area

State Street Village - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	19.8052	0.6877	59.7300	3.1600e-003		0.3312	0.3312		0.3312	0.3312	0.0000	107.7001	107.7001	0.1036	0.0000	110.2906
Unmitigated	19.8052	0.6877	59.7300	3.1600e-003		0.3312	0.3312		0.3312	0.3312	0.0000	107.7001	107.7001	0.1036	0.0000	110.2906

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	1.5315					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	16.4718					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.8019	0.6877	59.7300	3.1600e-003		0.3312	0.3312		0.3312	0.3312		107.7001	107.7001	0.1036		110.2906
Total	19.8053	0.6877	59.7300	3.1600e-003		0.3312	0.3312		0.3312	0.3312	0.0000	107.7001	107.7001	0.1036	0.0000	110.2906

State Street Village - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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	1.5315					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	16.4718					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.8019	0.6877	59.7300	3.1600e-003		0.3312	0.3312		0.3312	0.3312		107.7001	107.7001	0.1036		110.2906
Total	19.8053	0.6877	59.7300	3.1600e-003		0.3312	0.3312		0.3312	0.3312	0.0000	107.7001	107.7001	0.1036	0.0000	110.2906

7.0 Water Detail

7.1 Mitigation Measures Water

State Street Village - South Coast AQMD Air District, Summer

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

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

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

Equipment Type	Number
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11.0 Vegetation

State Street Village - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

State Street Village
South Coast AQMD Air District, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	12.22	1000sqft	0.28	12,222.00	0
Enclosed Parking with Elevator	612.00	Space	0.00	244,800.00	0
Enclosed Parking with Elevator	412.00	Space	0.00	164,800.00	0
Enclosed Parking with Elevator	232.00	Space	0.00	92,800.00	0
Fast Food Restaurant w/o Drive Thru	16.00	1000sqft	0.37	16,000.00	0
High Turnover (Sit Down Restaurant)	16.00	1000sqft	0.37	16,000.00	0
Quality Restaurant	2.20	1000sqft	0.05	2,200.00	0
Apartments Mid Rise	723.00	Dwelling Unit	9.95	723,000.00	2068
Free-Standing Discount Superstore	14.50	1000sqft	0.33	14,500.00	0
Strip Mall	39.00	1000sqft	0.90	39,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	9			Operational Year	2026
Utility Company	Southern California Edison				
CO2 Intensity (lb/MW hr)	390.98	CH4 Intensity (lb/MW hr)	0.033	N2O Intensity (lb/MW hr)	0.004

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Based on a total acreage of 12.25 parking all underground

Construction Phase - Based on Project Applicant and Contractor

State Street Village - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Off-road Equipment - 8-hour work day

Off-road Equipment - 8-hour work day

Off-road Equipment - Increased equipmnet for schedule

Off-road Equipment - Tractors/Backhoe/Loaders removed and replaced with crawler tractors of same hp and load factor to account for dust generation, increased equipment due to schedule

Off-road Equipment -

Off-road Equipment - Tractors/Backhoe/Loaders removed and replaced with crawler tractors of same hp and load factor to account for dust generation

Trips and VMT -

Demolition -

Grading -

Architectural Coating -

Vehicle Trips - Based on TIA

Woodstoves - Per applicant no fire places or wood stoves

Area Coating -

Water And Wastewater - 20% indoor water reduction to account for CalGreen require plumbing fixtures flow rates, which are 20% less than the 2000 data in CalEEMod

Construction Off-road Equipment Mitigation - Rule 403 water 3x daily and trackout/street sweeping

Fleet Mix -

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	CleanPavedRoadPercentReduction	0	46
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	6.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	5.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	6.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstEquipMitigation	Tier	No Change	Tier 3
tblConstructionPhase	NumDays	20.00 94	84.00

State Street Village - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblConstructionPhase	NumDays	10.00	125.00
tblConstructionPhase	NumDays	30.00	130.00
tblConstructionPhase	NumDays	300.00	865.00
tblConstructionPhase	NumDays	20.00	125.00
tblConstructionPhase	NumDays	20.00	125.00
tblFireplaces	NumberGas	614.55	0.00
tblFireplaces	NumberNoFireplace	72.30	723.00
tblFireplaces	NumberWood	36.15	0.00
tblGrading	MaterialExported	0.00	49,000.00
tblLandUse	LandUseSquareFeet	12,220.00	12,222.00
tblLandUse	LotAcreage	2.09	0.00
tblLandUse	LotAcreage	3.71	0.00
tblLandUse	LotAcreage	5.51	0.00
tblLandUse	LotAcreage	19.03	9.95
tblOffRoadEquipment	HorsePower	212.00	97.00
tblOffRoadEquipment	HorsePower	212.00	97.00
tblOffRoadEquipment	LoadFactor	0.43	0.37
tblOffRoadEquipment	LoadFactor	0.43	0.37
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	5.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	3.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	3.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblVehicleTrips	ST_TR	4.91	0.56
tblVehicleTrips	ST_TR	696.00	79.66
tblVehicleTrips	ST_TR	63.94	15.74
tblVehicleTrips	ST_TR	2.21	0.26

State Street Village - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

tblVehicleTrips	ST_TR	122.40	14.05
tblVehicleTrips	ST_TR	90.04	10.25
tblVehicleTrips	ST_TR	42.04	8.76
tblVehicleTrips	SU_TR	4.09	0.47
tblVehicleTrips	SU_TR	500.00	57.22
tblVehicleTrips	SU_TR	55.96	13.78
tblVehicleTrips	SU_TR	0.70	0.08
tblVehicleTrips	SU_TR	142.64	16.37
tblVehicleTrips	SU_TR	71.97	8.19
tblVehicleTrips	SU_TR	20.43	4.26
tblVehicleTrips	WD_TR	5.44	0.62
tblVehicleTrips	WD_TR	346.23	39.63
tblVehicleTrips	WD_TR	50.70	12.48
tblVehicleTrips	WD_TR	9.74	1.15
tblVehicleTrips	WD_TR	112.18	12.88
tblVehicleTrips	WD_TR	83.84	9.55
tblVehicleTrips	WD_TR	44.32	9.23
tblWater	IndoorWaterUseRate	47,106,360.52	37,685,088.42
tblWater	IndoorWaterUseRate	4,856,539.40	3,885,231.52
tblWater	IndoorWaterUseRate	1,074,051.56	859,241.25
tblWater	IndoorWaterUseRate	2,171,906.40	1,737,525.12
tblWater	IndoorWaterUseRate	4,856,539.40	3,885,231.52
tblWater	IndoorWaterUseRate	667,774.17	534,219.34
tblWater	IndoorWaterUseRate	2,888,828.34	2,311,062.67
tblWoodstoves	NumberCatalytic	36.15	0.00
tblWoodstoves	NumberNoncatalytic	36.15	0.00

2.0 Emissions Summary

State Street Village - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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	8.5549	84.7013	57.7196	0.1229	28.6473	4.3055	32.9528	11.4907	3.9864	15.4771	0.0000	12,115.9287	12,115.9287	2.9773	0.2979	12,279.1222
2023	12.0596	116.2822	98.1821	0.2677	43.0674	5.3980	47.6741	17.0518	4.9892	21.3076	0.0000	26,983.0400	26,983.0400	5.2436	1.1655	27,441.3879
2024	4.1709	22.7679	42.5666	0.1291	9.7002	0.7402	10.4404	2.5981	0.6950	3.2932	0.0000	13,229.3356	13,229.3356	0.9481	0.6655	13,451.3419
2025	3.9094	21.5158	40.9387	0.1262	9.7002	0.6464	10.3466	2.5981	0.6070	3.2051	0.0000	12,995.3180	12,995.3180	0.9288	0.6458	13,210.9973
2026	50.1140	31.7330	61.0316	0.1644	11.5781	1.1405	12.7185	3.0962	1.0670	4.1631	0.0000	16,837.0808	16,837.0808	1.6799	0.6611	17,076.0872
Maximum	50.1140	116.2822	98.1821	0.2677	43.0674	5.3980	47.6741	17.0518	4.9892	21.3076	0.0000	26,983.0400	26,983.0400	5.2436	1.1655	27,441.3879

State Street Village - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

2.1 Overall Construction (Maximum Daily Emission)

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	4.3059	59.2131	63.2415	0.1229	11.4094	2.6606	14.0700	4.5543	2.5933	7.1476	0.0000	12,115.9287	12,115.9287	2.9773	0.2979	12,279.1222
2023	8.0403	94.2539	106.7071	0.2677	19.2280	3.9171	22.6132	7.3995	3.8349	10.6860	0.0000	26,983.0400	26,983.0400	5.2436	1.1655	27,441.3879
2024	4.1709	22.7679	42.5666	0.1291	5.9024	0.7402	6.6426	1.6659	0.6950	2.3610	0.0000	13,229.3356	13,229.3356	0.9481	0.6655	13,451.3419
2025	3.9094	21.5158	40.9387	0.1262	5.9024	0.6464	6.5488	1.6659	0.6070	2.2729	0.0000	12,995.3180	12,995.3180	0.9288	0.6458	13,210.9973
2026	50.1140	31.7330	61.0316	0.1644	7.0293	1.1405	8.1697	1.9796	1.0670	3.0466	0.0000	16,837.0808	16,837.0808	1.6799	0.6611	17,076.0872
Maximum	50.1140	94.2539	106.7071	0.2677	19.2280	3.9171	22.6132	7.3995	3.8349	10.6860	0.0000	26,983.0400	26,983.0400	5.2436	1.1655	27,441.3879

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	10.49	17.15	-4.68	0.00	51.83	25.56	49.14	53.13	22.45	46.23	0.00	0.00	0.00	0.00	0.00	0.00

State Street Village - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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	19.8052	0.6877	59.7300	3.1600e-003		0.3312	0.3312		0.3312	0.3312	0.0000	107.7001	107.7001	0.1036	0.0000	110.2906
Energy	0.5182	4.5584	2.8404	0.0283		0.3580	0.3580		0.3580	0.3580		5,652.7460	5,652.7460	0.1083	0.1036	5,686.3374
Mobile	5.4674	5.4863	47.6337	0.0984	11.3607	0.0749	11.4355	3.0275	0.0696	3.0971		10,356.3406	10,356.3406	0.7499	0.4934	10,522.1322
Total	25.7908	10.7323	110.2041	0.1298	11.3607	0.7640	12.1247	3.0275	0.7588	3.7863	0.0000	16,116.7866	16,116.7866	0.9619	0.5971	16,318.7603

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	19.8052	0.6877	59.7300	3.1600e-003		0.3312	0.3312		0.3312	0.3312	0.0000	107.7001	107.7001	0.1036	0.0000	110.2906
Energy	0.5182	4.5584	2.8404	0.0283		0.3580	0.3580		0.3580	0.3580		5,652.7460	5,652.7460	0.1083	0.1036	5,686.3374
Mobile	5.4674	5.4863	47.6337	0.0984	11.3607	0.0749	11.4355	3.0275	0.0696	3.0971		10,356.3406	10,356.3406	0.7499	0.4934	10,522.1322
Total	25.7908	10.7323	110.2041	0.1298	11.3607	0.7640	12.1247	3.0275	0.7588	3.7863	0.0000	16,116.7866	16,116.7866	0.9619	0.5971	16,318.7603

State Street Village - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	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	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	11/1/2022	2/24/2023	5	84	
2	Site Preparation	Site Preparation	12/5/2022	5/26/2023	5	125	
3	Grading	Grading	1/2/2023	6/30/2023	5	130	
4	Building Construction	Building Construction	3/6/2023	6/26/2026	5	865	
5	Paving	Paving	1/5/2026	6/26/2026	5	125	
6	Architectural Coating	Architectural Coating	1/5/2026	6/26/2026	5	125	

Acres of Grading (Site Preparation Phase): 437.5

Acres of Grading (Grading Phase): 520

Acres of Paving: 0

Residential Indoor: 1,464,075; Residential Outdoor: 488,025; Non-Residential Indoor: 149,883; Non-Residential Outdoor: 49,961; Striped Parking Area: 30,144 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	2	8.00	81	0.73
Demolition	Excavators	5	8.00	158	0.38
Demolition	Rubber Tired Dozers	3	8.00	247	0.40
Site Preparation	Crawler Tractors	4	8.00	97	0.37
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
			100		

State Street Village - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Grading	Crawler Tractors	2	8.00	97	0.37
Grading	Excavators	3	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	2	8.00	367	0.48
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	8.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	12	30.00	0.00	2,274.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	9	23.00	0.00	6,125.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	767.00	176.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	153.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Water Exposed Area

State Street Village - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

Clean Paved Roads

3.2 Demolition - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					5.8593	0.0000	5.8593	0.8871	0.0000	0.8871			0.0000			0.0000
Off-Road	4.2388	40.8682	34.3510	0.0639		1.9820	1.9820		1.8475	1.8475		6,166.511 7	6,166.511 7	1.6757		6,208.403 6
Total	4.2388	40.8682	34.3510	0.0639	5.8593	1.9820	7.8413	0.8871	1.8475	2.7346		6,166.511 7	6,166.511 7	1.6757		6,208.403 6

State Street Village - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2022

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	0.1112	4.4093	1.0284	0.0164	0.4735	0.0354	0.5089	0.1298	0.0339	0.1637		1,797.773 6	1,797.773 6	0.0964	0.2854	1,885.231 3
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1087	0.0795	1.0352	2.8600e-003	0.3353	2.0000e-003	0.3373	0.0889	1.8400e-003	0.0908		290.7916	290.7916	8.1100e-003	7.7900e-003	293.3152
Total	0.2199	4.4888	2.0636	0.0193	0.8089	0.0374	0.8462	0.2187	0.0357	0.2544		2,088.565 2	2,088.565 2	0.1045	0.2932	2,178.546 5

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.2851	0.0000	2.2851	0.3460	0.0000	0.3460			0.0000			0.0000
Off-Road	2.6186	32.0477	38.3083	0.0639		1.4779	1.4779		1.4374	1.4374	0.0000	6,166.511 7	6,166.511 7	1.6757		6,208.403 6
Total	2.6186	32.0477	38.3083	0.0639	2.2851	1.4779	3.7630	0.3460	1.4374	1.7833	0.0000	6,166.511 7	6,166.511 7	1.6757		6,208.403 6

State Street Village - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2022

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	0.1112	4.4093	1.0284	0.0164	0.3089	0.0354	0.3443	0.0894	0.0339	0.1232		1,797.7736	1,797.7736	0.0964	0.2854	1,885.2313
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1087	0.0795	1.0352	2.8600e-003	0.2012	2.0000e-003	0.2032	0.0560	1.8400e-003	0.0579		290.7916	290.7916	8.1100e-003	7.7900e-003	293.3152
Total	0.2199	4.4888	2.0636	0.0193	0.5101	0.0374	0.5475	0.1454	0.0357	0.1811		2,088.5652	2,088.5652	0.1045	0.2932	2,178.5465

3.2 Demolition - 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					
Fugitive Dust					5.8593	0.0000	5.8593	0.8871	0.0000	0.8871			0.0000			0.0000
Off-Road	3.6648	34.2931	32.9226	0.0640		1.5983	1.5983		1.4910	1.4910		6,166.8617	6,166.8617	1.6695		6,208.5999
Total	3.6648	34.2931	32.9226	0.0640	5.8593	1.5983	7.4576	0.8871	1.4910	2.3781		6,166.8617	6,166.8617	1.6695		6,208.5999

State Street Village - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2023

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	0.0544	3.4164	0.9305	0.0155	0.4735	0.0248	0.4983	0.1298	0.0237	0.1535		1,703.2487	1,703.2487	0.0944	0.2706	1,786.2470
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1012	0.0703	0.9549	2.7700e-003	0.3353	1.8900e-003	0.3372	0.0889	1.7400e-003	0.0907		283.1547	283.1547	7.3000e-003	7.1900e-003	285.4804
Total	0.1556	3.4867	1.8854	0.0183	0.8089	0.0267	0.8355	0.2187	0.0254	0.2442		1,986.4033	1,986.4033	0.1017	0.2778	2,071.7274

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					2.2851	0.0000	2.2851	0.3460	0.0000	0.3460			0.0000			0.0000
Off-Road	2.4254	29.8502	37.9428	0.0640		1.3390	1.3390		1.3061	1.3061	0.0000	6,166.8617	6,166.8617	1.6695		6,208.5999
Total	2.4254	29.8502	37.9428	0.0640	2.2851	1.3390	3.6241	0.3460	1.3061	1.6521	0.0000	6,166.8617	6,166.8617	1.6695		6,208.5999

State Street Village - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.2 Demolition - 2023

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	0.0544	3.4164	0.9305	0.0155	0.3089	0.0248	0.3336	0.0894	0.0237	0.1131		1,703.2487	1,703.2487	0.0944	0.2706	1,786.2470
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1012	0.0703	0.9549	2.7700e-003	0.2012	1.8900e-003	0.2031	0.0560	1.7400e-003	0.0578		283.1547	283.1547	7.3000e-003	7.1900e-003	285.4804
Total	0.1556	3.4867	1.8854	0.0183	0.5101	0.0267	0.5368	0.1454	0.0254	0.1708		1,986.4033	1,986.4033	0.1017	0.2778	2,071.7274

3.3 Site Preparation - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					21.7780	0.0000	21.7780	10.3315	0.0000	10.3315			0.0000			0.0000
Off-Road	4.0309	39.2966	20.6839	0.0380		2.2849	2.2849		2.1021	2.1021		3,686.3768	3,686.3768	1.1923		3,716.1830
Total	4.0309	39.2966	20.6839	0.0380	21.7780	2.2849	24.0629	10.3315	2.1021	12.4336		3,686.3768	3,686.3768	1.1923		3,716.1830

State Street Village - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Site Preparation - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0652	0.0477	0.6211	1.7200e-003	0.2012	1.2000e-003	0.2024	0.0534	1.1100e-003	0.0545		174.4750	174.4750	4.8700e-003	4.6700e-003	175.9891
Total	0.0652	0.0477	0.6211	1.7200e-003	0.2012	1.2000e-003	0.2024	0.0534	1.1100e-003	0.0545		174.4750	174.4750	4.8700e-003	4.6700e-003	175.9891

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					8.4934	0.0000	8.4934	4.0293	0.0000	4.0293			0.0000			0.0000
Off-Road	1.4022	22.6289	22.2486	0.0380		1.1442	1.1442		1.1191	1.1191	0.0000	3,686.3768	3,686.3768	1.1923		3,716.1830
Total	1.4022	22.6289	22.2486	0.0380	8.4934	1.1442	9.6376	4.0293	1.1191	5.1484	0.0000	3,686.3768	3,686.3768	1.1923		3,716.1830

State Street Village - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Site Preparation - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0652	0.0477	0.6211	1.7200e-003	0.1207	1.2000e-003	0.1219	0.0336	1.1100e-003	0.0347		174.4750	174.4750	4.8700e-003	4.6700e-003	175.9891
Total	0.0652	0.0477	0.6211	1.7200e-003	0.1207	1.2000e-003	0.1219	0.0336	1.1100e-003	0.0347		174.4750	174.4750	4.8700e-003	4.6700e-003	175.9891

3.3 Site Preparation - 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					
Fugitive Dust					21.7780	0.0000	21.7780	10.3315	0.0000	10.3315			0.0000			0.0000
Off-Road	3.4666	33.4389	19.1668	0.0380		1.9067	1.9067		1.7542	1.7542		3,686.6162	3,686.6162	1.1923		3,716.4244
Total	3.4666	33.4389	19.1668	0.0380	21.7780	1.9067	23.6847	10.3315	1.7542	12.0856		3,686.6162	3,686.6162	1.1923		3,716.4244

State Street Village - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Site Preparation - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0607	0.0422	0.5730	1.6600e-003	0.2012	1.1300e-003	0.2023	0.0534	1.0400e-003	0.0544		169.8928	169.8928	4.3800e-003	4.3200e-003	171.2882
Total	0.0607	0.0422	0.5730	1.6600e-003	0.2012	1.1300e-003	0.2023	0.0534	1.0400e-003	0.0544		169.8928	169.8928	4.3800e-003	4.3200e-003	171.2882

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					8.4934	0.0000	8.4934	4.0293	0.0000	4.0293			0.0000			0.0000
Off-Road	1.2878	21.3790	21.8919	0.0380		1.0719	1.0719		1.0526	1.0526	0.0000	3,686.6162	3,686.6162	1.1923		3,716.4244
Total	1.2878	21.3790	21.8919	0.0380	8.4934	1.0719	9.5653	4.0293	1.0526	5.0819	0.0000	3,686.6162	3,686.6162	1.1923		3,716.4244

State Street Village - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.3 Site Preparation - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0607	0.0422	0.5730	1.6600e-003	0.1207	1.1300e-003	0.1219	0.0336	1.0400e-003	0.0347		169.8928	169.8928	4.3800e-003	4.3200e-003	171.2882
Total	0.0607	0.0422	0.5730	1.6600e-003	0.1207	1.1300e-003	0.1219	0.0336	1.0400e-003	0.0347		169.8928	169.8928	4.3800e-003	4.3200e-003	171.2882

3.4 Grading - 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					
Fugitive Dust					10.3067	0.0000	10.3067	3.7747	0.0000	3.7747			0.0000			0.0000
Off-Road	3.9140	39.0216	31.7702	0.0672		1.8206	1.8206		1.6750	1.6750		6,511.2374	6,511.2374	2.1059		6,563.8841
Total	3.9140	39.0216	31.7702	0.0672	10.3067	1.8206	12.1274	3.7747	1.6750	5.4497		6,511.2374	6,511.2374	2.1059		6,563.8841

State Street Village - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2023

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	0.0947	5.9459	1.6194	0.0270	0.8241	0.0431	0.8672	0.2259	0.0412	0.2671		2,964.3510	2,964.3510	0.1643	0.4710	3,108.8022
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0776	0.0539	0.7321	2.1200e-003	0.2571	1.4500e-003	0.2585	0.0682	1.3300e-003	0.0695		217.0853	217.0853	5.5900e-003	5.5100e-003	218.8683
Total	0.1723	5.9998	2.3515	0.0291	1.0812	0.0445	1.1258	0.2941	0.0426	0.3366		3,181.4362	3,181.4362	0.1698	0.4765	3,327.6705

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					4.0196	0.0000	4.0196	1.4721	0.0000	1.4721			0.0000			0.0000
Off-Road	2.0734	33.4960	37.5700	0.0672		1.4339	1.4339		1.4072	1.4072	0.0000	6,511.2374	6,511.2374	2.1059		6,563.8841
Total	2.0734	33.4960	37.5700	0.0672	4.0196	1.4339	5.4535	1.4721	1.4072	2.8794	0.0000	6,511.2374	6,511.2374	2.1059		6,563.8841

State Street Village - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.4 Grading - 2023

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	0.0947	5.9459	1.6194	0.0270	0.5376	0.0431	0.5807	0.1556	0.0412	0.1968		2,964.3510	2,964.3510	0.1643	0.4710	3,108.8022
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0776	0.0539	0.7321	2.1200e-003	0.1543	1.4500e-003	0.1557	0.0429	1.3300e-003	0.0443		217.0853	217.0853	5.5900e-003	5.5100e-003	218.8683
Total	0.1723	5.9998	2.3515	0.0291	0.6919	0.0445	0.7364	0.1985	0.0426	0.2411		3,181.4362	3,181.4362	0.1698	0.4765	3,327.6705

3.5 Building Construction - 2023

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.6735	15.4377	17.3101	0.0288		0.7481	0.7481		0.7029	0.7029		2,738.1535	2,738.1535	0.6670		2,754.8288
Total	1.6735	15.4377	17.3101	0.0288		0.7481	0.7481		0.7029	0.7029		2,738.1535	2,738.1535	0.6670		2,754.8288

State Street Village - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2023

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.1863	6.7057	2.5964	0.0321	1.1270	0.0374	1.1644	0.3245	0.0358	0.3602		3,456.382 2	3,456.382 2	0.1154	0.5008	3,608.509 7
Worker	2.5863	1.7983	24.4143	0.0707	8.5733	0.0483	8.6215	2.2737	0.0444	2.3181		7,239.321 7	7,239.321 7	0.1865	0.1839	7,298.782 2
Total	2.7726	8.5039	27.0107	0.1028	9.7002	0.0857	9.7859	2.5981	0.0802	2.6784		10,695.70 38	10,695.70 38	0.3019	0.6847	10,907.29 19

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	1.6735	15.4377	17.3101	0.0288		0.7481	0.7481		0.7029	0.7029	0.0000	2,738.153 5	2,738.153 5	0.6670		2,754.828 8
Total	1.6735	15.4377	17.3101	0.0288		0.7481	0.7481		0.7029	0.7029	0.0000	2,738.153 5	2,738.153 5	0.6670		2,754.828 8

State Street Village - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2023

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.1863	6.7057	2.5964	0.0321	0.7577	0.0374	0.7951	0.2338	0.0358	0.2696		3,456.382 2	3,456.382 2	0.1154	0.5008	3,608.509 7
Worker	2.5863	1.7983	24.4143	0.0707	5.1447	0.0483	5.1930	1.4321	0.0444	1.4766		7,239.321 7	7,239.321 7	0.1865	0.1839	7,298.782 2
Total	2.7726	8.5039	27.0107	0.1028	5.9024	0.0857	5.9881	1.6659	0.0802	1.7462		10,695.70 38	10,695.70 38	0.3019	0.6847	10,907.29 19

3.5 Building Construction - 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	1.5670	14.4249	17.2270	0.0288		0.6565	0.6565		0.6166	0.6166		2,738.712 4	2,738.712 4	0.6635		2,755.300 9
Total	1.5670	14.4249	17.2270	0.0288		0.6565	0.6565		0.6166	0.6166		2,738.712 4	2,738.712 4	0.6635		2,755.300 9

State Street Village - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2024

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.1815	6.7363	2.5539	0.0316	1.1270	0.0375	1.1644	0.3245	0.0359	0.3603		3,406.760 1	3,406.760 1	0.1154	0.4943	3,556.952 7
Worker	2.4224	1.6067	22.7856	0.0687	8.5733	0.0463	8.6195	2.2737	0.0426	2.3163		7,083.863 1	7,083.863 1	0.1691	0.1711	7,139.088 4
Total	2.6038	8.3430	25.3395	0.1003	9.7002	0.0838	9.7840	2.5981	0.0784	2.6766		10,490.62 32	10,490.62 32	0.2846	0.6655	10,696.04 10

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	1.5670	14.4249	17.2270	0.0288		0.6565	0.6565		0.6166	0.6166	0.0000	2,738.712 3	2,738.712 3	0.6635		2,755.300 9
Total	1.5670	14.4249	17.2270	0.0288		0.6565	0.6565		0.6166	0.6166	0.0000	2,738.712 3	2,738.712 3	0.6635		2,755.300 9

State Street Village - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2024

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.1815	6.7363	2.5539	0.0316	0.7577	0.0375	0.7952	0.2338	0.0359	0.2697		3,406.760 1	3,406.760 1	0.1154	0.4943	3,556.952 7
Worker	2.4224	1.6067	22.7856	0.0687	5.1447	0.0463	5.1910	1.4321	0.0426	1.4747		7,083.863 1	7,083.863 1	0.1691	0.1711	7,139.088 4
Total	2.6038	8.3430	25.3395	0.1003	5.9024	0.0838	5.9862	1.6659	0.0784	1.7444		10,490.62 32	10,490.62 32	0.2846	0.6655	10,696.04 10

3.5 Building Construction - 2025

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	1.4560	13.3663	17.1378	0.0289		0.5647	0.5647		0.5304	0.5304		2,739.598 6	2,739.598 6	0.6602		2,756.103 0
Total	1.4560	13.3663	17.1378	0.0289		0.5647	0.5647		0.5304	0.5304		2,739.598 6	2,739.598 6	0.6602		2,756.103 0

State Street Village - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2025

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.1772	6.7047	2.5157	0.0310	1.1270	0.0376	1.1646	0.3245	0.0360	0.3604		3,344.7588	3,344.7588	0.1158	0.4859	3,492.4386
Worker	2.2762	1.4448	21.2852	0.0663	8.5733	0.0441	8.6174	2.2737	0.0406	2.3143		6,910.9606	6,910.9606	0.1529	0.1600	6,962.4558
Total	2.4534	8.1495	23.8009	0.0973	9.7002	0.0817	9.7819	2.5981	0.0766	2.6747		10,255.7194	10,255.7194	0.2687	0.6458	10,454.8944

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	1.4560	13.3663	17.1378	0.0289		0.5647	0.5647		0.5304	0.5304	0.0000	2,739.5986	2,739.5986	0.6602		2,756.1029
Total	1.4560	13.3663	17.1378	0.0289		0.5647	0.5647		0.5304	0.5304	0.0000	2,739.5986	2,739.5986	0.6602		2,756.1029

State Street Village - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2025

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.1772	6.7047	2.5157	0.0310	0.7577	0.0376	0.7953	0.2338	0.0360	0.2698		3,344.7588	3,344.7588	0.1158	0.4859	3,492.4386
Worker	2.2762	1.4448	21.2852	0.0663	5.1447	0.0441	5.1889	1.4321	0.0406	1.4727		6,910.9606	6,910.9606	0.1529	0.1600	6,962.4558
Total	2.4534	8.1495	23.8009	0.0973	5.9024	0.0817	5.9841	1.6659	0.0766	1.7425		10,255.7194	10,255.7194	0.2687	0.6458	10,454.8944

3.5 Building Construction - 2026

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	1.4560	13.3663	17.1378	0.0289		0.5647	0.5647		0.5304	0.5304		2,739.5986	2,739.5986	0.6602		2,756.1030
Total	1.4560	13.3663	17.1378	0.0289		0.5647	0.5647		0.5304	0.5304		2,739.5986	2,739.5986	0.6602		2,756.1030

State Street Village - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2026

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.1733	6.6578	2.4852	0.0304	1.1270	0.0375	1.1644	0.3245	0.0359	0.3603		3,282.1106	3,282.1106	0.1160	0.4772	3,427.2185
Worker	2.1507	1.3125	20.0309	0.0643	8.5733	0.0419	8.6152	2.2737	0.0386	2.3123		6,753.9989	6,753.9989	0.1391	0.1509	6,802.4305
Total	2.3240	7.9702	22.5161	0.0947	9.7002	0.0794	9.7796	2.5981	0.0744	2.6726		10,036.1095	10,036.1095	0.2551	0.6281	10,229.6489

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	1.4560	13.3663	17.1378	0.0289		0.5647	0.5647		0.5304	0.5304	0.0000	2,739.5986	2,739.5986	0.6602		2,756.1029
Total	1.4560	13.3663	17.1378	0.0289		0.5647	0.5647		0.5304	0.5304	0.0000	2,739.5986	2,739.5986	0.6602		2,756.1029

State Street Village - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.5 Building Construction - 2026

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.1733	6.6578	2.4852	0.0304	0.7577	0.0375	0.7952	0.2338	0.0359	0.2697		3,282.1106	3,282.1106	0.1160	0.4772	3,427.2185
Worker	2.1507	1.3125	20.0309	0.0643	5.1447	0.0419	5.1866	1.4321	0.0386	1.4707		6,753.9989	6,753.9989	0.1391	0.1509	6,802.4305
Total	2.3240	7.9702	22.5161	0.0947	5.9024	0.0794	5.9818	1.6659	0.0744	1.7404		10,036.1095	10,036.1095	0.2551	0.6281	10,229.6489

3.6 Paving - 2026

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	0.9152	8.5816	14.5780	0.0228		0.4185	0.4185		0.3850	0.3850		2,206.7452	2,206.7452	0.7137		2,224.5878
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.9152	8.5816	14.5780	0.0228		0.4185	0.4185		0.3850	0.3850		2,206.7452	2,206.7452	0.7137		2,224.5878

State Street Village - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Paving - 2026

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0421	0.0257	0.3917	1.2600e-003	0.1677	8.2000e-004	0.1685	0.0445	7.5000e-004	0.0452		132.0860	132.0860	2.7200e-003	2.9500e-003	133.0332
Total	0.0421	0.0257	0.3917	1.2600e-003	0.1677	8.2000e-004	0.1685	0.0445	7.5000e-004	0.0452		132.0860	132.0860	2.7200e-003	2.9500e-003	133.0332

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	0.9152	8.5816	14.5780	0.0228		0.4185	0.4185		0.3850	0.3850	0.0000	2,206.7452	2,206.7452	0.7137		2,224.5878
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.9152	8.5816	14.5780	0.0228		0.4185	0.4185		0.3850	0.3850	0.0000	2,206.7452	2,206.7452	0.7137		2,224.5878

State Street Village - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.6 Paving - 2026

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0421	0.0257	0.3917	1.2600e-003	0.1006	8.2000e-004	0.1014	0.0280	7.5000e-004	0.0288		132.0860	132.0860	2.7200e-003	2.9500e-003	133.0332
Total	0.0421	0.0257	0.3917	1.2600e-003	0.1006	8.2000e-004	0.1014	0.0280	7.5000e-004	0.0288		132.0860	132.0860	2.7200e-003	2.9500e-003	133.0332

3.7 Architectural Coating - 2026

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	44.7199					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2278	1.5273	2.4122	3.9600e-003		0.0687	0.0687		0.0687	0.0687		375.2641	375.2641	0.0205		375.7758
Total	44.9477	1.5273	2.4122	3.9600e-003		0.0687	0.0687		0.0687	0.0687		375.2641	375.2641	0.0205		375.7758

State Street Village - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2026

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.4290	0.2618	3.9957	0.0128	1.7102	8.3600e-003	1.7185	0.4536	7.7000e-003	0.4612		1,347.2775	1,347.2775	0.0277	0.0301	1,356.9385
Total	0.4290	0.2618	3.9957	0.0128	1.7102	8.3600e-003	1.7185	0.4536	7.7000e-003	0.4612		1,347.2775	1,347.2775	0.0277	0.0301	1,356.9385

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	44.7199					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2278	1.5273	2.4122	3.9600e-003		0.0687	0.0687		0.0687	0.0687	0.0000	375.2641	375.2641	0.0205		375.7758
Total	44.9477	1.5273	2.4122	3.9600e-003		0.0687	0.0687		0.0687	0.0687	0.0000	375.2641	375.2641	0.0205		375.7758

State Street Village - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

3.7 Architectural Coating - 2026

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.4290	0.2618	3.9957	0.0128	1.0263	8.3600e-003	1.0346	0.2857	7.7000e-003	0.2934		1,347.2775	1,347.2775	0.0277	0.0301	1,356.9385
Total	0.4290	0.2618	3.9957	0.0128	1.0263	8.3600e-003	1.0346	0.2857	7.7000e-003	0.2934		1,347.2775	1,347.2775	0.0277	0.0301	1,356.9385

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

State Street Village - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	5.4674	5.4863	47.6337	0.0984	11.3607	0.0749	11.4355	3.0275	0.0696	3.0971		10,356.3406	10,356.3406	0.7499	0.4934	10,522.1322
Unmitigated	5.4674	5.4863	47.6337	0.0984	11.3607	0.0749	11.4355	3.0275	0.0696	3.0971		10,356.3406	10,356.3406	0.7499	0.4934	10,522.1322

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	448.26	404.88	339.81	1,457,654	1,457,654
Enclosed Parking with Elevator	0.00	0.00	0.00		
Enclosed Parking with Elevator	0.00	0.00	0.00		
Enclosed Parking with Elevator	0.00	0.00	0.00		
Fast Food Restaurant w/o Drive Thru	634.08	1,274.56	915.52	1,386,866	1,386,866
Free-Standing Discount Superstore	180.96	228.23	199.81	360,541	360,541
General Office Building	14.05	3.18	0.98	34,249	34,249
High Turnover (Sit Down Restaurant)	206.08	224.80	261.92	295,368	295,368
Quality Restaurant	21.01	22.55	18.02	29,615	29,615
Strip Mall	359.97	341.64	166.14	627,212	627,212
Total	1,864.41	2,499.84	1,902.20	4,191,506	4,191,506

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Apartments Mid Rise	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	125 0.00	0	0	0

State Street Village - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Fast Food Restaurant w/o Drive	16.60	8.40	6.90	1.50	79.50	19.00	51	37	12
Free-Standing Discount	16.60	8.40	6.90	13.20	67.80	19.00	47.5	35.5	17
General Office Building	16.60	8.40	6.90	33.00	48.00	19.00	77	19	4
High Turnover (Sit Down	16.60	8.40	6.90	8.50	72.50	19.00	37	20	43
Quality Restaurant	16.60	8.40	6.90	12.00	69.00	19.00	38	18	44
Strip Mall	16.60	8.40	6.90	16.60	64.40	19.00	45	40	15

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Apartments Mid Rise	0.540893	0.062748	0.186142	0.127785	0.023768	0.006610	0.012333	0.009205	0.000817	0.000491	0.024860	0.000754	0.003594
Enclosed Parking with Elevator	0.540893	0.062748	0.186142	0.127785	0.023768	0.006610	0.012333	0.009205	0.000817	0.000491	0.024860	0.000754	0.003594
Fast Food Restaurant w/o Drive Thru	0.540893	0.062748	0.186142	0.127785	0.023768	0.006610	0.012333	0.009205	0.000817	0.000491	0.024860	0.000754	0.003594
Free-Standing Discount Superstore	0.540893	0.062748	0.186142	0.127785	0.023768	0.006610	0.012333	0.009205	0.000817	0.000491	0.024860	0.000754	0.003594
General Office Building	0.540893	0.062748	0.186142	0.127785	0.023768	0.006610	0.012333	0.009205	0.000817	0.000491	0.024860	0.000754	0.003594
High Turnover (Sit Down Restaurant)	0.540893	0.062748	0.186142	0.127785	0.023768	0.006610	0.012333	0.009205	0.000817	0.000491	0.024860	0.000754	0.003594
Quality Restaurant	0.540893	0.062748	0.186142	0.127785	0.023768	0.006610	0.012333	0.009205	0.000817	0.000491	0.024860	0.000754	0.003594
Strip Mall	0.540893	0.062748	0.186142	0.127785	0.023768	0.006610	0.012333	0.009205	0.000817	0.000491	0.024860	0.000754	0.003594

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

State Street Village - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Natural Gas Mitigated	0.5182	4.5584	2.8404	0.0283		0.3580	0.3580		0.3580	0.3580		5,652.7460	5,652.7460	0.1083	0.1036	5,686.3374
Natural Gas Unmitigated	0.5182	4.5584	2.8404	0.0283		0.3580	0.3580		0.3580	0.3580		5,652.7460	5,652.7460	0.1083	0.1036	5,686.3374

State Street Village - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	25882.6	0.2791	2.3853	1.0150	0.0152		0.1929	0.1929		0.1929	0.1929		3,045.0103	3,045.0103	0.0584	0.0558	3,063.1053
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	10096.7	0.1089	0.9899	0.8315	5.9400e-003		0.0752	0.0752		0.0752	0.0752		1,187.8421	1,187.8421	0.0228	0.0218	1,194.9008
Free-Standing Discount Superstore	64.7534	7.0000e-004	6.3500e-003	5.3300e-003	4.0000e-005		4.8000e-004	4.8000e-004		4.8000e-004	4.8000e-004		7.6181	7.6181	1.5000e-004	1.4000e-004	7.6633
General Office Building	345.23	3.7200e-003	0.0339	0.0284	2.0000e-004		2.5700e-003	2.5700e-003		2.5700e-003	2.5700e-003		40.6153	40.6153	7.8000e-004	7.4000e-004	40.8566
High Turnover (Sit Down Restaurant)	10096.7	0.1089	0.9899	0.8315	5.9400e-003		0.0752	0.0752		0.0752	0.0752		1,187.8421	1,187.8421	0.0228	0.0218	1,194.9008
Quality Restaurant	1388.29	0.0150	0.1361	0.1143	8.2000e-004		0.0103	0.0103		0.0103	0.0103		163.3283	163.3283	3.1300e-003	2.9900e-003	164.2989
Strip Mall	174.164	1.8800e-003	0.0171	0.0143	1.0000e-004		1.3000e-003	1.3000e-003		1.3000e-003	1.3000e-003		20.4899	20.4899	3.9000e-004	3.8000e-004	20.6117
Total		0.5182	4.5584	2.8404	0.0283		0.3580	0.3580		0.3580	0.3580		5,652.7460	5,652.7460	0.1084	0.1036	5,686.3374

State Street Village - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

5.2 Energy by Land Use - Natural Gas

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Apartments Mid Rise	25.8826	0.2791	2.3853	1.0150	0.0152		0.1929	0.1929		0.1929	0.1929		3,045.0103	3,045.0103	0.0584	0.0558	3,063.1053
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant w/o Drive Thru	10.0967	0.1089	0.9899	0.8315	5.9400e-003		0.0752	0.0752		0.0752	0.0752		1,187.8421	1,187.8421	0.0228	0.0218	1,194.9008
Free-Standing Discount Superstore	0.0647534	7.0000e-004	6.3500e-003	5.3300e-003	4.0000e-005		4.8000e-004	4.8000e-004		4.8000e-004	4.8000e-004		7.6181	7.6181	1.5000e-004	1.4000e-004	7.6633
General Office Building	0.34523	3.7200e-003	0.0339	0.0284	2.0000e-004		2.5700e-003	2.5700e-003		2.5700e-003	2.5700e-003		40.6153	40.6153	7.8000e-004	7.4000e-004	40.8566
High Turnover (Sit Down Restaurant)	10.0967	0.1089	0.9899	0.8315	5.9400e-003		0.0752	0.0752		0.0752	0.0752		1,187.8421	1,187.8421	0.0228	0.0218	1,194.9008
Quality Restaurant	1.38829	0.0150	0.1361	0.1143	8.2000e-004		0.0103	0.0103		0.0103	0.0103		163.3283	163.3283	3.1300e-003	2.9900e-003	164.2989
Strip Mall	0.174164	1.8800e-003	0.0171	0.0143	1.0000e-004		1.3000e-003	1.3000e-003		1.3000e-003	1.3000e-003		20.4899	20.4899	3.9000e-004	3.8000e-004	20.6117
Total		0.5182	4.5584	2.8404	0.0283		0.3580	0.3580		0.3580	0.3580		5,652.7460	5,652.7460	0.1084	0.1036	5,686.3374

6.0 Area Detail

6.1 Mitigation Measures Area

State Street Village - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	19.8052	0.6877	59.7300	3.1600e-003		0.3312	0.3312		0.3312	0.3312	0.0000	107.7001	107.7001	0.1036	0.0000	110.2906
Unmitigated	19.8052	0.6877	59.7300	3.1600e-003		0.3312	0.3312		0.3312	0.3312	0.0000	107.7001	107.7001	0.1036	0.0000	110.2906

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	1.5315					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	16.4718					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.8019	0.6877	59.7300	3.1600e-003		0.3312	0.3312		0.3312	0.3312		107.7001	107.7001	0.1036		110.2906
Total	19.8053	0.6877	59.7300	3.1600e-003		0.3312	0.3312		0.3312	0.3312	0.0000	107.7001	107.7001	0.1036	0.0000	110.2906

State Street Village - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

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	1.5315					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	16.4718					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.8019	0.6877	59.7300	3.1600e-003		0.3312	0.3312		0.3312	0.3312		107.7001	107.7001	0.1036		110.2906
Total	19.8053	0.6877	59.7300	3.1600e-003		0.3312	0.3312		0.3312	0.3312	0.0000	107.7001	107.7001	0.1036	0.0000	110.2906

7.0 Water Detail

7.1 Mitigation Measures Water

State Street Village - South Coast AQMD Air District, Winter

EMFAC Off-Model Adjustment Factors for Gasoline Light Duty Vehicle to Account for the SAFE Vehicle Rule Applied

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

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

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

Equipment Type	Number
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11.0 Vegetation
