

APPENDIX F

GREENHOUSE GAS DATA

Back Bay Landing

Appendix F (Greenhouse Gas Emissions)

Greenhouse Gas Assessment Files

Provided by PCR Services Corporation

August 2013

- Project Construction Greenhouse Gas Emissions
- Project Operational Greenhouse Gas Emissions
- Project Mitigated Operational Greenhouse Gas Emissions

Overall Construction Dates

Start Date	5/15/2015
End Date	2/15/2017
Duration (months)	21.0 (Average of 18-24 month construction)

Phase	Start	Finish	Months
Demolition	5/15/2015	6/15/2015	1.0
Excavation & De-Watering	6/16/2015	8/15/2015	2.0
Infrastructure/Foundations	8/16/2015	2/15/2016	6.0
Vertical construction	8/16/2015	11/15/2016	15.0
Paving	1/16/2017	2/15/2017	1.0
Architectural Coating	5/16/2016	11/15/2016	6.0
Final Landscaping	11/16/2016	2/15/2017	3.0
Bayside Drive Roadway Improvement & Trail	7/16/2016	10/15/2016	3.0
Reconfiguration of Bayside Village Mobile Home Park	5/16/2016	11/15/2016	6.0

Planning Area	Acres	Sq Feet
1	5.132	223,550
2	0.642	
3	0.659	
4	0.541	23,566
5 (submerged)	24.456	
Project Site	6.974	

Demolition

Start Date	5/15/2015	Demolition total (ac)	5.67
End Date	6/15/2015	Demolition debris (CY)	10406
Duration (months)	1.0	Demolition amt (tons)	7,284
Duration (days)	22		

Excavation & De-Watering

Start Date	6/16/2015
End Date	8/15/2015
Duration (months)	2.0
Duration (days)	43
Total Acres Disturbed	5.80
Cut (CY)	6,000
Fill (CY)	20,000
Import (CY)	16,000 (high estimate)

OffRoadEquipmentType	OffRoadEquipmentUnitAmount	UsageHours	Days/Week
Demolition: 5/15/2015-6/16/2015			
Rubber Tired Dozers	1	8	5
Tractors/Loaders/Backhoes	2	8	5
Concrete/Industrial Saws	2	8	5
Other Construction Equipment	1	8	5
Aerial Lift	1	8	5
Excavation & De-Watering: 6/16/2015-8/15/2015			
Excavators	2	8	5
Graders	2	8	5
Rubber Tired Loader	1	8	5
Tractors/Loaders/Backhoes	2	8	5
Other Construction Equipment	1	8	5
Bore/drill rig	1	8	5
Air Compressors	1	8	5
Pump	1	8	5
Infrastructure/Foundations: 8/16/2015-2/15/2016			
Air Compressor	2	8	5
Cement and Mortar Mixers	2	8	5
Pump	1	8	5
Tractor/loader/backhoe	2	8	5
Other Construction Equipment	1	8	5
Vertical Construction: 8/16/2015-11/15/2016			
Crane	1	4	5
Air Compressor	2	8	5
Aerial Lift	2	8	5
Forklifts	2	8	5
Tractor/loader/backhoe	2	8	5
Concrete/Industrial Saw	1	8	5
Other Construction Equipment	2	8	5
Paving: 1/16/2017-2/15/2017			
Pavers	1	8	5
Paving Equipment	2	8	5
Rollers	1	8	5
Cement and Mortar Mixers	1	8	5
Architectural Coating: 5/16/2016-11/15/2016			
Air Compressors	1	8	5
Final Landscaping: 11/16/2016-2/15/2017			
Rubber Tired Dozers	1	8	5
Forklifts	1	8	5
Tractors/Loaders/Backhoes	1	8	5
Crawler Tractors	1	8	5
Bayside Drive Roadway Improvements & Trail: 7/16/2016-10/15/2016			
Rubber Tired Dozers	1	8	5
Tractors/Loaders/Backhoes	1	8	5
Pavers	1	8	5
Paving Equipment	1	8	5
Rollers	1	8	5
Cement and Mortar Mixers	1	8	5
Reconfiguration of Bayside Village Mobile Home Park: 5/16/2016-11/15/2016			
Air Compressors	1	8	5
Pavers	1	8	5
Paving Equipment	1	8	5
Rollers	1	8	5

Newport Back Bay Landing - Construction South Coast AQMD Air District, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	17.08	1000sqft	0.52	17,075.00	0
Unrefrigerated Warehouse-No Rail	36.50	1000sqft	1.12	36,500.00	0
High Turnover (Sit Down Restaurant)	3.50	1000sqft	0.11	3,500.00	0
Quality Restaurant	4.10	1000sqft	0.12	4,100.00	0
Apartments Mid Rise	49.00	Dwelling Unit	4.10	85,644.00	108
Strip Mall	32.86	1000sqft	1.00	32,859.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	8	Operational Year	2017		

Utility Company Southern California Edison

CO2 Intensity (lb/MW/hr)	630.89	CH4 Intensity (lb/MW/hr)	0.029	N2O Intensity (lb/MW/hr)	0.006
---------------------------------	--------	---------------------------------	-------	---------------------------------	-------

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Construction Emissions

Land Use - Unrefrigerated Warehouse refers to the 32,500 sqft Enclosed Dry-Stack Boat Storage & 4,000 sqft Storage Area (lockers); Population of 108 (See DEIR Section 4.K., Population, Housing, and Employment; value rounded up).

Construction Phase - See construction assumptions.

Off-road Equipment - See Construction Assumptions

Off-road Equipment - See Construction Assumptions

Off-road Equipment - See Construction Assumptions
 Off-road Equipment - See Construction Assumptions
 Off-road Equipment - See Construction Assumptions
 Off-road Equipment - See Construction Assumptions
 Off-road Equipment - See Construction Assumptions
 Off-road Equipment - See Construction Assumptions
 Off-road Equipment - See Construction Assumptions
 Off-road Equipment - See Construction Assumptions
 Trips and VMT - See Construction Assumptions
 Demolition - See Construction Assumptions - Demo Calcs
 Grading - See Construction Assumptions

Construction Off-road Equipment Mitigation - Water exposed area twice daily (55% reduction in Fugitive Dust PM10 and PM2.5).

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	132.00
tblConstructionPhase	NumDays	230.00	131.00
tblConstructionPhase	NumDays	230.00	327.00
tblConstructionPhase	NumDays	230.00	66.00
tblConstructionPhase	NumDays	20.00	22.00
tblConstructionPhase	NumDays	20.00	44.00
tblConstructionPhase	NumDays	20.00	132.00
tblConstructionPhase	NumDays	20.00	65.00
tblConstructionPhase	NumDays	20.00	23.00
tblConstructionPhase	PhaseEndDate	5/18/2017	11/15/2016
tblConstructionPhase	PhaseEndDate	5/17/2017	11/15/2016
tblConstructionPhase	PhaseEndDate	1/16/2017	2/15/2017
tblConstructionPhase	PhaseEndDate	8/14/2015	8/15/2015
tblConstructionPhase	PhaseEndDate	5/18/2017	11/15/2016
tblConstructionPhase	PhaseEndDate	2/14/2017	10/15/2016
tblConstructionPhase	PhaseEndDate	3/20/2017	2/15/2017
tblConstructionPhase	PhaseStartDate	11/16/2016	5/16/2016
tblConstructionPhase	PhaseStartDate	2/16/2016	8/16/2015

tblConstructionPhase	PhaseStartDate	10/16/2016	11/16/2016
tblConstructionPhase	PhaseStartDate	11/16/2016	5/16/2016
tblConstructionPhase	PhaseStartDate	11/16/2016	7/16/2016
tblConstructionPhase	PhaseStartDate	2/16/2017	1/16/2017
tblGrading	AcresOfGrading	44.00	5.80
tblGrading	MaterialImported	0.00	16,000.00
tblGrading	MaterialSiltContent	6.90	4.30
tblGrading	MeanVehicleSpeed	7.10	40.00
tblLandUse	LandUseSquareFeet	17,080.00	17,075.00
tblLandUse	LandUseSquareFeet	49,000.00	85,644.00
tblLandUse	LandUseSquareFeet	32,860.00	32,859.00
tblLandUse	LotAcreage	0.39	0.52
tblLandUse	LotAcreage	0.84	1.12
tblLandUse	LotAcreage	0.08	0.11
tblLandUse	LotAcreage	0.09	0.12
tblLandUse	LotAcreage	1.29	4.10
tblLandUse	LotAcreage	0.75	1.00
tblLandUse	Population	140.00	108.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00

tb\OffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tb\OffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tb\OffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tb\OffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tb\OffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tb\OffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tb\OffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tb\OffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tb\OffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	1.00
tb\OffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tb\OffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tb\OffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tb\OffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tb\OffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tb\OffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tb\OffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tb\OffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tb\OffRoadEquipment	UsageHours	6.00	8.00
tb\OffRoadEquipment	UsageHours	7.00	4.00
tb\OffRoadEquipment	UsageHours	7.00	8.00
tb\OffRoadEquipment	UsageHours	7.00	8.00
tb\OffRoadEquipment	UsageHours	7.00	8.00
tb\ProjectCharacteristics	Operational Year	2014	2017

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

Year	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
2015	0.8722	6.2462	4.5628	7.7000e-003	0.2975	0.3667	0.6642	0.0696	0.3471	0.4167	0.0000	693.2928	693.2928	0.1195	0.0000	695.8021
2016	2.5635	8.1374	6.4109	9.9400e-003	0.1542	0.4970	0.6512	0.0413	0.4692	0.5105	0.0000	883.6506	883.6506	0.1778	0.0000	887.3840
2017	0.0847	0.6413	0.4973	7.8000e-004	0.0164	0.0312	0.0477	4.4100e-003	0.0287	0.0331	0.0000	68.8458	68.8458	0.0157	0.0000	69.1753
Total	3.5203	15.0249	11.4709	0.0184	0.4681	0.8949	1.3630	0.1153	0.8450	0.9603	0.0000	1,645.789	1,645.789	0.3130	0.0000	1,652.361

Mitigated Construction

Year	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
2015	0.8715	6.2397	4.5587	7.7000e-003	0.8547	0.3662	1.2210	0.2098	0.3467	0.5566	0.0000	692.7257	692.7257	0.1194	0.0000	695.2321
2016	2.5625	8.1282	6.4046	9.9300e-003	0.1542	0.4964	0.6506	0.0413	0.4686	0.5099	0.0000	882.8222	882.8222	0.1776	0.0000	886.5514
2017	0.0846	0.6406	0.4968	7.8000e-004	0.0164	0.0312	0.0476	4.4100e-003	0.0287	0.0331	0.0000	68.7872	68.7872	0.0157	0.0000	69.1164
Total	3.5185	15.0084	11.4601	0.0184	1.0253	0.8938	1.9192	0.2556	0.8440	1.0996	0.0000	1,644.335	1,644.335	0.3126	0.0000	1,650.899

Percent Reduction	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	0.0503	0.1103	0.0948	0.0543	-119.0336	0.1173	-40.8045	-121.6671	0.1160	-14.5047	0.0000	0.0884	0.0884	0.1150	0.0000	0.0885

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	5/15/2015	6/15/2015	5	23	
2	Excavation & De-watering	Grading	6/16/2015	8/15/2015	5	44	
3	Infrastructure/Foundations	Building Construction	8/16/2015	2/15/2016	5	131	
4	Vertical Construction	Building Construction	8/16/2015	11/15/2016	5	327	
5	Reconfigure Mobile Home Park	Paving	5/16/2016	11/15/2016	5	132	
6	Architectural Coating	Architectural Coating	5/16/2016	11/15/2016	5	132	
7	Bayside Dr Roadway	Paving	7/16/2016	10/15/2016	5	65	
8	Improvements & Trail Final Landscaping	Building Construction	11/16/2016	2/15/2017	5	66	
9	Paving	Paving	1/16/2017	2/15/2017	5	23	

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Aerial Lifts	1	8.00	62	0.31
Demolition	Concrete/Industrial Saws	2	8.00	81	0.73
Demolition	Excavators	0	8.00	162	0.38
Demolition	Other Construction Equipment	1	8.00	171	0.42
Demolition	Rubber Tired Dozers	1	8.00	255	0.40
Demolition	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Excavation & De-watering	Air Compressors	1	8.00	78	0.48
Excavation & De-watering	Bore/Drill Rigs	1	8.00	205	0.50
Excavation & De-watering	Excavators	2	8.00	162	0.38
Excavation & De-watering	Graders	2	8.00	174	0.41
Excavation & De-watering	Other Construction Equipment	1	8.00	171	0.42
Excavation & De-watering	Pumps	1	8.00	84	0.74
Excavation & De-watering	Rubber Tired Dozers	0	8.00	255	0.40

Excavation & De-watering	Rubber Tired Loaders	1	8.00	199	0.36
Excavation & De-watering	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Infrastructure/Foundations	Air Compressors	2	8.00	78	0.48
Infrastructure/Foundations	Cement and Mortar Mixers	2	8.00	9	0.56
Infrastructure/Foundations	Cranes	0	7.00	226	0.29
Infrastructure/Foundations	Forklifts	0	8.00	89	0.20
Infrastructure/Foundations	Generator Sets	0	8.00	84	0.74
Infrastructure/Foundations	Other Construction Equipment	1	8.00	171	0.42
Infrastructure/Foundations	Pumps	1	8.00	84	0.74
Infrastructure/Foundations	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Infrastructure/Foundations	Welders	0	8.00	46	0.45
Vertical Construction	Aerial Lifts	2	8.00	62	0.31
Vertical Construction	Air Compressors	2	8.00	78	0.48
Vertical Construction	Concrete/Industrial Saws	1	8.00	81	0.73
Vertical Construction	Cranes	1	4.00	226	0.29
Vertical Construction	Forklifts	2	8.00	89	0.20
Vertical Construction	Generator Sets	0	8.00	84	0.74
Vertical Construction	Other Construction Equipment	2	8.00	171	0.42
Vertical Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Vertical Construction	Welders	0	8.00	46	0.45
Reconfigure Mobile Home Park	Air Compressors	1	8.00	78	0.48
Reconfigure Mobile Home Park	Pavers	1	8.00	125	0.42
Reconfigure Mobile Home Park	Paving Equipment	1	8.00	130	0.36
Reconfigure Mobile Home Park	Rollers	1	8.00	80	0.38
Architectural Coating	Air Compressors	1	8.00	78	0.48
Bayside Dr Roadway Improvements & Trail	Cement and Mortar Mixers	1	8.00	9	0.56
Bayside Dr Roadway Improvements & Trail	Pavers	1	8.00	125	0.42
Bayside Dr Roadway Improvements & Trail	Paving Equipment	1	8.00	130	0.36
Bayside Dr Roadway Improvements & Trail	Rollers	1	8.00	80	0.38
Bayside Dr Roadway Improvements & Trail	Rubber Tired Dozers	1	8.00	255	0.40

Bayside Dr Roadway Improvements & Trail	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Final Landscaping	Cranes	0	7.00	226	0.29
Final Landscaping	Crawler Tractors	1	8.00	208	0.43
Final Landscaping	Forklifts	1	8.00	89	0.20
Final Landscaping	Generator Sets	0	8.00	84	0.74
Final Landscaping	Rubber Tired Dozers	1	8.00	255	0.40
Final Landscaping	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Final Landscaping	Welders	0	8.00	46	0.45
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Paving	Pavers	1	8.00	125	0.42
Paving	Paving Equipment	2	8.00	130	0.36
Paving	Rollers	1	8.00	80	0.38

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	7	18.00	0.00	720.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Excavation & De-Material	11	28.00	0.00	2,000.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Infrastructure/Foundation	8	70.00	21.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Vertical Construction	12	70.00	21.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Reconfigure Mobile Home Park	4	10.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	14.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Bayside Dr Roadway Improvements & Trail	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Final Landscaping	4	70.00	21.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	5	13.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

Clean Paved Roads

3.2 Demolition - 2015
Unmitigated Construction On-Site

Acres of Grading: 0

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Fugitive Dust					0.0779	0.0000	0.0779	0.0118	0.0000	0.0118	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0461	0.4421	0.3169	3.9000e-004		0.0269	0.0269	0.0254	0.0000	0.0254	0.0000	35.8521	35.8521	8.4400e-003	0.0000	36.0294
Total	0.0461	0.4421	0.3169	3.9000e-004	0.0779	0.0269	0.1049	0.0254	0.0254	0.0372	0.0000	35.8521	35.8521	8.4400e-003	0.0000	36.0294

Unmitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0159	0.1180	0.0842	2.7000e-004	6.1700e-003	1.9500e-003	8.1200e-003	1.6900e-003	1.8000e-003	3.4900e-003	0.0000	24.5207	24.5207	1.9000e-004	0.0000	24.5248
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.4500e-003	1.3000e-003	0.0135	3.0000e-005	2.1700e-003	2.0000e-005	2.1900e-003	5.8000e-004	2.0000e-005	5.9000e-004	0.0000	2.1080	2.1080	1.2000e-004	0.0000	2.1105
Total	0.0204	0.1193	0.0977	3.0000e-004	8.3400e-003	1.9700e-003	0.0103	2.2700e-003	1.8200e-003	4.0800e-003	0.0000	26.6288	26.6288	3.1000e-004	0.0000	26.6353

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
tons/yr																	
MT/yr																	
Fugitive Dust					0.0351	0.0000	0.0351	5.3100e-003	0.0000	5.3100e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0460	0.4415	0.3165	3.9000e-004	0.0269	0.0269	0.0269	0.0254	0.0254	0.0254	0.0000	35.8095	35.8095	8.4300e-003	0.0000	0.0000	35.9865
Total	0.0460	0.4415	0.3165	3.9000e-004	0.0351	0.0269	0.0620	5.3100e-003	0.0254	0.0307	0.0000	35.8095	35.8095	8.4300e-003	0.0000	0.0000	35.9865

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
tons/yr																	
MT/yr																	
Hauling	0.0159	0.1180	0.0842	2.7000e-004	0.1040	1.9500e-003	0.1060	0.0257	1.8000e-003	0.0275	0.0000	24.5207	24.5207	1.9000e-004	0.0000	0.0000	24.5248
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.4500e-003	1.3000e-003	0.0135	3.0000e-005	2.1700e-003	2.0000e-005	2.1900e-003	5.8000e-004	2.0000e-005	5.9000e-004	0.0000	2.1080	2.1080	1.2000e-004	0.0000	0.0000	2.1105
Total	0.0204	0.1193	0.0977	3.0000e-004	0.1062	1.9700e-003	0.1081	0.0263	1.8200e-003	0.0281	0.0000	26.6288	26.6288	3.1000e-004	0.0000	0.0000	26.6353

3.3 Excavation & De-watering - 2015
Unmitigated Construction On-Site

Acres of Grading: 0

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Fugitive Dust					0.0985	0.0000	0.0985	0.0252	0.0000	0.0252	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1445	1.4905	0.8010	1.3400e-003		0.0827	0.0827		0.0773	0.0773	0.0000	125.3830	125.3830	0.0338	0.0000	126.0927
Total	0.1445	1.4905	0.8010	1.3400e-003	0.0985	0.0827	0.1812	0.0252	0.0773	0.1024	0.0000	125.3830	125.3830	0.0338	0.0000	126.0927

Unmitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0443	0.3278	0.2340	7.4000e-004	0.0171	5.4300e-003	0.0226	4.7000e-003	4.9900e-003	9.6900e-003	0.0000	68.1131	68.1131	5.4000e-004	0.0000	68.1244
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0139	4.0300e-003	0.0419	8.0000e-005	6.7600e-003	6.0000e-005	6.8200e-003	1.7900e-003	6.0000e-005	1.8500e-003	0.0000	6.5583	6.5583	3.7000e-004	0.0000	6.5661
Total	0.0581	0.3319	0.2758	8.2000e-004	0.0239	5.4900e-003	0.0294	6.4900e-003	5.0500e-003	0.0115	0.0000	74.6715	74.6715	9.1000e-004	0.0000	74.6905

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr															
	MT/yr															
Fugitive Dust					0.0443	0.0000	0.0443	0.0113	0.0000	0.0113	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.1443	1.4888	0.8000	1.3400e-003		0.0826	0.0826		0.0772	0.0772	0.0000	125.2339	125.2339	0.0338	0.0000	125.9427
Total	0.1443	1.4888	0.8000	1.3400e-003	0.0443	0.0826	0.1269	0.0113	0.0772	0.0885	0.0000	125.2339	125.2339	0.0338	0.0000	125.9427

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr															
	MT/yr															
Hauling	0.0443	0.3278	0.2340	7.4000e-004	0.5736	5.4300e-003	0.5790	0.1413	4.9900e-003	0.1463	0.0000	68.1131	68.1131	5.4000e-004	0.0000	68.1244
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0139	4.0300e-003	0.0419	8.0000e-005	6.7600e-003	6.0000e-005	6.8200e-003	1.7900e-003	6.0000e-005	1.8500e-003	0.0000	6.5583	6.5583	3.7000e-004	0.0000	6.5661
Total	0.0581	0.3319	0.2758	8.2000e-004	0.5803	5.4900e-003	0.5858	0.1431	5.0500e-003	0.1481	0.0000	74.6715	74.6715	9.1000e-004	0.0000	74.6905

3.4 Infrastructure/Foundations - 2015

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Off-Road	0.1670	1.3692	0.9266	1.4000e-003	0.0975	0.0975	0.0975	0.0937	0.0937	0.0937	0.0000	124.5999	124.5999	0.0253	0.0000	125.1310
Total	0.1670	1.3692	0.9266	1.4000e-003	0.0975	0.0975	0.0975	0.0937	0.0937	0.0937	0.0000	124.5999	124.5999	0.0253	0.0000	125.1310

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0186	0.1063	0.1301	2.3000e-004	6.3900e-003	1.7900e-003	8.1800e-003	1.8200e-003	1.6400e-003	3.4700e-003	0.0000	20.7166	20.7166	1.6000e-004	0.0000	20.7201
Worker	0.0779	0.0227	0.2354	4.7000e-004	0.0380	3.4000e-004	0.0384	0.0101	3.1000e-004	0.0104	0.0000	36.8906	36.8906	2.0800e-003	0.0000	36.9344
Total	0.0965	0.1290	0.3656	7.0000e-004	0.0444	2.1300e-003	0.0465	0.0119	1.9500e-003	0.0139	0.0000	57.6072	57.6072	2.2400e-003	0.0000	57.6545

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr															
	MT/yr															
Off-Road	0.1668	1.3675	0.9255	1.4000e-003	0.0974	0.0974	0.0974	0.0936	0.0936	0.0936	0.0000	124.4517	124.4517	0.0253	0.0000	124.9822
Total	0.1668	1.3675	0.9255	1.4000e-003	0.0974	0.0974	0.0974	0.0936	0.0936	0.0936	0.0000	124.4517	124.4517	0.0253	0.0000	124.9822

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr															
	MT/yr															
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0186	0.1063	0.1301	2.3000e-004	6.3900e-003	1.7900e-003	8.1800e-003	1.8200e-003	1.6400e-003	3.4700e-003	0.0000	20.7166	20.7166	1.6000e-004	0.0000	20.7201
Worker	0.0779	0.0227	0.2354	4.7000e-004	0.0380	3.4000e-004	0.0384	0.0101	3.1000e-004	0.0104	0.0000	36.8906	36.8906	2.0800e-003	0.0000	36.9344
Total	0.0965	0.1290	0.3656	7.0000e-004	0.0444	2.1300e-003	0.0465	0.0119	1.9500e-003	0.0139	0.0000	57.6072	57.6072	2.2400e-003	0.0000	57.6545

3.4 Infrastructure/Foundations - 2016

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr															
	MT/yr															
Off-Road	0.0498	0.4137	0.2973	4.5000e-004	0.0288	0.0288	0.0288	0.0277	0.0277	0.0277	0.0000	40.0659	40.0659	7.9400e-003	0.0000	40.2326
Total	0.0498	0.4137	0.2973	4.5000e-004	0.0288	0.0288	0.0288	0.0277	0.0277	0.0277	0.0000	40.0659	40.0659	7.9400e-003	0.0000	40.2326

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr															
	MT/yr															
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	5.2500e-003	0.0303	0.0391	7.0000e-005	2.9700e-003	4.8000e-004	2.5500e-003	5.9000e-004	4.4000e-004	1.0300e-003	0.0000	6.6224	6.6224	5.0000e-005	0.0000	6.6234
Worker	0.0235	6.6100e-003	0.0687	1.5000e-004	0.0123	1.0000e-004	0.0124	3.2600e-003	1.0000e-004	3.3600e-003	0.0000	11.5122	11.5122	6.2000e-004	0.0000	11.5252
Total	0.0287	0.0370	0.1078	2.2000e-004	0.0144	5.8000e-004	0.0149	3.8500e-003	5.4000e-004	4.3900e-003	0.0000	18.1346	18.1346	6.7000e-004	0.0000	18.1487

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr															
	MT/yr															
Off-Road	0.0498	0.4132	0.2969	4.5000e-004	0.0288	0.0288	0.0288	0.0276	0.0276	0.0276	0.0000	40.0182	40.0182	7.9300e-003	0.0000	40.1848
Total	0.0498	0.4132	0.2969	4.5000e-004	0.0288	0.0288	0.0288	0.0276	0.0276	0.0276	0.0000	40.0182	40.0182	7.9300e-003	0.0000	40.1848

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr															
	MT/yr															
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	5.2500e-003	0.0303	0.0391	7.0000e-005	2.0700e-003	4.6000e-004	2.5500e-003	5.9000e-004	4.4000e-004	1.0300e-003	0.0000	6.6224	6.6224	5.0000e-005	0.0000	6.6234
Worker	0.0235	6.6100e-003	0.0687	1.5000e-004	0.0123	1.0000e-004	0.0124	3.2600e-003	1.0000e-004	3.3600e-003	0.0000	11.5122	11.5122	6.2000e-004	0.0000	11.5252
Total	0.0287	0.0370	0.1078	2.2000e-004	0.0144	5.8000e-004	0.0149	3.8500e-003	5.4000e-004	4.3900e-003	0.0000	18.1346	18.1346	6.7000e-004	0.0000	18.1487

3.5 Vertical Construction - 2015
Unmitigated Construction On-Site

Acres of Paving: 0

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr															
	MT/yr															
Off-Road	0.2431	2.2353	1.4137	2.0700e-003		0.1479	0.1479		0.1399	0.1399	0.0000	190.9431	190.9431	0.0462	0.0000	191.9142
Total	0.2431	2.2353	1.4137	2.0700e-003		0.1479	0.1479		0.1399	0.1399	0.0000	190.9431	190.9431	0.0462	0.0000	191.9142

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr															
	MT/yr															
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0186	0.1063	0.1301	2.3000e-004	6.3900e-003	1.7900e-003	8.1800e-003	1.8200e-003	1.6400e-003	3.4700e-003	0.0000	20.7166	20.7166	1.6000e-004	0.0000	20.7201
Worker	0.0779	0.0227	0.2354	4.7000e-004	0.0380	3.4000e-004	0.0384	0.0101	3.1000e-004	0.0104	0.0000	36.8906	36.8906	2.0800e-003	0.0000	36.9344
Total	0.0965	0.1290	0.3656	7.0000e-004	0.0444	2.1300e-003	0.0465	0.0119	1.9500e-003	0.0139	0.0000	57.6072	57.6072	2.2400e-003	0.0000	57.6545

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
MT/yr																
Off-Road	0.2428	2.2326	1.4120	2.0700e-003	0.1477	0.1477	0.1477	0.1398	0.1398	0.1398	0.0000	190.7159	190.7159	0.0462	0.0000	191.6859
Total	0.2428	2.2326	1.4120	2.0700e-003	0.1477	0.1477	0.1477	0.1398	0.1398	0.1398	0.0000	190.7159	190.7159	0.0462	0.0000	191.6859

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
MT/yr																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0786	0.1063	0.1301	2.3000e-004	6.3900e-003	1.7900e-003	8.1800e-003	1.8200e-003	1.6400e-003	3.4700e-003	0.0000	20.7166	20.7166	1.6000e-004	0.0000	20.7201
Worker	0.0779	0.0227	0.2354	4.7000e-004	0.0380	3.4000e-004	0.0384	0.0101	3.1000e-004	0.0104	0.0000	36.8906	36.8906	2.0800e-003	0.0000	36.9344
Total	0.0965	0.1290	0.3656	7.0000e-004	0.0444	2.1300e-003	0.0465	0.0119	1.9500e-003	0.0139	0.0000	57.6072	57.6072	2.2400e-003	0.0000	57.6545

3.5 Vertical Construction - 2016
Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr															
Off-Road	0.5204	4.8124	3.2281	4.7700e-003		0.3128	0.3128		0.2957	0.2957	0.0000	436.5354	436.5354	0.1049	0.0000	438.7374
Total	0.5204	4.8124	3.2281	4.7700e-003		0.3128	0.3128		0.2957	0.2957	0.0000	436.5354	436.5354	0.1049	0.0000	438.7374
	MT/yr															

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr															
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0374	0.2162	0.2786	5.2000e-004	0.0147	3.4200e-003	0.0182	4.2000e-003	3.1400e-003	7.3500e-003	0.0000	47.1847	47.1847	3.4000e-004	0.0000	47.1919
Worker	0.1671	0.0471	0.4897	1.0800e-003	0.0876	7.5000e-004	0.0883	0.0233	6.9000e-004	0.0239	0.0000	82.0244	82.0244	4.4200e-003	0.0000	82.1172
Total	0.2045	0.2633	0.7683	1.6000e-003	0.1023	4.1700e-003	0.1065	0.0275	3.8300e-003	0.0313	0.0000	129.2091	129.2091	4.7600e-003	0.0000	129.3091
	MT/yr															

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr															
	MT/yr															
Off-Road	0.5198	4.8067	3.2243	4.7700e-003	0.3124	0.3124	0.3124	0.2954	0.2954	0.2954	0.0000	436.0161	436.0161	0.1047	0.0000	438.2154
Total	0.5198	4.8067	3.2243	4.7700e-003	0.3124	0.3124	0.3124	0.2954	0.2954	0.2954	0.0000	436.0161	436.0161	0.1047	0.0000	438.2154

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr															
	MT/yr															
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0374	0.2162	0.2786	5.2000e-004	0.0147	3.4200e-003	0.0182	4.2000e-003	3.1400e-003	7.3500e-003	0.0000	47.1847	47.1847	3.4000e-004	0.0000	47.1919
Worker	0.1671	0.0471	0.4897	1.0800e-003	0.0876	7.5000e-004	0.0883	0.0233	6.9000e-004	0.0239	0.0000	82.0244	82.0244	4.4200e-003	0.0000	82.1172
Total	0.2045	0.2633	0.7683	1.6000e-003	0.1023	4.1700e-003	0.1065	0.0275	3.8300e-003	0.0313	0.0000	129.2091	129.2091	4.7600e-003	0.0000	129.3091

3.6 Reconfigure Mobile Home Park - 2016

Unmitigated Construction On-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road	0.1014	0.9475	0.6548	1.0000e-003		0.0589	0.0589		0.0556	0.0556	0.0000	91.8142	91.8142	0.0236	0.0000	92.3091
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.1014	0.9475	0.6548	1.0000e-003		0.0589	0.0589		0.0556	0.0556	0.0000	91.8142	91.8142	0.0236	0.0000	92.3091

Unmitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0138	3.9000e-003	0.0405	9.0000e-005	7.2400e-003	6.0000e-005	7.3000e-003	1.9200e-003	6.0000e-005	1.9800e-003	0.0000	6.7840	6.7840	3.7000e-004	0.0000	6.7916
Total	0.0138	3.9000e-003	0.0405	9.0000e-005	7.2400e-003	6.0000e-005	7.3000e-003	1.9200e-003	6.0000e-005	1.9800e-003	0.0000	6.7840	6.7840	3.7000e-004	0.0000	6.7916

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr															
	MT/yr															
Off-Road	0.1013	0.9464	0.6540	1.0000e-003		0.0588	0.0588		0.0555	0.0555	0.0000	91.7050	91.7050	0.0235	0.0000	92.1993
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.1013	0.9464	0.6540	1.0000e-003		0.0588	0.0588		0.0555	0.0555	0.0000	91.7050	91.7050	0.0235	0.0000	92.1993

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr															
	MT/yr															
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0138	3.9000e-003	0.0405	9.0000e-005	7.2400e-003	6.0000e-005	7.3000e-003	1.9200e-003	6.0000e-005	1.9800e-003	0.0000	6.7840	6.7840	3.7000e-004	0.0000	6.7916
Total	0.0138	3.9000e-003	0.0405	9.0000e-005	7.2400e-003	6.0000e-005	7.3000e-003	1.9200e-003	6.0000e-005	1.9800e-003	0.0000	6.7840	6.7840	3.7000e-004	0.0000	6.7916

3.7 Architectural Coating - 2016

Unmitigated Construction On-Site

Residential Indoor: 173,429; Residential Outdoor: 57,810; Non-Residential Indoor: 141,051; Non-Residential Outdoor: 47,017

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Archit. Coating	1.4246					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0324	0.2088	0.1658	2.6000e-004		0.0173	0.0173	0.0173	0.0173	0.0173	0.0000	22.4686	22.4686	2.6500e-003	0.0000	22.5243
Total	1.4570	0.2088	0.1658	2.6000e-004		0.0173	0.0173	0.0173	0.0173	0.0173	0.0000	22.4686	22.4686	2.6500e-003	0.0000	22.5243

Unmitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0194	5.4600e-003	0.0567	1.2000e-004	0.0101	9.0000e-005	0.0102	2.6900e-003	8.0000e-005	2.7700e-003	0.0000	9.4976	9.4976	5.1000e-004	0.0000	9.5083
Total	0.0194	5.4600e-003	0.0567	1.2000e-004	0.0101	9.0000e-005	0.0102	2.6900e-003	8.0000e-005	2.7700e-003	0.0000	9.4976	9.4976	5.1000e-004	0.0000	9.5083

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr															
	MT/yr															
Archit. Coating	1.4246					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0324	0.2085	0.1656	2.6000e-004		0.0173	0.0173		0.0173	0.0173	0.0000	22.4419	22.4419	2.6500e-003	0.0000	22.4975
Total	1.4569	0.2085	0.1656	2.6000e-004		0.0173	0.0173		0.0173	0.0173	0.0000	22.4419	22.4419	2.6500e-003	0.0000	22.4975

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr															
	MT/yr															
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0194	5.4600e-003	0.0567	1.2000e-004	0.0101	9.0000e-005	0.0102	2.6900e-003	8.0000e-005	2.7700e-003	0.0000	9.4976	9.4976	5.1000e-004	0.0000	9.5083
Total	0.0194	5.4600e-003	0.0567	1.2000e-004	0.0101	9.0000e-005	0.0102	2.6900e-003	8.0000e-005	2.7700e-003	0.0000	9.4976	9.4976	5.1000e-004	0.0000	9.5083

3.8 Bayside Dr Roadway Improvements & Trail - 2016

Unmitigated Construction On-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road	0.0872	0.9324	0.6700	7.7000e-004		0.0501	0.0501		0.0461	0.0461	0.0000	72.4060	72.4060	0.0216	0.0000	72.8585
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0872	0.9324	0.6700	7.7000e-004		0.0501	0.0501		0.0461	0.0461	0.0000	72.4060	72.4060	0.0216	0.0000	72.8585

Unmitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0102	2.8800e-003	0.0299	7.0000e-005	5.3500e-003	5.0000e-005	5.3900e-003	1.4200e-003	4.0000e-005	1.4600e-003	0.0000	5.0109	5.0109	2.7000e-004	0.0000	5.0166
Total	0.0102	2.8800e-003	0.0299	7.0000e-005	5.3500e-003	5.0000e-005	5.3900e-003	1.4200e-003	4.0000e-005	1.4600e-003	0.0000	5.0109	5.0109	2.7000e-004	0.0000	5.0166

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr															
	MT/yr															
Off-Road	0.0871	0.9313	0.6692	7.7000e-004		0.0500	0.0500		0.0461	0.0461	0.0000	72.3199	72.3199	0.0215	0.0000	72.7718
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0871	0.9313	0.6692	7.7000e-004		0.0500	0.0500		0.0461	0.0461	0.0000	72.3199	72.3199	0.0215	0.0000	72.7718

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr															
	MT/yr															
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.0102	2.8800e-003	0.0299	7.0000e-005	5.3500e-003	5.0000e-005	5.3900e-003	1.4200e-003	4.0000e-005	1.4600e-003	0.0000	5.0109	5.0109	2.7000e-004	0.0000	5.0166
Total	0.0102	2.8800e-003	0.0299	7.0000e-005	5.3500e-003	5.0000e-005	5.3900e-003	1.4200e-003	4.0000e-005	1.4600e-003	0.0000	5.0109	5.0109	2.7000e-004	0.0000	5.0166

3.9 Final Landscaping - 2016
Unmitigated Construction On-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road	0.0415	0.4722	0.2806	3.5000e-004	0.0236	0.0236	0.0236	0.0217	0.0217	0.0217	0.0000	33.0230	33.0230	9.9600e-003	0.0000	33.2322
Total	0.0415	0.4722	0.2806	3.5000e-004	0.0236	0.0236	0.0236	0.0217	0.0217	0.0217	0.0000	33.0230	33.0230	9.9600e-003	0.0000	33.2322

Unmitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	5.4100e-003	0.0313	0.0403	8.0000e-005	2.1300e-003	4.9000e-004	2.6300e-003	6.1000e-004	4.6000e-004	1.0600e-003	0.0000	6.8294	6.8294	5.0000e-005	0.0000	6.8304
Worker	0.0242	6.8200e-003	0.0709	1.6000e-004	0.0127	1.1000e-004	0.0128	3.3700e-003	1.0000e-004	3.4600e-003	0.0000	11.8720	11.8720	6.4000e-004	0.0000	11.8854
Total	0.0296	0.0381	0.1112	2.4000e-004	0.0148	6.0000e-004	0.0154	3.9800e-003	5.6000e-004	4.5200e-003	0.0000	18.7013	18.7013	6.9000e-004	0.0000	18.7158

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
	tons/yr																
	MT/yr																
Off-Road	0.0414	0.4717	0.2802	3.5000e-004	0.0235	0.0235	0.0235	0.0216	0.0216	0.0216	0.0000	32.9837	32.9837	9.9500e-003	0.0000	0.0000	33.1927
Total	0.0414	0.4717	0.2802	3.5000e-004	0.0235	0.0235	0.0235	0.0216	0.0216	0.0216	0.0000	32.9837	32.9837	9.9500e-003	0.0000	0.0000	33.1927

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr															
	MT/yr															
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	5.4100e-003	0.0313	0.0403	8.0000e-005	2.1300e-003	4.9000e-004	2.6300e-003	6.1000e-004	4.6000e-004	1.0600e-003	0.0000	6.8294	6.8294	5.0000e-005	0.0000	6.6304
Worker	0.0242	6.8200e-003	0.0709	1.6000e-004	0.0127	1.1000e-004	0.0128	3.3700e-003	1.0000e-004	3.4600e-003	0.0000	11.8720	11.8720	6.4000e-004	0.0000	11.8654
Total	0.0296	0.0381	0.1112	2.4000e-004	0.0148	6.0000e-004	0.0154	3.9800e-003	5.6000e-004	4.5200e-003	0.0000	18.7013	18.7013	6.5000e-004	0.0000	18.7158

3.9 Final Landscaping - 2017
Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
	tons/yr										MT/yr						
Off-Road	0.0395	0.4480	0.2695	3.5000e-004	0.0221	0.0221	0.0221	0.0203	0.0203	0.0203	0.0000	32.5265	32.5265	9.9700e-003	0.0000	0.0000	32.7358
Total	0.0395	0.4480	0.2695	3.5000e-004	0.0221	0.0221	0.0221	0.0203	0.0203	0.0203	0.0000	32.5265	32.5265	9.9700e-003	0.0000	0.0000	32.7358

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
	tons/yr										MT/yr						
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.8500e-003	0.0285	0.0382	8.0000e-005	2.1300e-003	4.4000e-004	2.5700e-003	6.1000e-004	4.1000e-004	1.0100e-003	0.0000	6.7187	6.7187	5.0000e-005	0.0000	0.0000	6.7197
Worker	0.0225	6.1600e-003	0.0639	1.6000e-004	0.0127	1.0000e-004	0.0128	3.3700e-003	1.0000e-004	3.4600e-003	0.0000	11.4161	11.4161	5.9000e-004	0.0000	0.0000	11.4285
Total	0.0273	0.0346	0.1021	2.4000e-004	0.0148	5.4000e-004	0.0154	3.9800e-003	5.1000e-004	4.4700e-003	0.0000	18.1348	18.1348	6.4000e-004	0.0000	0.0000	18.1482

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
	tons/yr																
	MT/yr																
Off-Road	0.0395	0.4474	0.2691	3.5000e-004	0.0221	0.0221	0.0221	0.0203	0.0203	0.0203	0.0000	32.4878	32.4878	9.9500e-003	0.0000	0.0000	32.6968
Total	0.0395	0.4474	0.2691	3.5000e-004	0.0221	0.0221	0.0221	0.0203	0.0203	0.0203	0.0000	32.4878	32.4878	9.9500e-003	0.0000	0.0000	32.6968

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr															
	MT/yr															
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	4.8500e-003	0.0285	0.0382	8.0000e-005	2.1300e-003	4.4000e-004	2.5700e-003	6.1000e-004	4.1000e-004	1.0100e-003	0.0000	6.7187	6.7187	5.0000e-005	0.0000	6.7197
Worker	0.0225	6.1600e-003	0.0639	1.6000e-004	0.0127	1.0000e-004	0.0128	3.3700e-003	1.0000e-004	3.4600e-003	0.0000	11.4161	11.4161	5.9000e-004	0.0000	11.4285
Total	0.0273	0.0346	0.1021	2.4000e-004	0.0148	5.4000e-004	0.0154	3.9800e-003	5.1000e-004	4.4700e-003	0.0000	18.1348	18.1348	6.4000e-004	0.0000	18.1482

3.10 Paving - 2017

Unmitigated Construction On-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Off-Road	0.0149	0.1579	0.1174	1.8000e-004		8.5600e-003	8.5600e-003		7.8900e-003	7.8900e-003	0.0000	16.7068	16.7068	5.0100e-003	0.0000	16.8120
Paving	0.0000					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0149	0.1579	0.1174	1.8000e-004		8.5600e-003	8.5600e-003		7.8900e-003	7.8900e-003	0.0000	16.7068	16.7068	5.0100e-003	0.0000	16.8120

Unmitigated Construction Off-Site

Category	tons/yr										MT/yr					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.9100e-003	8.0000e-004	8.2700e-003	2.0000e-005	1.6400e-003	1.0000e-005	1.6500e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.4777	1.4777	8.0000e-005	0.0000	1.4793
Total	2.9100e-003	8.0000e-004	8.2700e-003	2.0000e-005	1.6400e-003	1.0000e-005	1.6500e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.4777	1.4777	8.0000e-005	0.0000	1.4793

Mitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr															
	MT/yr															
Off-Road	0.0149	0.1577	0.1173	1.8000e-004	8.5500e-003	8.5500e-003	8.5500e-003	7.8800e-003	7.8800e-003	7.8800e-003	0.0000	16.6869	16.6869	5.0100e-003	0.0000	16.7920
Paving	0.0000				0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0149	0.1577	0.1173	1.8000e-004	8.5500e-003	8.5500e-003	8.5500e-003	7.8800e-003	7.8800e-003	7.8800e-003	0.0000	16.6869	16.6869	5.0100e-003	0.0000	16.7920

Mitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr															
	MT/yr															
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.9100e-003	8.0000e-004	8.2700e-003	2.0000e-005	1.6400e-003	1.0000e-005	1.6500e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.4777	1.4777	8.0000e-005	0.0000	1.4793
Total	2.9100e-003	8.0000e-004	8.2700e-003	2.0000e-005	1.6400e-003	1.0000e-005	1.6500e-003	4.4000e-004	1.0000e-005	4.5000e-004	0.0000	1.4777	1.4777	8.0000e-005	0.0000	1.4793

Newport Back Bay Landing - Construction South Coast AQMD Air District, Mitigation Report

Construction Mitigation Summary

Phase	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction												
Architectural Coating	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Bayside Dr Roadway Improvements & Trail	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Demolition	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Excavation & De-watering	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Final Landscaping	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Infrastructure/Foundations	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Paving	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Reconfigure Mobile Home Park	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vertical Construction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

OFFROAD Equipment Mitigation

Equipment Type	Fuel Type	Tier	Number Mitigated	Total Number of Equipment	DPF	Oxidation Catalyst
Aerial Lifts	Diesel	No Change	0	3	No Change	0.00
Air Compressors	Diesel	No Change	0	7	No Change	0.00
Bore/Drill Rigs	Diesel	No Change	0	1	No Change	0.00
Cement and Mortar Mixers	Diesel	No Change	0	4	No Change	0.00
Concrete/Industrial Saws	Diesel	No Change	0	3	No Change	0.00
Cranes	Diesel	No Change	0	1	No Change	0.00
Crawler Tractors	Diesel	No Change	0	1	No Change	0.00
Excavators	Diesel	No Change	0	2	No Change	0.00
Forklifts	Diesel	No Change	0	3	No Change	0.00
Generator Sets	Diesel	No Change	0	0	No Change	0.00
Graders	Diesel	No Change	0	2	No Change	0.00
Other Construction Equipment	Diesel	No Change	0	5	No Change	0.00

Equipment Type	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Aerial Lifts	1.98800E-002	3.26100E-001	3.66950E-001	5.60000E-004	1.39700E-002	1.28500E-002	0.00000E+000	5.27311E+001	5.27311E+001	1.58500E-002	0.00000E+000	5.30640E+001
Air Compressors	3.11480E-001	1.99148E+000	1.54067E+000	2.42000E-003	1.67360E-001	1.67360E-001	0.00000E+000	2.08098E+002	2.08098E+002	2.54600E-002	0.00000E+000	2.08632E+002
Bore/Drill Rigs	8.47000E-003	1.32060E-001	4.68100E-002	1.90000E-004	3.95000E-003	3.64000E-003	0.00000E+000	1.82530E+001	1.82530E+001	5.45000E-003	0.00000E+000	1.83674E+001
Cement and Mortar	1.02900E-002	6.46500E-002	5.39000E-002	1.20000E-004	2.63000E-003	2.63000E-003	0.00000E+000	8.01031E+000	8.01031E+000	8.30000E-004	0.00000E+000	8.02777E+000
Concrete/Industrial Saws	1.24490E-001	8.82950E-001	7.01480E-001	1.16000E-003	6.72500E-002	6.72500E-002	0.00000E+000	9.96168E+001	9.96168E+001	1.00500E-002	0.00000E+000	9.98278E+001
Cranes	5.93400E-002	7.03510E-001	2.45750E-001	4.60000E-004	3.19800E-002	2.94200E-002	0.00000E+000	4.35620E+001	4.35620E+001	1.31000E-002	0.00000E+000	4.38371E+001
Crawler Tractors	2.28300E-002	3.06950E-001	9.21500E-002	2.50000E-004	1.17800E-002	1.08400E-002	0.00000E+000	2.37536E+001	2.37536E+001	7.22000E-003	0.00000E+000	2.39052E+001
Excavators	1.83100E-002	2.13800E-001	1.51140E-001	2.30000E-004	1.05500E-002	9.71000E-003	0.00000E+000	2.21492E+001	2.21492E+001	6.61000E-003	0.00000E+000	2.22881E+001
Forklifts	8.27500E-002	7.12020E-001	4.55170E-001	5.50000E-004	6.95800E-002	5.48200E-002	0.00000E+000	5.18854E+001	5.18854E+001	1.56200E-002	0.00000E+000	5.22134E+001
Generator Sets	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000
Graders	4.66700E-002	4.77610E-001	2.18890E-001	2.70000E-004	2.68600E-002	2.47100E-002	0.00000E+000	2.61964E+001	2.61964E+001	7.82000E-003	0.00000E+000	2.63608E+001
Other Construction Equipment	2.89830E-001	3.22664E+000	1.81280E+000	2.61000E-003	1.69400E-001	1.55850E-001	0.00000E+000	2.47233E+002	2.47233E+002	7.42500E-002	0.00000E+000	2.48793E+002
Pavers	4.36000E-002	4.90300E-001	3.13170E-001	5.00000E-004	2.43400E-002	2.23900E-002	0.00000E+000	4.66756E+001	4.66756E+001	1.41000E-002	0.00000E+000	4.69717E+001
Paving Equipment	3.66900E-002	4.24830E-001	3.08480E-001	4.90000E-004	2.11100E-002	1.94200E-002	0.00000E+000	4.57415E+001	4.57415E+001	1.38400E-002	0.00000E+000	4.60321E+001
Pumps	6.38500E-002	4.57550E-001	3.39980E-001	5.70000E-004	3.41900E-002	3.41900E-002	0.00000E+000	4.93969E+001	4.93969E+001	5.21000E-003	0.00000E+000	4.95062E+001
Rollers	3.67100E-002	3.39570E-001	2.20960E-001	2.90000E-004	2.49700E-002	2.29700E-002	0.00000E+000	2.71134E+001	2.71134E+001	6.19000E-003	0.00000E+000	2.72854E+001
Rubber Tired Dozers	9.42100E-002	1.05434E+000	7.97570E-001	6.80000E-004	4.90600E-002	4.51400E-002	0.00000E+000	6.39136E+001	6.39136E+001	1.93100E-002	0.00000E+000	6.43192E+001
Rubber Tired Loaders	1.12600E-002	1.49070E-001	4.10900E-002	1.30000E-004	5.09000E-003	4.68000E-003	0.00000E+000	1.28181E+001	1.28181E+001	3.83000E-003	0.00000E+000	1.28985E+001
Tractors/Loaders/Bac	2.05360E-001	1.95979E+000	1.42366E+000	1.83000E-003	1.51960E-001	1.39800E-001	0.00000E+000	1.73723E+002	1.73723E+002	5.21800E-002	0.00000E+000	1.74818E+002
Welders	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000

Equipment Type	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Aerial Lifts	1.00503E-003	1.19452E-003	1.19764E-003	0.00000E+000	7.15308E-004	1.55400E-003	0.00000E+000	1.18953E-003	1.18953E-003	1.26024E-003	0.00000E+000	1.18960E-003
Air Compressors	1.18647E-003	1.18866E-003	1.19286E-003	0.00000E+000	1.13399E-003	1.13399E-003	0.00000E+000	1.18961E-003	1.18961E-003	1.17693E-003	0.00000E+000	1.18958E-003
Bore/Drill Rigs	1.17925E-003	1.21010E-003	1.06701E-003	0.00000E+000	2.52525E-003	0.00000E+000	0.00000E+000	1.18962E-003	1.18962E-003	1.83150E-003	0.00000E+000	1.18982E-003
Cement and Mortar	1.93986E-003	1.23590E-003	1.11193E-003	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	1.18955E-003	1.18955E-003	0.00000E+000	0.00000E+000	1.18945E-003
Concrete/Industrial Saws	1.20347E-003	1.18778E-003	1.18181E-003	0.00000E+000	1.18818E-003	1.18818E-003	0.00000E+000	1.18955E-003	1.18955E-003	9.94036E-004	0.00000E+000	1.18963E-003

Cranes	1.17825E-003	1.17841E-003	1.21926E-003	0.00000E+000	1.24922E-003	1.35777E-003	0.00000E+000	1.18978E-003	1.18976E-003	7.62777E-004	0.00000E+000	1.18958E-003
Crawler Tractors	1.31234E-003	1.20396E-003	1.19228E-003	0.00000E+000	8.48176E-004	9.21659E-004	0.00000E+000	1.18956E-003	1.18956E-003	1.38313E-003	0.00000E+000	1.18954E-003
Excavators	1.09111E-003	1.16795E-003	1.18953E-003	0.00000E+000	1.89215E-003	1.02881E-003	0.00000E+000	1.18960E-003	1.18960E-003	1.51057E-003	0.00000E+000	1.18935E-003
Forklifts	1.20700E-003	1.19236E-003	1.18496E-003	0.00000E+000	1.17351E-003	1.09329E-003	0.00000E+000	1.18967E-003	1.18967E-003	1.27877E-003	0.00000E+000	1.18966E-003
Generator Sets	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000
Graders	1.07021E-003	1.19202E-003	1.18640E-003	0.00000E+000	1.11566E-003	1.21261E-003	0.00000E+000	1.18959E-003	1.18959E-003	1.27714E-003	0.00000E+000	1.18938E-003
Other Construction Equipment Pavers	1.17173E-003	1.18868E-003	1.19011E-003	0.00000E+000	1.17925E-003	1.15362E-003	0.00000E+000	1.18960E-003	1.18960E-003	1.07628E-003	0.00000E+000	1.18962E-003
Paving Equipment	1.14548E-003	1.18155E-003	1.21193E-003	0.00000E+000	1.23102E-003	1.33809E-003	0.00000E+000	1.18957E-003	1.18957E-003	1.41643E-003	0.00000E+000	1.18951E-003
Pumps	1.08903E-003	1.19904E-003	1.19799E-003	0.00000E+000	9.46522E-004	1.02881E-003	0.00000E+000	1.18962E-003	1.18962E-003	7.22022E-004	0.00000E+000	1.18949E-003
Rollers	1.09512E-003	1.20061E-003	1.17516E-003	1.72414E-002	1.16887E-003	1.16887E-003	0.00000E+000	1.18955E-003	1.18955E-003	0.00000E+000	0.00000E+000	1.18975E-003
Rubber Tired Dozers	1.08844E-003	1.17657E-003	1.17530E-003	0.00000E+000	1.20000E-003	1.30439E-003	0.00000E+000	1.18951E-003	1.18951E-003	1.21951E-003	0.00000E+000	1.18933E-003
Rubber Tired Loaders	1.15624E-003	1.19363E-003	1.18970E-003	0.00000E+000	1.22150E-003	1.10644E-003	0.00000E+000	1.18957E-003	1.18957E-003	1.55119E-003	0.00000E+000	1.18967E-003
Tractors/Loaders/Bags	8.87311E-004	1.20603E-003	1.21536E-003	0.00000E+000	1.96078E-003	2.13220E-003	0.00000E+000	1.18988E-003	1.18988E-003	0.00000E+000	0.00000E+000	1.18942E-003
Welders	1.16732E-003	1.18749E-003	1.19268E-003	5.43478E-003	1.18312E-003	1.21455E-003	0.00000E+000	1.18962E-003	1.18962E-003	1.14855E-003	0.00000E+000	1.18959E-003
	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000

Fugitive Dust Mitigation

Yes/No Mitigation Measure Mitigation Input Mitigation Input

Yes/No	Mitigation Measure	Mitigation Input	Mitigation Input
No	Soil Stabilizer for unpaved Roads	PM10 Reduction	PM2.5 Reduction
No	Replace Ground Cover of Area Disturbed	PM10 Reduction	PM2.5 Reduction
Yes	Water Exposed Area	PM10 Reduction	PM2.5 Reduction
No	Unpaved Road Mitigation	Moisture Content %	Vehicle Speed (mph)
Yes	Clean Paved Road	% PM Reduction	Frequency (per day)

Phase	Source	Unmitigated		Mitigated		Percent Reduction	
		PM10	PM2.5	PM10	PM2.5	PM10	PM2.5
Architectural Coating	Fugitive Dust	0.00	0.00	0.00	0.00	0.00	0.00
Architectural Coating	Roads	0.01	0.00	0.01	0.00	0.00	0.00
Bayside Dr Roadway Improvements & Trail	Fugitive Dust	0.00	0.00	0.00	0.00	0.00	0.00
Bayside Dr Roadway Improvements & Trail	Roads	0.01	0.00	0.01	0.00	0.00	0.00
Demolition	Fugitive Dust	0.08	0.01	0.04	0.01	0.55	0.55
Demolition	Roads	0.01	0.00	0.11	0.03	-11.73	-10.58
Excavation & De-watering	Fugitive Dust	0.10	0.03	0.04	0.01	0.55	0.55
Excavation & De-watering	Roads	0.02	0.01	0.58	0.14	-23.28	-21.04
Final Landscaping	Fugitive Dust	0.00	0.00	0.00	0.00	0.00	0.00
Final Landscaping	Roads	0.03	0.01	0.03	0.01	0.00	0.00
Infrastructure/Foundations	Fugitive Dust	0.00	0.00	0.00	0.00	0.00	0.00
Infrastructure/Foundations	Roads	0.06	0.02	0.06	0.02	0.00	0.00
Paving	Fugitive Dust	0.00	0.00	0.00	0.00	0.00	0.00
Paving	Roads	0.00	0.00	0.00	0.00	0.00	0.00
Reconfigure Mobile Home Park	Fugitive Dust	0.00	0.00	0.00	0.00	0.00	0.00
Reconfigure Mobile Home Park	Roads	0.01	0.00	0.01	0.00	0.00	0.00
Vertical Construction	Fugitive Dust	0.00	0.00	0.00	0.00	0.00	0.00
Vertical Construction	Roads	0.15	0.04	0.15	0.04	0.00	0.00

Newport Back Bay Landing - Operations with Mitigation South Coast AQMD Air District, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	17.08	1000sqft	0.52	17,075.00	0
Unrefrigerated Warehouse-No Rail	36.50	1000sqft	1.12	36,500.00	0
High Turnover (Sit Down Restaurant)	3.50	1000sqft	0.11	3,500.00	0
Quality Restaurant	4.10	1000sqft	0.12	4,100.00	0
Condo/Townhouse	49.00	Dwelling Unit	4.10	85,644.00	108
Strip Mall	32.86	1000sqft	1.00	32,859.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	31
Climate Zone	8	Operational Year	2017		

Utility Company Southern California Edison

CO2 Intensity (lb/MW/hr)	630.89	CH4 Intensity (lb/MW/hr)	0.029	N2O Intensity (lb/MW/hr)	0.006
---------------------------------	--------	---------------------------------	-------	---------------------------------	-------

1.3 User Entered Comments & Non-Default Data

Project Characteristics - Operational Emissions with Mitigation

Land Use - Unrefrigerated Warehouse refers to the 32,500 sqft Enclosed Dry-Stack Boat Storage & 4,000 sqft Storage Area (lockers); Population of 108 (See DEIR Section 4.K., Population, Housing, and Employment; value rounded up).

Vehicle Trips - Condo/Townhouse (5.81), General Office (11.01/2.37/0.98), Unrefrigerated Warehouse (1.29), High Turnover Restaurant (122.29), Quality Restaurant (86.83), Strip Mall (44.32/42.04/20.43).

Vehicle Emission Factors -

Woodstoves - No Woodstoves; Natural Gas fireplaces.

Landscape Equipment -

Energy Use -

Water And Wastewater - No water use for the 32,500 sqft Enclosed Dry-Stack Boat Storage and 4,000 sqft Storage Area.

Solid Waste - Residential (4 lbs/unit/day; 35.77 tons/year); Office (6 lbs/ksf/day; 18.70 tons/year); Commercial (5 lbs/ksf/day; 70.23 tons/year).

Mobile Land Use Mitigation - Low Density Suburban (conservative): Inc. Density (7.74 DU/acre, 6.79 Jobs/acre); Inc. Diversity (Res., Retail, Office, Recreation); Inc. Transit Access (0.1 mi, OCTA Rte 1, 55); Improve Pedestrian Ntwrk (Project Site/Connecting Off-Site).

Mobile Commute Mitigation - Commute Measures: Implement Trip Reduction Program (20% employee eligible, voluntary; based on low-range scenario in CAPCOA Guidance (Aug 2010)).

Area Mitigation - Only Natural Gas Hearth.

Energy Mitigation - Exceed Title 24 by 15%; High Eff. Lighting (17-49% reduction per <http://www.oregon.gov/energy/CONS/BUS/light/Pages/FAQ.aspx>, 17% assumed); Energy Eff. Appliances (all for Condo; dishwasher/refrig. for Q.Rest.).

Water Mitigation - Water Measures: Low-flow water fixtures (CalGreen, 20% reduction in flow indoor water use); Water-efficient irrigation system (6.1% reduction outdoor water use).

Operational Off-Road Equipment - Rough Terrain Forklift: Wiggins 4-wheel lift tractor system, natural gas powered, engines 3 x 160 HP.

Table Name	Column Name	Default Value	New Value
tb/AreaCoating	Area_Nonresidential_Interior	141051	141045
tb/AreaCoating	Area_Residential_Exterior	57810	33075
tb/AreaCoating	Area_Residential_Interior	173429	99225
tb/IFireplaces	FireplaceWoodMass	1,019.20	0.00
tb/IFireplaces	NumberGas	41.65	49.00
tb/IFireplaces	NumberNoFireplace	4.90	0.00
tb/IFireplaces	NumberWood	2.45	0.00
tb/LandUse	LandUseSquareFeet	17,080.00	17,075.00
tb/LandUse	LandUseSquareFeet	49,000.00	85,644.00
tb/LandUse	LandUseSquareFeet	32,860.00	32,859.00
tb/LandUse	LotAcreage	0.39	0.52
tb/LandUse	LotAcreage	0.84	1.12
tb/LandUse	LotAcreage	0.08	0.11
tb/LandUse	LotAcreage	0.09	0.12

tblLandUse	LotAcreage	3.06	4.10
tblLandUse	LotAcreage	0.75	1.00
tblLandUse	Population	140.00	108.00
tblOperationalOffRoadEquipment	OperDaysPerYear	260.00	169.00
tblOperationalOffRoadEquipment	OperFuelType	Diesel	CNG
tblOperationalOffRoadEquipment	OperHorsePower	100.00	160.00
tblOperationalOffRoadEquipment	OperHoursPerDay	8.00	7.00
tblOperationalOffRoadEquipment	OperOffRoadEquipmentNumber	0.00	3.00
tblProjectCharacteristics	OperationalYear	2014	2017
tblSolidWaste	SolidWasteGenerationRate	22.54	35.77
tblSolidWaste	SolidWasteGenerationRate	15.88	18.70
tblSolidWaste	SolidWasteGenerationRate	41.66	20.00
tblSolidWaste	SolidWasteGenerationRate	3.74	10.00
tblSolidWaste	SolidWasteGenerationRate	34.50	30.23
tblSolidWaste	SolidWasteGenerationRate	34.31	10.00
tblVehicleTrips	ST_TR	7.16	5.81
tblVehicleTrips	ST_TR	158.37	122.29
tblVehicleTrips	ST_TR	94.36	86.83
tblVehicleTrips	ST_TR	2.59	1.29
tblVehicleTrips	SU_TR	6.07	5.81
tblVehicleTrips	SU_TR	131.84	122.29
tblVehicleTrips	SU_TR	72.16	86.83
tblVehicleTrips	SU_TR	2.59	1.29
tblVehicleTrips	WD_TR	6.59	5.81
tblVehicleTrips	WD_TR	127.15	122.29
tblVehicleTrips	WD_TR	89.96	86.83
tblVehicleTrips	WD_TR	2.59	1.29
tblWater	IndoorWaterUseRate	3,035,692.42	3,033,915.08
tblWater	IndoorWaterUseRate	8,440,625.00	0.00
tblWater	OutdoorWaterUseRate	1,860,585.67	1,859,496.34

tblWaterMitigation	PercentReductionInFlowBathroomFaucet	32	20
tblWaterMitigation	PercentReductionInFlowKitchenFaucet	18	20
tblWoodstoves	NumberCatalytic	2.45	0.00
tblWoodstoves	NumberNoncatalytic	2.45	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

2.1 Overall Construction

2.2 Overall Operational

Unmitigated Operational

Category	tons/yr											MT/yr				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Area	0.7946	5.9600e-003	0.5117	3.0000e-005	3.6000e-003	3.6000e-003	3.6000e-003	3.5900e-003	3.5900e-003	3.5900e-003	0.0000	12.5945	12.5945	1.0600e-003	2.2000e-004	12.6836
Energy	0.0170	0.1526	0.1134	9.3000e-004	0.0118	0.0118	0.0118	0.0118	0.0118	0.0118	0.0000	558.3565	558.3565	0.0212	6.8000e-003	560.9079
Mobile	3.4544	3.4004	13.7651	0.0297	1.9938	0.0444	2.0382	0.5335	0.0409	0.5744	0.0000	2,295.833	2,295.833	0.0931	0.0000	2,297.787
Offroad	0.0487	0.7265	0.7177	1.2200e-003	0.0281	0.0281	0.0281	0.0258	0.0258	0.0258	0.0000	113.0630	113.0630	0.0346	0.0000	113.7905
Waste					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	25.3130	0.0000	25.3130	1.4960	0.0000	56.7280
Water					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	3.4794	58.3883	61.8677	0.3601	8.9900e-003	72.2169
Total	4.3148	4.2854	15.1079	0.0319	1.9938	0.0878	2.0816	0.5335	0.0820	0.6156	28.7924	3,038.235	3,067.027	2.0059	0.0160	3,114.114
												5	9			1

Mitigated Operational

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
tons/yr																
MT/yr																
Area	0.7946	5.9600e-003	0.5117	3.0000e-005	3.6000e-003	3.6000e-003	3.6000e-003	3.5900e-003	3.5900e-003	3.5900e-003	0.0000	12.5945	12.5945	1.0600e-003	2.2000e-004	12.6836
Energy	0.0158	0.1411	0.1056	8.6000e-004	0.0109	0.0109	0.0109	0.0109	0.0109	0.0109	0.0000	503.8080	503.8080	0.0190	6.1700e-003	506.1182
Mobile	3.1487	3.1088	12.8407	0.0266	1.7788	0.0400	1.8188	0.4760	0.0368	0.5128	0.0000	2,058.4944	2,058.4944	0.0843	0.0000	2,060.2646
Offroad	0.0487	0.7265	0.7177	1.2200e-003	0.0281	0.0281	0.0281	0.0258	0.0258	0.0258	0.0000	113.0630	113.0630	0.0346	0.0000	113.7905
Waste					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	25.3130	0.0000	25.3130	1.4960	0.0000	56.7280
Water					0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	2.8462	49.8818	52.7280	0.2946	7.3700e-003	61.1973
Total	4.0077	3.9824	14.1756	0.0287	1.7788	0.0826	1.8613	0.4760	0.0771	0.5531	28.1591	2,737.8417	2,766.0008	1.9295	0.0138	2,810.7822

ROG	NOx	CO	SO2	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	8.2445	24.0251	10.9211	13.6763	10.7826	37.9483	11.9289	10.7829	37.4695	14.3396	2.1994	13.6085	5.5357	14.0537	13.3946

3.0 Construction Detail

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

- Increase Density
- Increase Diversity
- Increase Transit Accessibility
- Improve Pedestrian Network
- Implement Trip Reduction Program

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
MT/yr																
tons/yr																
Mitigated	3.1487	3.1088	12.8407	0.0266	1.7788	0.0400	1.8188	0.4760	0.0368	0.5128	0.0000	2,058,494	2,058,494	0.0843	0.0000	2,060,264
Unmitigated	3.4544	3.4004	13.7651	0.0297	1.9938	0.0444	2.0382	0.5335	0.0409	0.5744	0.0000	2,295,833	2,295,833	0.0931	0.0000	2,297,787
												2	2			2

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated		Mitigated	
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT	Annual VMT	Annual VMT
Condo/Townhouse	284.69	284.69	284.69	972,829	879,387		
General Office Building	188.05	40.48	16.74	459,045	407,841		
High Turnover (Sit Down Restaurant)	428.02	428.02	428.02	583,312	519,039		
Quality Restaurant	356.00	356.00	356.00	506,817	450,858		
Strip Mall	1,456.36	1,381.43	671.33	2,537,122	2,256,244		
Unrefrigerated Warehouse-No Rail	47.09	47.09	47.09	201,793	180,290		
Total	2,760.20	2,537.71	1,803.86	5,260,918	4,693,659		

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
Condo/Townhouse	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
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
Unrefrigerated Warehouse-No	16.60	8.40	6.90	59.00	0.00	41.00	92	5	3

4.4 Fleet Mix

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.512163	0.060173	0.180257	0.139094	0.042244	0.006664	0.016017	0.031880	0.001940	0.002497	0.004356	0.000692	0.002122

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

Install High Efficiency Lighting

Install Energy Efficient Appliances

Category	tons/yr											MT/yr				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	347.9821	347.9821	0.0160	3.3100e-003	349.3440
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	389.7612	389.7612	0.0179	3.7100e-003	391.2865
NaturalGas Mitigated	0.0158	0.1411	0.1056	8.6000e-004	0.0109	0.0109	0.0109	0.0109	0.0109	0.0000	0.0000	155.8259	155.8259	2.9900e-003	2.8600e-003	156.7742
NaturalGas Unmitigated	0.0170	0.1526	0.1134	9.3000e-004	0.0118	0.0118	0.0118	0.0118	0.0118	0.0000	0.0000	168.5953	168.5953	3.2300e-003	3.0900e-003	169.6213

5.2 Energy by Land Use - NaturalGas

Unmitigated

Land Use	NaturalGas Use kBTU/yr	tons/yr											MT/yr				
		ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Condo/Townhouse	775433	4.1800e-003	0.0357	0.0152	2.3000e-004		2.8900e-003		2.8900e-003	2.8900e-003	0.0000	41.3801	41.3801	41.3801	7.9000e-004	7.6000e-004	41.6319
General Office Building	163749	8.6000e-004	8.0300e-003	6.7400e-003	5.0000e-005		6.1000e-004		6.1000e-004	6.1000e-004	0.0000	8.7383	8.7383	8.7383	1.7000e-004	1.6000e-004	8.7915
High Turnover (Sit Down Restaurant)	922005	4.9700e-003	0.0452	0.0380	2.7000e-004		3.4300e-003		3.4300e-003	3.4300e-003	0.0000	49.2017	49.2017	49.2017	9.4000e-004	9.0000e-004	49.5011

Quality Restaurant	1.08006e+06	5.8200e-03	0.0529	0.0445	3.2000e-04	4.0200e-03	4.0200e-03	4.0200e-03	0.0000	57.6363	57.6363	1.1000e-03	1.0600e-03	57.9870
Strip Mall	67360.9	3.6000e-04	3.3000e-03	2.7700e-03	2.0000e-05	2.5000e-04	2.5000e-04	2.5000e-04	0.0000	3.5946	3.5946	7.0000e-05	7.0000e-05	3.6165
Unrefrigerated Warehouse-No Pest	150745	8.1000e-04	7.3900e-03	6.2100e-03	4.0000e-05	5.6000e-04	5.6000e-04	5.6000e-04	0.0000	8.0443	8.0443	1.5000e-04	1.5000e-04	8.0933
Total		0.0170	0.1526	0.1134	9.3000e-04	0.0118	0.0118	0.0118	0.0000	168.5953	168.5953	3.2200e-03	3.1000e-03	169.6213

Mitigated

Land Use	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
General Office Building	140596	7.6000e-04	6.8900e-03	5.7900e-03	4.0000e-05	5.2000e-04	5.2000e-04	5.2000e-04	5.2000e-04	5.2000e-04	5.2000e-04	0.0000	7.5027	7.5027	1.4000e-04	1.4000e-04	7.5484
High Turnover (Sit Down Restaurant)	878603	4.7400e-03	0.0431	0.0362	2.6000e-04	3.2700e-03	3.2700e-03	3.2700e-03	3.2700e-03	3.2700e-03	3.2700e-03	0.0000	46.8856	46.8856	9.0000e-04	8.6000e-04	47.1710
Quality Restaurant	1.02922e+06	5.5500e-03	0.0505	0.0424	3.0000e-04	3.8300e-03	3.8300e-03	3.8300e-03	3.8300e-03	3.8300e-03	3.8300e-03	0.0000	54.9232	54.9232	1.0500e-03	1.0100e-03	55.2574
Strip Mall	62432.1	3.4000e-04	3.0600e-03	2.5700e-03	2.0000e-05	2.3000e-04	2.3000e-04	2.3000e-04	2.3000e-04	2.3000e-04	2.3000e-04	0.0000	3.3316	3.3316	6.0000e-05	6.0000e-05	3.3519
Unrefrigerated Warehouse-No Pest	128407	6.9000e-04	6.2900e-03	5.2900e-03	4.0000e-05	4.8000e-04	4.8000e-04	4.8000e-04	4.8000e-04	4.8000e-04	4.8000e-04	0.0000	6.8523	6.8523	1.3000e-04	1.3000e-04	6.8940
Condo/Townhouse	680808	3.6700e-03	0.0314	0.0134	2.0000e-04	2.5400e-03	2.5400e-03	2.5400e-03	2.5400e-03	2.5400e-03	2.5400e-03	0.0000	36.3305	36.3305	7.0000e-04	6.7000e-04	36.5516
Total		0.0158	0.1411	0.1056	8.6000e-04	0.0109	0.0109	0.0109	0.0109	0.0109	0.0109	0.0000	155.8259	155.8259	2.9800e-03	2.8700e-03	156.7742

5.3 Energy by Land Use - Electricity

Unmitigated

Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	MT/yr			
Condo/Townhouse	211907	60.6407	2.7900e-03	5.8000e-04
				60.8781

General Office Building	266712	76.3240	3.5100e-003	7.3000e-004	76.6227
High Turnover (Sit Down Restaurant)	137655	39.3923	1.8100e-003	3.7000e-004	39.5465
Quality Restaurant	161253	46.1453	2.1200e-003	4.4000e-004	46.3259
Strip Mall	420595	120.3604	5.5300e-003	1.1400e-003	120.8315
Unrefrigerated Warehouse-No Pest	163885	46.8985	2.1600e-003	4.5000e-004	47.0820
Total		389.7612	0.0179	3.7100e-003	391.2865

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Condo/Townhouse	194985	55.7982	2.5600e-003	5.3000e-004	56.0166
General Office Building	237677	68.0153	3.1300e-003	6.5000e-004	68.2815
High Turnover (Sit Down Restaurant)	126964	36.3329	1.6700e-003	3.5000e-004	36.4751
Quality Restaurant	142757	40.8525	1.8800e-003	3.9000e-004	41.0123
Strip Mall	367088	105.0483	4.8300e-003	1.0000e-003	105.4594
Unrefrigerated Warehouse-No Pest	146540	41.9350	1.9300e-003	4.0000e-004	42.0991
Total		347.9821	0.0160	3.3200e-003	349.3440

6.0 Area Detail

6.1 Mitigation Measures Area

Use only Natural Gas Hearths

Land Use	Mgal	MT/yr			
Condo/Townhouse	3.19255 / 2.01269	19.3078	0.1049	2.6300e-003	22.3255
General Office Building	3.03392 / 1.8595	18.1794	0.0997	2.5000e-003	21.0464
High Turnover (Sit Down Restaurant)	1.06237 / 0.0678107	4.5112	0.0348	8.6000e-004	5.5079
Quality Restaurant	1.24449 / 0.0794354	5.2846	0.0408	1.0000e-003	6.4521
Strip Mall	2.43402 / 1.49182	14.5848	0.0800	2.0000e-003	16.8850
Unrefrigerated Warehouse-No Pallet	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		61.8677	0.3601	8.9900e-003	72.2169

Mitigated

Land Use	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Condo/Townhouse	2.61115 / 1.88992	16.5681	0.0858	2.1600e-003	19.0383
General Office Building	2.48174 / 1.74607	15.5861	0.0815	2.0500e-003	17.9329
High Turnover (Sit Down Restaurant)	0.869017 / 0.0636743	3.7163	0.0285	7.0000e-004	4.5312
Quality Restaurant	1.01799 / 0.0745899	4.3533	0.0334	8.2000e-004	5.3080
Strip Mall	1.99103 / 1.40082	12.5043	0.0654	1.6400e-003	14.3870
Unrefrigerated Warehouse-No Pallet	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		52.7280	0.2946	7.3700e-003	61.1973

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	25.3130	1.4960	0.0000	56.7280
Unmitigated	25.3130	1.4960	0.0000	56.7280

8.2 Waste by Land Use

Unmitigated

Land Use	Waste Disposed tons	Total CO2	CH4	N2O	CO2e
		MT/yr			
Condo/Townhouse	35.77	7.2610	0.4291	0.0000	16.2723
General Office Building	18.7	3.7959	0.2243	0.0000	8.5069
High Turnover (Sit Down Restaurant)	20	4.0598	0.2399	0.0000	9.0983
Quality Restaurant	10	2.0299	0.1200	0.0000	4.5492
Strip Mall	30.23	6.1364	0.3627	0.0000	13.7521
Unrefrigerated Warehouse-No Pest	10	2.0299	0.1200	0.0000	4.5492
Total		25.3130	1.4959	0.0000	56.7280

Mitigated

Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	MT/yr			
Condo/Townhouse	35.77	7.2610	0.4291	0.0000
General Office Building	18.7	3.7959	0.2243	0.0000
High Turnover (Sit Down Restaurant)	20	4.0598	0.2399	0.0000
Quality Restaurant	10	2.0299	0.1200	0.0000
Strip Mall	30.23	6.1364	0.3627	0.0000
Unrefrigerated Warehouse-No Peel	10	2.0299	0.1200	0.0000
Total		25.3130	1.4959	0.0000

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
Rough Terrain Forklifts	3	7.00	169	160	0.40	CNG

UnMitigated/Mitigated

Equipment Type	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
	tons/yr															
Rough Terrain Forklifts	0.0487	0.7265	0.7177	1.2200e-003	0.0281	0.0281	0.0281	0.0258	0.0258	0.0258	0.0000	113.0630	113.0630	0.0346	0.0000	113.7905
Total	0.0487	0.7265	0.7177	1.2200e-003	0.0281	0.0281	0.0281	0.0258	0.0258	0.0258	0.0000	113.0630	113.0630	0.0346	0.0000	113.7905

10.0 Vegetation



**City of Newport Beach
Back Bay EIR
Operational Emissions for Boat Traffic**

Estimated Boat Lift Hours of Operation

	Summer Weekend Day (Jun-Sep)	Summer Weekday (Jun-Sep)	Non-Summer Weekend Day (Oct-May)	Non-Summer Weekday (Oct-May)
Minutes per Launch/Pickup ¹	6	6	6	6
Minutes per Rack Return/Retrieval ¹	4	4	4	4
Minutes per Round Trip ¹	5	5	5	5

Launch/Pickup Engines ²	1	1	1	1
Return/Retrieval Engines ²	1	1	1	1
Trip Engines ²	2	2	2	2

Launch/Pickup engine-hours per Day	4.20	1.40	2.80	1.40
Return/Retrieval engine-hours per Day	2.80	0.93	1.87	0.93
Trip engine-hours per Day	7.00	2.33	4.67	2.33

	Total Engine- Hours per Year	Equivalent Max Days ³
Launch/Pickup engine-hours per Year	147.00	121.80
Return/Retrieval engine-hours per Year	98.00	81.20
Trip engine-hours per Year	245.00	203.00
	708.40	243.60
	472.27	162.40
	1,180.67	406.00
		169
		169
		169

Notes:

- Based on empirical observations of boat lifts at other similar facilities: (a) 3 minutes to launch or pickup a boat in the water; (b) 2 minutes to return or retrieve a boat from the storage rack; and (c) 5 minutes traveling time for a round trip from the storage area to the water.
- Boat lift would be equipped with three engines for propulsion for the lift, lift motor, and hydraulic motor for the tilt/angle and fork width adjustments.
- Summer weekday and non-summer weekday and weekend days would have lower lift usage due to lower boat usage. The California Emissions Estimator Model (CalEEMod) does not have the option to adjust operational off-road equipment usage by day of week or time of year. Thus, in order to accurately estimate the emissions on an annual basis, the "equivalent max days" represents the number of days the boat lift would operate at maximum usage (summer weekday) that would equal the same number of operational hours given the annual variability. This value was entered into CalEEMod.

**City of Newport Beach
Back Bay EIR
Operational Emissions for Boat Traffic**

Boat Traffic Emission Factors

Activity	Greenhouse Gas Emission Factors (metric tons/boat/day)			
	CO2	CH4	N2O	CO2e
Exhaust	4.33E-03	2.27E-06	9.04E-07	4.66E-03
Evaporative - Operational	-	-	-	-
Evaporative - Storage	-	-	-	-

Source: CARB, OFFROAD2011. Emission factors are based on the pleasure craft category, year 2016, annual.

Estimated Number of Boats

	Total Boat Storage Capacity	Number of Boats Operating				Total Number of Boats Operating per Year
		Summer Weekend Day	Summer Weekday	Non-Summer Weekend Day	Non-Summer Weekday	
Number of Boats	140	42	14	28	14	-
Number of Days	-	35	87	70	174	-
Total Boats per Year	-	1470	1218	1960	2436	7084

Boat Traffic Emissions

	Greenhouse Gas Emission Factors (metric tons/year)			
	CO2	CH4	N2O	CO2e
Exhaust	30.68	0.02	0.01	33.00
Evaporative - Operational	0.00	0.00	0.00	0.00
Evaporative - Storage	0.00	0.00	0.00	0.00
Total	30.68	0.02	0.01	33.00

Newport Back Bay Landing - Operations with Mitigation South Coast AQMD Air District, Mitigation Report

Operational Percent Reduction Summary

Category	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction												
Architectural Coating	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Electricity	0.00	0.00	0.00	0.00	0.00	0.00	0.00	10.72	10.72	10.71	10.51	10.72
Hearth	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mobile	8.85	8.53	6.72	10.34	9.86	9.86	0.00	10.34	10.34	9.40	0.00	10.34
Natural Gas	7.46	7.51	6.87	7.53	7.57	7.57	0.00	7.57	7.57	7.45	7.42	7.57
Water Indoor	0.00	0.00	0.00	0.00	0.00	0.00	18.20	14.57	14.77	18.19	18.02	15.26
Water Outdoor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Operational Mobile Mitigation

Project Setting: Low Density Suburban

Mitigation	Category	Measure	% Reduction	Input Value 1	Input Value 2	Input Value 3
Yes	Land Use	Increase Density	0.00	7.74	6.79	
Yes	Land Use	Increase Diversity	0.30	0.70		
No	Land Use	Improve Walkability Design	0.00	0.00		
No	Land Use	Improve Destination Accessibility	0.00	0.00		
Yes	Land Use	Increase Transit Accessibility	0.21	0.10		
No	Land Use	Integrate Below Market Rate Housing	0.00	0.00		

Land Use	Land Use SubTotal	0.05	Project Site and Connecting Off-Site
Yes	Neighborhood Enhancements	2.00	Project Site and Connecting Off-Site
No	Neighborhood Enhancements	0.01	
No	Neighborhood Enhancements	0.02	
Yes	Parking Policy Pricing	0.00	0.00
No	Parking Policy Pricing	0.00	0.00
No	Parking Policy Pricing	0.00	0.00
	Parking Policy Pricing Subtotal	0.00	
No	Transit Improvements	0.00	0.00
No	Transit Improvements	0.00	0.00
No	Transit Improvements	0.00	0.00
	Transit Improvements Subtotal	0.00	0.00
	Land Use and Site Enhancement Subtotal	0.07	
Yes	Commute	5.20	20.00 Voluntary
No	Commute		0.00
No	Commute	3.00	0.00
No	Commute		0.00
No	Commute	0.00	
	Market Commute Trip Reduction Option	0.00	0.00
No	Commute	0.00	2.00
No	Commute	5.00	0.00
	Commute Subtotal	0.05	
No	School Trip	0.00	0.00
	Total VMT Reduction	0.12	

Area Mitigation

Measure Implemented	Mitigation Measure	Input Value
---------------------	--------------------	-------------

Yes	Only Natural Gas Hearth	
No	No Hearth	
No	Use Low VOC Cleaning Supplies	
No	Use Low VOC Paint (Residential Interior)	50.00
No	Use Low VOC Paint (Residential Exterior)	100.00
No	Use Low VOC Paint (Non-residential Interior)	250.00
No	Use Low VOC Paint (Non-residential Exterior)	250.00
No	% Electric Lawnmower	0.00
No	% Electric Leafblower	0.00
No	% Electric Chainsaw	0.00

Energy Mitigation Measures

Measure Implemented	Mitigation Measure	Input Value 1	Input Value 2
Yes	Exceed Title 24	15.00	
Yes	Install High Efficiency Lighting	17.00	
No	On-site Renewable	0.00	0.00

Appliance Type	Land Use Subtype	% Improvement
ClothWasher	Condo/Townhouse	30.00
DishWasher	Condo/Townhouse	15.00
DishWasher	Quality Restaurant	15.00
Fan	Condo/Townhouse	50.00
Refrigerator	Condo/Townhouse	15.00
Refrigerator	Quality Restaurant	15.00

Water Mitigation Measures

Measure Implemented	Mitigation Measure	Input Value 1	Input Value 2
No	Apply Water Conservation on Strategy	0.00	0.00
No	Use Reclaimed Water	0.00	0.00
No	Use Grey Water	0.00	

Yes	Install low-flow bathroom faucet	20.00
Yes	Install low-flow Kitchen faucet	20.00
Yes	Install low-flow Toilet	20.00
Yes	Install low-flow Shower	20.00
No	Turf Reduction	0.00
Yes	Use Water Efficient Irrigation Systems	6.10
No	Water Efficient Landscape	0.00

Solid Waste Mitigation

Mitigation Measures	Input Value
Institute Recycling and Composting Services	
Percent Reduction in Waste Disposed	