	INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

Project Title:	SOL TTM	
Case No.	Case No. 5.1296 PD 363 Tentative Tract Map 36525	
Assessor's Parcel No.	508-580-055 through 508-580-069, 508-580-071, 508-580-074 & -075	
Lead Agency Name and Address:	City of Palm Springs 3200 E. Tahquitz Canyon Way Palm Springs, California 92262	
Project Location:	Northeast corner of Amado Road and Avenida Caballeros	
Project Sponsor's Name and Address:	SOL PS, LLC	73081 Fred Waring Drive Palm Desert, CA 92260
General Plan Designation(s):	HR (Residential High), Section 14 Master Development Plan	
Zoning:	Section 14 Master Development Plan	
Contact Person:	Ken Lyon, RA, Associate Planner	
Phone Number:	(760) 323-8245	
Date Prepared	February 12, 2013	

Description of the Project

The applicant proposes the construction of a gated community of 46 single-family residential units on a 7.11-acre site. The project includes private yards and pool areas, a central dog park/open space area, and internal private streets. Approval of a Planned Development District in lieu of a change of zone will be required to address modifications to the City's development standards relating to setbacks; minimum lot size, and establishing single family residential units as a permitted use. A Tentative Tract Map (TTM 36525) is also proposed, which will subdivide the property into the 46 single family lots, as well as lots for an open space area and interior streets. Units will be two stories in height with an optional roof deck (third story). Units will range in size from 2,189 to 2,630 square feet with a maximum height of 30 feet. Access to the project is proposed on Amado Road, with a secondary emergency access on Avenida Caballeros through the adjacent residential condominium development (The Morrison) to the north. In addition, two emergency access points are proposed (using turf block and crash gates or a similar design feature) on to Avenida Caballeros directly into the project. The project site is located within the boundaries of the Section 14 Master Development Plan.

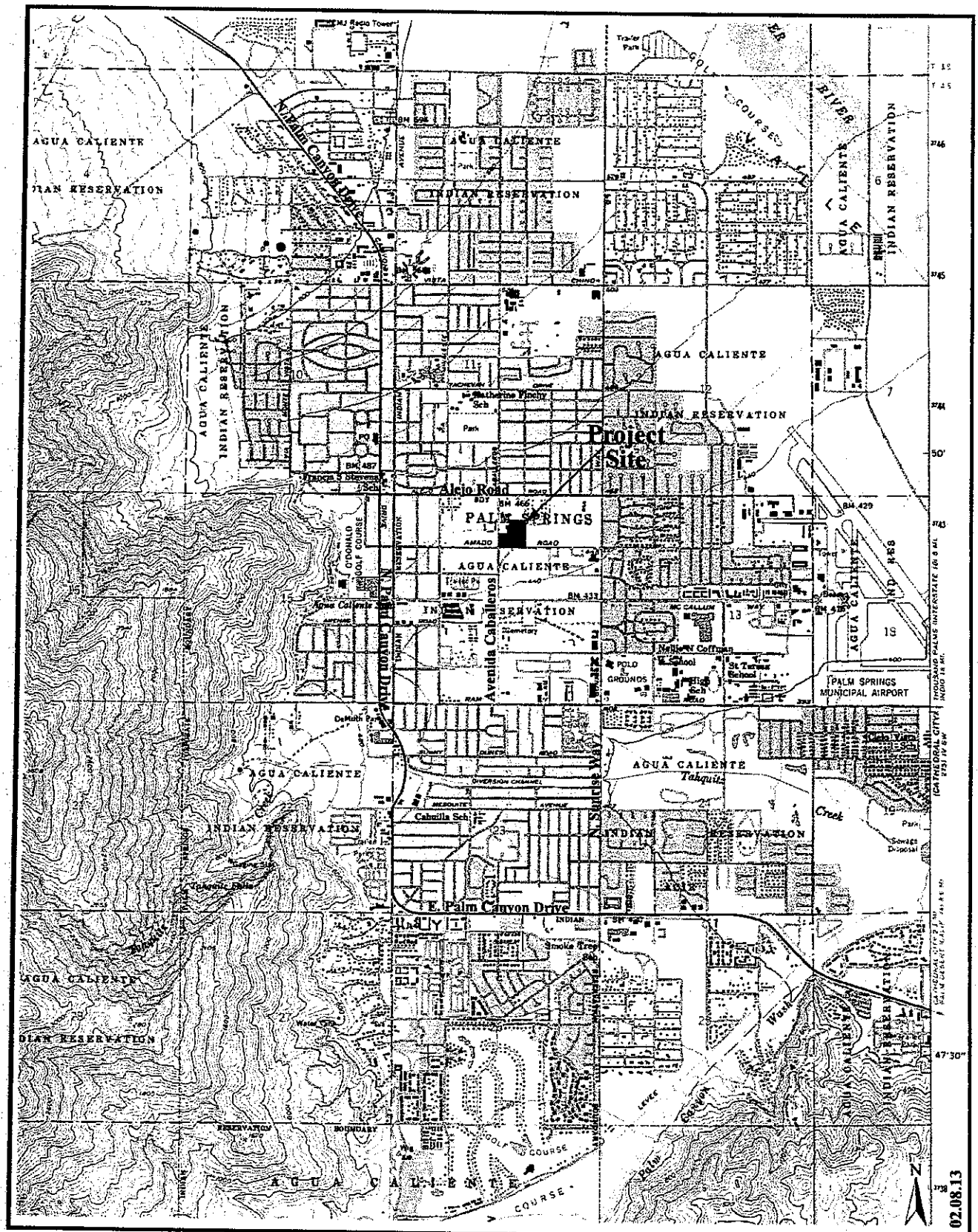
Environmental Setting and Surrounding Land Uses

The proposed project site is predominantly vacant, with the exception of five single-family units located on the northeast corner of the site. These units will be demolished as part of the project.

North: The Morrison condominiums.
South: Amado Road, vacant land.
East: Existing two story condominiums.
West: Avenida Caballeros, convention center parking and convention center to the southwest.

Other public agencies whose approval is required

Regional Water Quality Control Board



TERRA NOVA®
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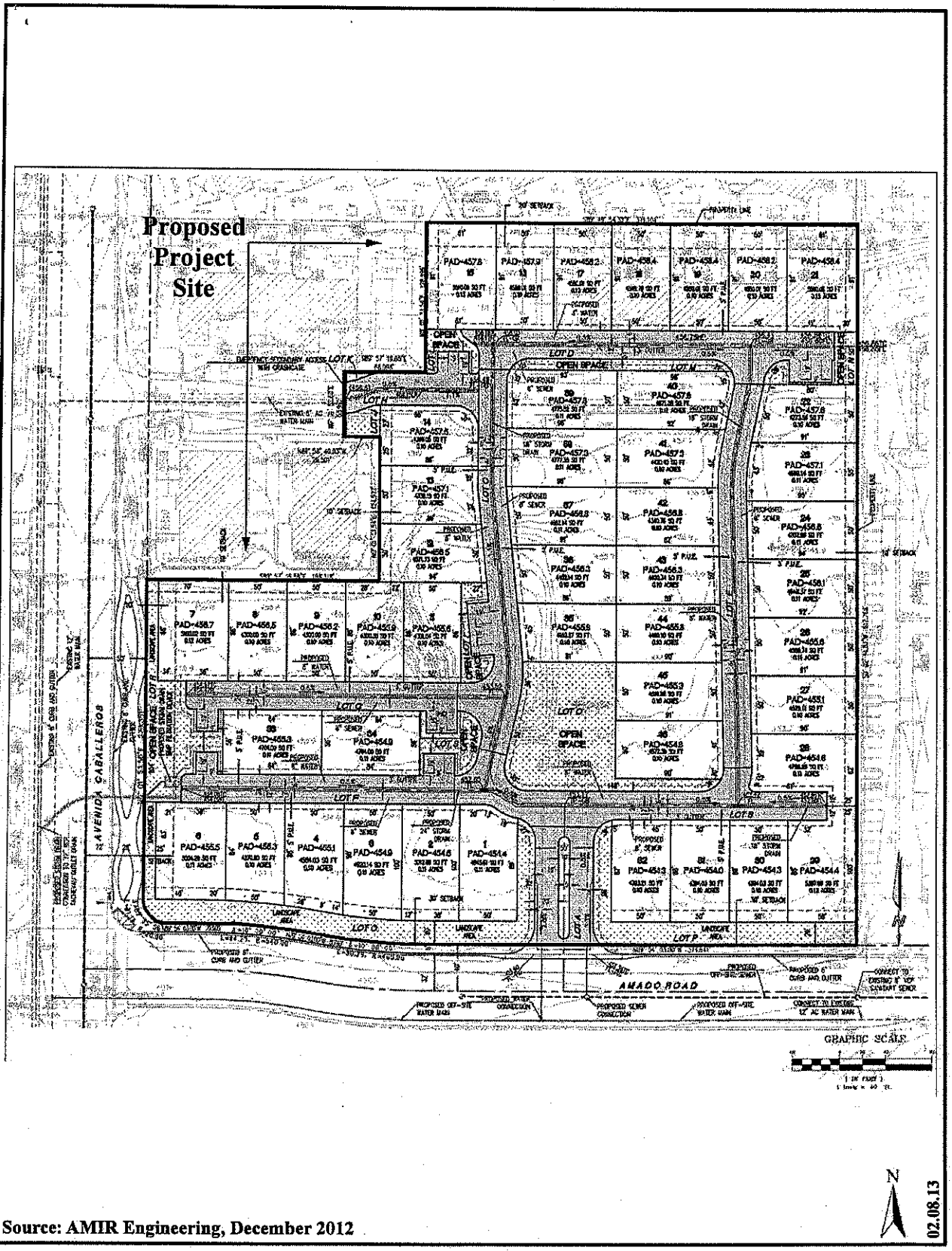
Sol Tentative Tract Map 36525
Vicinity Map
Palm Springs, California

Exhibit

1



Source: AMIR Engineering, December 2012

02.08.13

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Planning & Research, Inc.

Sol TTM 36525
Proposed Project Site Map
Palm Springs, California

Exhibit
2

DETERMINATION: The City of Palm Springs Planning Department

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Robertson Edward.

Edward O. Robertson
Principal Planner

4.1.13
Date

PURPOSE OF THIS INITIAL STUDY

This Initial Study has been prepared consistent with CEQA Guidelines Section 15063, to determine if the project, as proposed, may have a significant effect upon the environment. Based upon the findings contained within this report, the Initial Study will be used in support of the preparation of a Mitigated Negative Declaration.

EVALUATION OF ENVIRONMENTAL IMPACTS

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on project-specific screening analysis).

2) All answers must take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a) Earlier Analysis Used. Identify and state where they are available for review.

   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures, which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) The explanation of each issue should identify:

   a) The significance criteria or threshold, if any, used to evaluate each question; and

   b) The mitigation measure identified, if any, to reduce the impacts to less than significance.

I. AESTHETICS Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

Setting

The City of Palm Springs is located in the valley floor of the Coachella Valley and is surrounded by views of the San Jacinto Mountains to the south, west, and partially to the east; by open desert and the City of Cathedral City to the east; and the Little San Bernardino Mountains to the north. These mountain ranges provide a dramatic backdrop that is visible from virtually any point in the City. Other scenic resources in the City include the Whitewater wash on the northern and eastern border of the city; and Chino, Tahquitz, and Andreas Canyons in the western portion of the City.

Views in the area of the project site are primarily to the west, and focus on the San Jacinto Mountains. Views to the east, north and south are limited by existing development, and limited visual resources in those areas.

Discussion of Impacts

a) ***Less Than Significant Impact.*** The proposed project will result in the development of 2 story single-family homes, some with roof decks, with mass and density requirements that are consistent with the City's zoning code. Views immediately north and east of the subject property are already obstructed, to an extent, by single-family homes (The Morrison) and condominiums (Casa Verde), respectively. Although the properties to the south are vacant, the project area is in general developed with residential units of similar mass and scale.

Depending on the location, individual homes within the project may partially obstruct views of scenic vistas from the surrounding residential developments. The condominiums to the east and north of the project are 2 story units, with comparable height and mass to the proposed project, and only the western-most units within that project, on the ground floor, will experience a loss of view. However, these units' views are currently limited by landscaping and walls within that project, and the upper portions of the mountains will still be visible above the rooflines, resulting in less than significant impacts.

b) ***No Impact.*** The site is predominantly vacant and there are no significant trees, rock outcroppings, historic buildings or other significant aesthetic resources on-site. Neither Avenida Caballeros nor Amado Road are designated scenic roadways.

c) ***Less Than Significant Impact.*** The proposed project is consistent with the character of surrounding residential developments. The proposed project includes options for roof decks, which will appear somewhat more intense than the neighboring 1-2 story residences; however, the character and architectural style of the project will be similar to existing and planned projects in the vicinity.

Future landscaping will be limited to an approved plant palette in keeping with the surrounding desert environments, and a masonry wall that extends around the perimeter of the development will further minimize visual impacts to the surrounding area. Impacts to the visual character of the area are, therefore, expected to be less than significant.

d) ***Less Than Significant Impact.*** The proposed project will result in 46 single-family homes. Lighting will be generated by vehicle trips, buildings, landscaping and architectural lighting, all of which is expected to be similar to that generated by existing residential developments to the north and east. Given the developed nature of the area, and the high levels of evening activities associated with the Convention Center, vehicle headlights from the proposed project are not expected to significantly increase lighting on the streets in the area.

The proposed project will be required to abide by the City's building codes and lighting ordinance, which require proper shielding of light sources and prohibits light spillage on adjacent properties. A lighting plan will be required, and must be approved prior to development, which must comply with these standards. With implementation of screening measures and compliance with City lighting standards, lighting impacts associated with the proposed project are expected to be less than significant.

II. AGRICULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☒

Setting

The City of Palm Springs is located in a desert environment containing soils that are characterized as sandy and rocky. The project site is located in the City's downtown core, and is surrounded on three sides by development. No agricultural activities occur in the City.

Discussion of Impacts

a-c) ***No Impact.*** The proposed project is located in the City's urban core, and no farmlands or agricultural activities occur in the vicinity, as designated by the Farmland Mapping and Monitoring Program of the California Resources Agency. Additionally, the project is not located on lands zoned for agriculture and is not covered by a Williamson Act contract. Therefore, the proposed project will have no impact on agricultural resources.

III. AIR QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
d) Result in significant construction-related air quality impacts?	☐	☒	☐	☐
e) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
f) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

Setting

The City of Palm Springs is located in the Coachella Valley, which is a desert environment characterized by low annual rainfall (2 to 6 inches per year) and low humidity, with temperatures ranging from 80° F to 108 ° F in July and 40° F to 57° F in January. The Coachella Valley is located within the Salton Sea Air Basin (SSAB), which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). All development within the SSAB is subject to SCAQMD's 2007 Air Quality Management Plan (2007 AQMP) and the 2003 Coachella Valley PM_{10} State Implementation Plan (2003 CV PM10 SIP). SCAQMD recently released the Draft Final 2012 AQMP,[1] which will supersede the 2007 plan once adopted. The SCAQMD operates and maintains regional air quality monitoring stations at numerous locations throughout its jurisdiction. The proposed site is located within Source Receptor Area (SRA) 30, which includes monitoring stations in Palm Springs and Indio. The Indio site has been operational since 1985 and the Palm Springs site since 1987.

Historically, the Coachella Valley has been classified as being in non-attainment for both ozone (O_3) and PM_{10}. The Federal Clean Air Act has classified the SSAB as a "serious" non-attainment area for the 8-hour state standard. SCAQMD recognizes that neighboring South Coast Air Basins contribute to local ozone levels, which make it difficult for the region to come into compliance

[1] "2012 Air Quality Management Plan," South Coast Air Quality Management District, November 2012.

with Federal ozone standards by June 2013. Therefore, the SSAB has asked for a reclassification of "severe-15," which must achieve attainment by June 15, 2019.

Criteria air pollutants are contaminants for which the state and federal air quality standards have been established. They are shown in Table III-1 and described in detail below.

Table III- 1
State and Federal Ambient Air Quality Standards

	State Standards		Federal Standards**	
Pollutant	**Averaging Time**	**Concentration**	**Averaging Time**	**Concentration**
Ozone	1 hour 8 hour	0.09 ppm 0.07 ppm	1 hour 8 hour	 0.075 ppm
Carbon Monoxide	1 hour 8 hours	20.0 ppm 9.0 ppm	1 hour 8 hours	35.0 ppm 9.0 ppm
Nitrogen Dioxide (NO_2)	1 hour AAM	0.18 ppm 0.030 ppm	 AAM	0.10 ppm* 0.053 ppm
Sulfur Dioxide (SO_2)	1 hour 24 hours	0.25 ppm 0.04 ppm	1 hour 24 hours AAM	.075ppm**
Particulate Matter (PM_{10})	24 hours AAM	50 µg/m³ 20 µg/m³	24 hours AAM	150 µg/m³
Particulate Matter ($PM_{2.5}$)	AAM 24 hours	12 µg/m³ 35 µg/m³	AAM 24 hours	15 µg/m³ 35 µg/m³
Lead	30 day Avg.	1.5 µg/m³	3 month Avg.	0.15 µg/m³
Visibility Reducing Particles	8 hour		No federal Standard	No federal Standard
Sulfates	24 hour	25µg/m³	No federal Standard	No federal Standard
Hydrogen Sulfide	1 hour	0.03 ppm	No federal Standard	No federal Standard
Vinyl Chloride	24 hour	0.01 ppm	No federal Standard	No federal Standard

Notes: ppm = parts per million; ppb= parts per billion; µg/ m³ = micrograms per cubic meter of air;
AAM = Annual Arithmetic Mean;
Source: California Air Resources Board, 9/08/2010
Source: US EPA, September 2010
* Note that this standard became effective as of January 22, 2010.
** Final rule signed June 2, 2010, effective as of August 23, 2010

Ozone (O_3) is the most prevalent of a class of photochemical oxidants formed in the urban atmosphere. The creation of ozone is a result of complex chemical reactions between hydrocarbons and oxides of nitrogen in the presence of sunshine. Unlike other pollutants, ozone is not released directly into the atmosphere from any sources. Ozone precursors, particularly oxides of nitrogen and reactive hydrocarbons, are combustion sources such as factories and automobiles, and evaporation of solvents and fuels. The health effects of ozone are eye irritation and damage to lung tissues.

Carbon Monoxide (CO) is a colorless, odorless, toxic gas formed by incomplete combustion of fossil fuels. CO concentrations are generally higher in the winter, when meteorological conditions favor the build-up of directly emitted contaminants. CO health warning and emergency episodes occur almost entirely during the winter. The most significant source of carbon monoxide is gasoline-powered automobiles, as a result of inefficient fuel usage in internal combustion engines. Various industrial processes also emit carbon monoxide.

Nitrogen Oxides (NO_x) are the primary receptors of ultraviolet light initiating the photochemical reactions to produce smog. Nitric oxide combines with oxygen in the presence of reactive hydrocarbons and sunlight to form nitrogen dioxide and ozone. Oxides of nitrogen are contributors to other air pollution problems including: high levels of fine particulate matter, poor visibility and acid deposition.

Sulfur Dioxide (SO_2) results from the combustion of high sulfur content fuels. Fuel combustion is the major source of SO_2, while chemical plants, sulfur recovery plants, and metal processing are minor contributors. Sulfates result from a reaction of sulfur dioxide and oxygen in the presence of sunlight. SO_2 levels are generally higher in the winter than in the summer (when sunlight is plentiful and sulfate is more readily formed).

Particulate Matter (PM_{10} and $PM_{2.5}$) consists of particles in the atmosphere as a by-product of fuel combustion, abrasion such as tire wear, and soil erosion by wind. Particulates can also be formed through photochemical reactions in the atmosphere. PM_{10} refers to finely divided solids or liquids such as soot, dust, and aerosols which are 10 microns or less in diameter and can enter the lungs. Fine particles are those less than 2.5 micrometers in diameter and are also referred to as $PM_{2.5}$.

Lead is found in old paints and coatings, plumbing and a variety of other materials. Once in the blood stream, lead can cause damage to the brain, nervous system, and other body systems. Children are most susceptible to the effects of lead. The South County Air Basin and Riverside County portion of the Salton Sea Air Basin are in attainment for the federal and State standards for lead.

Discussion of Impacts

a) ***No Impact.*** The project will be developed in accordance with all applicable air quality management plans. The subject property is located within the Salton Sea Air Basin (SSAB), which is governed by the South Coast Air Quality Management District (SCAQMD). SCAQMD is responsible for monitoring criteria air pollutant concentrations and establishing management policies for the SSAB. All development within the Salton Sea Air Basin, including the proposed project, is subject to the current AQMP and SIP.

The AQMP is a comprehensive plan that establishes control strategies and guidance on regional emission reductions for air pollutants. It was based, in part, on the land use plans of the jurisdictions in the region. The proposed project is consistent with the City of Palm Springs land use designations assigned to the subject property, and therefore, is consistent with the intent of the AQMP. No impacts associated with compliance with applicable management plans are expected.

b-d) ***Less Than Significant Impact with Mitigation*** Both the construction and operational phases of the proposed project will result in the release of criteria air pollutants. The California Emissions Estimator Model (CalEEMod) was used to project air quality emissions that will be generated by construction and operation of the proposed project. Table III-2 summarizes the short-term construction-related emissions, and Table III-3 summarizes the ongoing emissions that will be generated at operation.

Construction Emissions

The construction period includes all aspects of project development, such as site preparation, grading, paving, building construction, and architectural coating. For

analysis purposes, it is assumed that construction will occur over a one-year period extending from January 1, 2014 to December 31, 2014.

As shown in Table III-2, emissions generated by construction activities will not exceed SCAQMD thresholds of significance for criteria air pollutants. The data reflect average daily emissions over the 1-year construction period, including both summer and winter weather conditions. It should be mentioned that the Table below shows the projected unmitigated emissions, with the exception of NO_x. Without mitigation, NO_x emissions will exceed thresholds.

Table III-2
Construction-Related Emissions Summary
(pounds per day)

	CO	NO_x*	ROG	SO_2	PM_{10}	$PM_{2.5}$
Construction Emissions[1]	87.12	29.97	64.22	0.15	39.75	16.80
SCAQMD Thresholds	550.00	100.00	75.00	150.00	150.00	55.00

[1] Average of winter and summer emissions, unmitigated.
* Emissions for NO_x show mitigated conditions.
Source: CalEEMod model, version 2011.1.1.

SCAQMD thresholds for CO, ROG, SO_2, PM_{10}, and $PM_{2.5}$ will not be exceeded when unmitigated. However, the CalEEMod model indicates that NO_x emissions during construction activities have the potential to exceed thresholds when unmitigated. The maximum daily thresholds NO_x emissions are projected to be 142.29 pound/day. Implementation of appropriate mitigation measures, including the use of oxidation catalysts for construction equipment, limited idling of heavy machinery, and phased equipment usage will reduce these impacts to levels well below established thresholds (29.97 lbs./day) and assure that impacts to air quality resulting from construction are less than significant.

Operational Emissions

Operational emissions are ongoing emissions that will occur over the life of the project. They include area source emissions, emissions from energy (electric and natural gas) demand, and mobile source (vehicle) emissions. Table III-3, below, provides a summary of projected emissions at operation of the proposed project.

Table III-3
Operation-Related Emissions Summary
(pounds per day)

Emission Source	CO	NO_x	ROG	SO_2	PM_{10}	$PM_{2.5}$
Area	3.94	0.05	9.29	0.00	0.02	0.02
Energy	0.20	0.47	0.06	0.00	0.04	0.04
Mobile	32.35	18.19	4.00	0.05	4.98	0.63
Total Operational Emissions[1]	36.49	18.71	13.35	0.05	5.04	0.69
SCAQMD Thresholds	550.00	100.00	75.00	150.00	150.00	55.00

[1] Average of winter and summer emissions, unmitigated.
Source: CalEEMod model, version 2011.1.1.

As shown in the table, operational emissions will not exceed SCAQMD thresholds of significance for any criteria pollutants.

Non-Attainment

Historically, the Coachella Valley, which includes the proposed project site, has been classified as a "non-attainment" area for PM10. The proposed project will contribute to an incremental increase in regional ozone and PM_{10} emissions. However, this impact is not expected to be cumulatively considerable. Project construction and operation emissions will not exceed SCAQMD thresholds for PM_{10} or ozone precursors (NO_x will be mitigated to below threshold during construction. The project will not conflict with any attainment plans and will result in less than significant impacts.

e) ***Less than Significant Impact.*** The nearest sensitive receptors are the housing developments immediately north and east of the project site. As demonstrated in the Tables above, the proposed project will not result in violations of SCAQMD thresholds during its operation, and will result in less than significant impacts, with the implementation of mitigation measures during the construction phases.

f) ***No impact.*** The project will result in the development of 46 single-family homes, and is not expected to create objectionable odors.

Mitigation Measures

III-1 To reduce particulate matter (PM) and NOx emissions, construction equipment should utilize aqueous diesel fuels, diesel particulate filters and diesel oxidation catalysts during all construction activities.

IV. BIOLOGICAL RESOURCES **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Setting

The project site is located within an urbanized area and has been impacted through the introduction of roadways, non-native plant species, development on all sides, and off-road vehicle use and parking of vehicles for the convention center. Additionally, the northeast corner of the site is occupied by five residential units, which will be removed as part of the proposed project. The project site contains vegetation typical of the desert floor, dominated by creosote bush.

For parcels and projects located within the area of the historic reservation boundaries of the Agua Caliente Band of Cahuilla Indians, the City participates in the Tribal Habitat Conservation Plan, and implements the requirements of that Plan for new development. The proposed project is located within the fee payment area of the Plan.

Discussion of Impacts

a) ***Less Than Significant Impact with Mitigation Incorporated.*** The project site is located within the Burrowing Owl Distribution Area in the Agua Caliente Tribal Habitat Conservation Plan (THCP). The burrowing owl is identified as a sensitive species in the THCP. The THCP provides for the protection of the species through specific survey requirements. Should these requirements not be adhered to, impacts to the species could be significant. The mitigation measures set forth below, which are consistent with the THCP, will reduce project impacts to less than significant levels.

b-e) ***No Impact.*** The project site is predominantly vacant, with the exception of five residential units occupying the northeast corner of the site, and contains vegetation typical of vacant lands in the City. Uses surrounding the site include roadways to the south and west, and residential development to the north and east. The site has been previously disturbed by vehicle parking and off road use. No sensitive or special status species are mapped for this area of the City. No impacts are expected to sensitive resources.

There is no riparian habitat or other native community on the site. No wetlands occur on the property.

The site is not within a migratory corridor, nor is it suitable for a wildlife corridor, as an isolated property.

The proposed project will not interfere with any City policies regarding the preservation of plants or animals.

f) ***No Impact.*** The site is subject to the Agua Caliente Tribal Habitat Conservation Plan. The applicant will be required to pay the Tribe the Valley Floor Planning Area Mitigation Fee of $2,371 per disturbed acre to fund Tribal acquisition and management of replacement habitat prior to any ground disturbance.

Mitigation Measures

IV-1 Prior to any ground or habitat disturbance associated with project, a pre-construction survey of the site shall be conducted for burrowing owl. Surveys and relocation, if applicable, shall be conducted in accordance with the protocols established by the California Department of Fish and Wildlife or other current protocols as directed by the Tribe.

IV-2 Should owls be identified on the site, the project proponent's qualified biologist shall prepare a protocol compliant mitigation plan and submit it to the Tribe and CDFW for review and approval prior to initiating any activities on the site.

IV-3 Occupied burrows shall not be disturbed during the nesting season unless a qualified biologist verifies through non-invasive methods that either: (a) the birds have not begun egg laying and incubation; or (b) that juveniles from the occupied burrows are foraging independently and capable of independent survival.

V. CULTURAL RESOURCES Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?	☐	☒	☐	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☒

Setting

The City occurs in the traditional territory of the Desert Cahuilla, with a history dating back to 1,000 BC, Evidence of Cahuilla occupation in the Coachella Valley dates to over 500 years ago, when the Tribe settled around ancient Lake Cahuilla, in the area of present day La Quinta and Indio. The canyons surrounding the City also have yielded evidence of use by the Tribe, which took advantage of water sources, food sources from plants and animals, and rock for tool-making.

The City's modern history began in the early 1870s, when John Guthrie McCallum purchased land in the area, and later subdivided it. Rapid expansion in the area began in the 1920s, with the City's spreading reputation as a health resort, and the increased interest from the Hollywood entertainment industry . Until the end of World War II, architecture in the town site consisted primarily of Mission Revival and Spanish Colonial Revival structures. Development was centered around Palm Canyon Drive, as hotels and shops were constructed.

The City occurs well outside the boundary of ancient Lake Cahuilla, an area where paleontological resources have occurred. Further, soils in the City are generally post-Pleistocene age alluvium from the surrounding mountains, too new in the context of paleontology to yield fossilized remains.

Discussion of Impacts

a) ***No Impact.*** The project site is predominantly vacant with the exception of five residential units on the northeast corner of the property, and has been impacted by surrounding development and off-road vehicle use. There are no historic structures on the site. No impacts to historical resources are expected.

b) ***Less Than Significant Impact with Mitigation Incorporated.*** The EIR prepared for the Section 14 Master Development Plan identified the potential for buried resources throughout Section 14, including the project site. The mitigation measures set forth below,

which are consistent with those provided in the EIR, would reduce project impacts to less than significant levels.

c) ***No Impact.*** The City and project site are outside the shoreline of ancient Lake Cahuilla. Soils in the City are generally post-Pleistocene age alluvium from the surrounding mountains, making them too young in the context of paleontology to yield fossilized remains. Ground disturbing activities are therefore not expected to have any impact on paleontological resources.

d) ***No Impact.*** The proposed site is not located on, or within proximity to a known cemetery. It is not anticipated that any human remains will be encountered during construction of the proposed development. However, in the event of human remains being discovered during project development, the State of California requires that the coroner be contacted and all activities cease to assure proper treatment and removal of remains. The coroner is also required to notify the Tribe, if the remains are believed to be historic. These requirements of law will assure that impacts associated with human remains beneath the project site will be less than significant.

Mitigation Measures

V-1 A Native American Monitor(s) shall be present during all ground disturbing activities. Should cultural resources be encountered during the construction of the proposed project, work shall immediately cease and the Monitor shall notify the City and the Tribe. A qualified archaeologist shall evaluate the significance of the materials. Any significant findings shall be documented and presented to the State Historic Preservation Office (SHPO), the Tribe and the City, and resolved to their satisfaction.

V-2 Any reports generated in connection with Mitigation Measure V-1 shall be provided to the City and the Tribe within 60 days of the completion of precise grading on the site, or within 60 days of the completion of the Monitor's activities, whichever occurs first.

VI. GEOLOGY AND SOILS Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☐	☒
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☐	☒
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒

Setting

The San Andreas Fault zone is the major fault in the Coachella Valley, which exposes the City to high amounts of seismic activity. The project and its vicinity are not within or adjacent to any Alquist Priolo Fault Zones.

Soils in the City consist of alluvial deposits, which originated in the surrounding mountains. Soils on the site consist of sands and sandy loams.

Discussion of Impacts

a)

i) ***No Impact.*** This site is not located within an Alquist Priolo Fault Zone, nor is there an active fault located on-site. The San Andreas Fault system is located approximately 5-1/2 miles northeast of the project site. The San Jacinto Fault System is approximately five miles south of the project site. Therefore, fault rupture is unlikely to occur at the project site.

ii) ***Less Than Significant Impact.*** The San Andreas Fault has the potential to generate high levels of ground shaking during large magnitude earthquakes. All structures on the property will be subjected to this shaking, and could be seriously damaged if not properly designed. As a performance standard the project shall be designed and constructed to conform to the California Building Code (CBC) requirements for Seismic Zone 4. The implementation of these codes will assure that construction at the site mitigates potential impacts associated with ground shaking. The impacts associated with seismic ground motion are considered to be less than significant.

iii) ***No Impact.*** Figure 6-1 of the Palm Springs General Plan indicates the project site is located in an area of low liquefaction susceptibility. This area is characterized by fine-grained granular sediments that are normally susceptible to liquefaction; however, groundwater depths are greater than 50 feet. The City will require site specific geotechnical analysis, including the potential for liquefaction on the site, as part of the building permit submittal process. Any recommendations made by the soils engineer will be implemented during project construction. No impacts are expected to result from liquefaction on the site.

iv) ***No Impact.*** The City of Palm Springs General Plan indicates that potential landslide hazard is primarily located in hillsides or mountainous areas of the City. The project is located within the City's urban core, which is generally flat and highly developed. The potential for landslides does not occur on or adjacent to the site. No impact is expected.

b) ***Less than Significant Impact.*** The project is located in an area with a high wind erodibility rating, as defined by the Palm Springs General Plan. The City will require that the applicant prepare a dust control management plan as part of the grading permit to minimize potential impacts caused by blowing dust and sand during construction. Procedures set forth in said plan will ensure that potential erosion is controlled during the construction process.

Additionally, the City enforces the requirements of the National Pollutant Discharge Elimination System (NPDES), which include the implementation of best management practices (BMP's) as standard requirements for project approval to assure that during construction, sediment displaced by rainstorms is not transported off the site into the City's Municipal Separate Storm Sewer System (MS4). Impacts associated with soil erosion, therefore, are expected to be less than significant.

c) ***No Impact.*** The project site is flat and does not include any known fills or imports. The City will require geotechnical analysis and structural engineering to accompany building plans for the proposed project. These analyses will include requirements for excavation, re-compaction and fill at the project site. These standard requirements are expected to assure that impacts associated with soil stability are insignificant.

d) ***No Impact.*** The soils at the project site are not expansive. No impact is expected.

e) ***No Impact.*** The proposed project will be required to connect to the City's sanitary sewer system. There will be no impact associated with the use of septic tanks.

VII. GREENHOUSE GAS EMISSIONS Would the project:	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Setting

State legislation, including AB32, aims for the reduction of greenhouse gases to 1990 levels by 2020; however there are currently no thresholds for greenhouse gases. Statewide programs and standards will help reduce GHG emissions generated by the project, including new fuel-efficient standards for cars, and increasing amounts of renewable energy.

a, b) Construction activities will generate short-term GHG emissions during site preparation, grading, paving, building activities, and application of architectural coatings. Additionally, the proposed project will result in the emission of greenhouse gases through the combustion of fossil fuels during operation of vehicles, the use of electricity, combustion of natural gas, disposal of solid waste, and the conveyance and treatment of water for onsite use. The table below provides the projected GHG emissions from both construction and operation of the proposed project.

Table VII-1
GHG Emissions from Construction and Operation of the Proposed Project (metric tons)

	CO2	CH4	N2O	CO2e
Construction Activities	770.49	0.08	0.00	772.10
Operational Activities	1,025.31	0.61	0.00	1,039.90

CalEEMod. Values shown represent the total GHG emission projections for construction and operation of the proposed project.

GHG emissions generated by the proposed project will not be substantial and will not directly or indirectly result in a significant impact to the environment or conflict with applicable GHG plans, policies or regulation. The proposed project will also be required to implement the CalGreen Building and Cal Energy Codes at the time that building permits are issued. This includes energy efficiency standards which are much more stringent than they have been in the past. Therefore, impacts to air quality from the generation of GHG emissions associated with construction and operation of the proposed project will be less than significant.

VII. HAZARDS AND HAZARDOUS MATERIALS **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒

Setting

The proposed project site is predominantly vacant with the exception of 5 residential units in the northeast corner of the site. No chemical or hazardous waste disposal has been known to occur on the site. There are no known underground tanks or buried materials in the area.

Discussion of Impacts

a)-b) ***Less Than Significant Impact.*** The proposed project will result in 46 single-family residential units. This residential development will not create a significant hazard to the public related to the transportation of hazardous materials. Small amounts of chemicals for household cleaning may be transported or stored by residents; however, they will be minimal and cause similar risks as those associated with existing residential uses in the area. Limited quantities of chemicals may also be transported to and stored onsite for the routine maintenance of swimming pools and landscaped areas. Impacts associated with transportation, use or storage of these materials are expected to be less than significant.

The City contracts with Palm Springs Disposal Services for the disposal of household hazardous waste. Local and regional household hazardous waste programs are held throughout the year in various Coachella Valley cities, including the City's Household Hazardous Waste Facility , located within three miles of the project site. These existing programs will assure that household hazardous waste is disposed of properly, and that potential impacts associated with these materials are less than significant.

c) ***No Impact.*** There are no schools located or planned within one-quarter mile of the project site. Further, the residential units within the project are not expected to store or use hazardous materials. There will be no impact to schools.

d) ***No Impact.*** The project site is not located on or near a site included on a list of hazardous materials sites compiled by the California Department of Toxic Substances Control pursuant to Government Code Section 65962.5 and, thus, will not create a significant hazard to the public or environment.

e-f) ***No Impact.*** The Palm Springs International Airport is located 1.5 miles east of the project site; however, the project site is not located within the boundaries of the airport's land use plan. There are no private airstrips in Palm Springs. Impacts are not anticipated.

g) ***No Impact.*** The proposed project occurs on General Plan roadways, which are part of the City's emergency response plans. The project will not interfere with traffic on those roadways, nor is it anticipated to significantly impact those roadways. The Fire Department will review on-site circulation to assure that internal drives are adequate for emergency vehicles. No impact is expected.

h) ***No Impact.*** The site is located in the developed core of Palm Springs, and no hillsides occur in the vicinity. The project will not expose people or structures to wild land hazards.

VIII. HYDROLOGY AND WATER QUALITY **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☒	☐
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☒	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☒	☐
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
f) Otherwise substantially degrade water quality?	☐	☐	☐	☒
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Source:	☐	☐	☐	☒
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒

VIII. HYDROLOGY AND WATER QUALITY **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☒
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

Setting

The project site is located in Flood Zone X, which designates areas that are not subject to flooding.

Groundwater has historically been the principal source of domestic water in the City. The project site will be served by Desert Water Agency (DWA), which supplies domestic water to the City. The DWA pumps water from a number of wells throughout the area for domestic use. DWA also recharges groundwater through recharge basins located in the northwestern portion of the City. Sanitary sewer services at the project site are currently provided at the City wastewater treatment plant, and will continue to be provided by the Treatment Plant.

Discussion of Impacts

a) ***Less Than Significant Impact.*** The proposed project will not violate water quality standards or waste discharge requirements. Construction at the site would be subject to all applicable water quality standards or waste discharge requirements of the City. A Storm Water Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP) will be prepared in compliance with the current California Construction General Permit and the NPDES Municipal Separate Storm Sewer System Permit for the Whitewater River Region, respectively, to delineate the implementation of Best Management Practices (BMPs) to reduce project related impacts to drainage including pollution reduction and groundwater protection. Compliance with existing regulations and requirements will result in a less than significant impact on water quality standards and waste discharge requirements.

b) ***Less than Significant Impact.*** Domestic water for the proposed project will be supplied by the Desert Water Agency (DWA). DWA has prepared an Urban Water Management Plan, which is a long-term planning document that helps DWA plan for current and future water demands. The Plan demonstrates that the Agency has available, or can supply, sufficient water to serve the proposed project. The proposed project includes an 8,000 square foot dog park, which will collect runoff and facilitate groundwater recharge. In addition, the City requires the implementation of water conserving measures in all new development. These standards and policies will help to reduce potential impacts on water resources. Impacts are expected to be less than significant.

c-d) ***Less Than Significant Impact.*** Development of the project site will result in increased impervious surfaces, which has the potential to increase storm flows off-site. This is not permissible in the City. The City requires the preparation of a hydrology study and storm

water management systems for all development projects. A preliminary hydrology study was prepared for the project[2]. The study found that current conditions on and around the project site result in sheet flows during storm events. The study further determined that the proposed project would be best served by the installation of inverted streets, directing storm flows away from the residences, and into local storm drain pipes in the interior streets. These pipes will transport storm flows to the Tachevah Outlet Drain, a 72 inch storm drain located in Avenida Caballeros. The Tachevah Outlet Drain will transport storm flows to Tahquitz Creek, where they will be discharged, eventually flowing into the Whitewater River. In addition, the City will require a final hydrology study when final plans are prepared for the site.

As previously stated, the project will be required to comply with the City's standards associated with surface water management, including the submittal of a Notice of Intent to implement the State Construction General Permit (CGP) associated with construction activities. A SWPPP and WQMP are also required to be prepared for this project to ensure compliance with the CGP and the Whitewater River Region MS4 Permit. The SWPPP must include best management practices for the control of silt and pollutants during construction on the site. The hydrology study includes the design of a stormdrain filter to implement these requirements during the operations phase of the project and the WQMP must include best management practices during the post-construction phase.

The City's standard requirements for the control of on- and off-site storm flows, both during construction and operation of the proposed project, will assure that impacts associated with storm water are reduced to less than significant levels.

e) ***Less Than Significant Impact.*** The City Engineer will review the final hydrology study and WQMP best management practices, to assure that off-site storm flows do not exceed current volumes, and do not contain pollutants. These standards and requirements will assure that impacts associated with storm flows are reduced to less than significant levels.

f-h) ***No Impact.*** The project site is not located within an area subject to flooding. The final hydrology study for the project will require the City Engineer's approval to ensure that storm water generated on and off the site does not impact downstream facilities. No other water quality issues are expected to result from implementation of the project.

i- j) ***No Impact.*** The project site is not in the vicinity of a levee or dam. The City is not located in the vicinity of a body of water, which could be subject to either seiche or tsunami. The project site is not subject to hazards associated with mudflows. No impacts are expected.

[2] Hydrology Study for Tentative Tract Map No. 36525, Sol Palm Springs, Amir Engineering, February 10, 2013,

IX. LAND USE AND PLANNING Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☒	☐

Setting

The project site is located in an area of the City that is mostly developed. The Section 14 Master Development Plan, which governs this area, includes a broad range of land uses designed to form a cohesive town center, and to provide for residential, resort, commercial and recreational opportunities, all within walking distance of each other. The project site is designated Residential High in the Master Plan, and has a zoning designation of R-4.

The City currently implements the Tribal Habitat Conservation Plan, as discussed above under Biological Resources.

Discussion of Impacts

a) ***No Impact.*** The proposed project site is currently vacant with the exception of five housing units that will be demolished as part of the development of the site. The relocation of these residents can be absorbed by existing residential units within the City. The project will not divide an existing community.

b) ***No Impact.*** The proposed project will result in 46 single-family homes. The Zoning Ordinance permits the submittal of Planned Development applications in lieu of a change of zone. In the case of the proposed project, a PD application has been made to address the requested construction of single family homes in the High Density Residential Zone. As the development of the proposed project is consistent with surrounding development, and with the approval of PD 363 will result in lower overall impacts than high density residential on the site, there will be no impact to land use plans as a result of the proposed project.

c) ***Less Than Significant Impact.*** The applicant will be required to comply with the requirements of the Tribal Habitat Conservation Plan, which requires the payment of fees to mitigate impacts to sensitive species. This fee payment will reduce impacts to less than significant levels.

X. MINERAL RESOURCES Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

Setting

The California Division of Mines and Geology identifies portions of Palm Springs as a resource zone for aggregate/industrial minerals. The majority of the City is located in Mineral Resource Zone 3 MRZ-3 (an area containing mineral deposits the significance of which cannot be evaluated from available data). Minerals in the Palm Springs area are limited to sand and gravel for aggregate and/or decorative stone purposes and limestone.

Discussion of Impacts

a-b) No Impact. The project site is located in Mineral Zone MRZ-3, which indicates the existence of mineral deposits, the significance of which cannot be determined from available data. The site is designated for urban residential development and there is no potential for mineral extraction to occur on-site. There will be no impact to mineral resources as a result of the proposed project.

XI. NOISE Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☒	☐	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Setting

The City of Palm Springs Noise Element of the General Plan provides guidelines for community noise impacts per land use designation. According to City standards, residential land uses are considered "noise sensitive" thereby restricting allowable noise levels within the planning area. The City requires that exterior noise levels not exceed 65 dBA CNEL in outdoor living areas, and interior noise levels not to exceed 45 dBA CNEL in all habitable rooms.

Discussion of Impacts

a) ***Less Than Significant Impact.*** The main source of off-site exterior noise impacting the project will be generated from traffic along Avenida Caballeros and Amado Road. The project proposes noise barriers/perimeter walls, which will reduce noise levels on the ground floor of units, but will not provide protection from noise for second and third story balconies which may be oriented to the streets. The City requires that the building plans for the proposed project include a noise study which demonstrates that City standards for interior and exterior noise levels are met through construction techniques. This noise

analysis will assure that building techniques, such as balcony walls or other obstacles, are constructed to reduce noise levels to City standards.

Development of the site will also result in short term impacts associated with construction noise. These impacts are temporary and will cease prior to the occupancy of the site. Noise from construction activities may impact residential development to the north and east. Construction noise is regulated by the Municipal Code to occur during the noisier daytime hours, which helps to lower the potential impacts. Should heavy equipment be stored or maintained adjacent to either of the existing residential projects, the noise levels could potentially be sustained, which would result in a potentially significant impact, which requires mitigation.

b) ***No Impact.*** Development of the proposed project will temporarily generate noise and groundbourne vibrations through construction related activities, but will cease once the development is in operation. Impacts are therefore expected to be less than significant.

c-d) ***Less Than Significant Impact.*** The proposed project is consistent with zoning and General Plan designations for medium high-density residential use, and will generate comparable noise levels to developments immediately north and east of the site. Surrounding land uses in proximity to the proposed site include vacant lands and roadways to the west and south, and residential development to the north and east. Impacts are expected to be less than significant.

e, f) ***No Impact.*** Palm Springs International Airport is located 1.5 miles east of the proposed project, and does not conduct flight operations over the proposed project. There are no private airstrips in Palm Springs. No impacts associated with aircraft operational noise levels are expected.

Mitigation Measures

In order to assure that noise impacts are reduced to less than significant levels, the following mitigation measures shall be implemented.

XI-1. Construction activities on-site shall occur only between 7:00 a.m. and 8:00 p.m., Monday-Friday, and 8:00 a.m. and 5:00 p.m. on Saturdays, as specified by the Palm Springs Noise Ordinance (11.74.041). The Construction Site Regulations (Chapter 8.04.220) also identify specific limits on hours of operation for construction equipment between 5 p.m. and 8 a.m. if the noise produced is of such intensity or quality that it disturbs the peace and quiet of any other person of normal sensitivity.

XI-2. All construction equipment, fixed or mobile, shall be equipped with properly operating and maintained mufflers and the engines shall be equipped with shrouds.

XI-3. All construction equipment shall be in proper working order and maintained in a proper state of tune to reduce backfires.

XI-4. Stockpiling and vehicle staging areas shall be located as far as practical from the northern and eastern boundaries of the site.

XI-5. Parking, refueling and servicing operations for all heavy equipment shall be located at the southwest corner of the site.

XI-6. Stationary equipment shall be placed such that emitted noise is directed away from noise-sensitive receptors.

XI-7. The final acoustical study for the proposed project shall include exterior noise analysis and recommendations for second and third floor balconies to assure that exterior noise levels do not exceed 65 dBA,as well as interior noise analysis and recommendations to assure that noise levels are maintained at 45 dBA or less.

XII. POPULATION AND HOUSING Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Setting

According to the General Plan (2007), the City of Palm Springs' population grew from 40,181 people in 1990 to 42,807 people in 2000. This represents a 6.5% increase over the ten-year period. In 2010, the City's population was estimated at 44,552, an increase of 4.1% since 2000.[3] Housing units increased from 30,517 to 30,823 from 1990 to 2000, and to 34,264 in 2010. The high number of housing units as compared to population is indicative of the City's part-time residents and second home market. The City has an average household size of 2.1 persons per household.

Discussion of Impacts

a) ***No Impact.*** The proposed project will result in 46 single-family units, and a potential population of approximately 110 people. The project is not large, and is likely to absorb population growth which would otherwise occur in the City over time. No impact is expected.

b, c) ***Less Than Significant.*** The project site is predominantly vacant, with the exception of 5 single-family residential units located on the northeast corner of the property. The existing residents are on a month-to-month rental agreement and have been given notice several months prior to January 2013 that they would be asked to relocate. The project will therefore have a marginal impact on people and housing; however the existing housing stock within the City as well as the proposed housing of the project will reduce such impacts to less than significant levels.

[3] "Profile of the City of Palm Springs" prepared by Southern California Association of Governments, May 2011.

XIII. PUBLIC SERVICES **Would the project result in:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?	☐	☐	☒	☐
b) Police protection?	☐	☐	☒	☐
c) Schools?	☐	☐	☒	☐
d) Parks?	☐	☐	☒	☐
e) Other public facilities?	☐	☐	☒	☐

Setting

Fire Protection. The Palm Springs Fire Department will provide service to the proposed project site. The Department currently operates four of the five fire stations located throughout the city (Station #5 is currently closed). Station #442, located at 300 N. El Cielo, 1.5 miles from the project site. The station houses one 85' aerial platform, one 1,800 gallon water tender, one breathing support vehicle, one heavy rescue unit, one mobile command vehicle, one quick attack unit, and one reserve truck. The station is manned on a 24-hour basis with one Captain, one Engineer, and one Firefighter. Also available to serve the project site are station #441, located at 277 North Indian Canyon, about 0.6 miles from the project site, and station #443, located at 590 E. Racquet Club, about two miles from the project site.

Police Protection. The City of Palm Springs Police Department provides law enforcement services within the City Limits. The City General Plan recommends that the City maintain a police-staffing ratio of one sworn officer per 1,000 population. Current (2007) staffing levels exceed this standard. For emergency calls, the General Plan cites desired response times for Priority I calls (emergencies) and Priority II calls (non-emergencies) at 5 minutes and 30 minutes, respectively. The Department has mutual-aid agreements with other local law enforcement agencies in the event of a major incident that exceeds the department's resource capabilities.[4]

Schools. The Palm Springs Unified School District (PSUSD) provides educational services for grades K-12 in the City of Palm Springs. Currently, there are 4 elementary schools, 1 middle school and 1 high school in the City. PSUSD receives funding from school facilities fees, state funding, and local funding. PSUSD is authorized to collect school facilities fees as provided for in Government Code Section 53080 et. seq. and 65995 et seq. in the amount of $3.44 per square foot of residential development.

[4] City of Palm Springs General Plan, adopted October, 2007.

Parks. The City of Palm Springs has seven parks located on approximately 140-acres within its boundaries. These include Desert Highland Park, Victoria Park, Ruth Hardy Park, Sunrise Park, Baristo Park, Demuth Park and Palm Springs dog park. The City has a standard park ratio of 5 acres of parkland for every 1,000 population as required by the General Plan.

Discussion of Impacts

a) ***Less Than Significant Impact.*** The proposed project will generate additional need for fire protection for the City Fire Department, but is not expected to require additional services beyond those currently available. The City requires that projects participate in Community Facilities District(s) to assure that the costs associated with added services are recovered. Compliance with such City requirements will assure that impacts to fire services are reduced to less than significant levels.

b) ***Less Than Significant Impact.*** The proposed project will generate additional need for police protection, because of the addition of residential units in the area. The Police Department will be provided building plans for review prior to the approval of the project, to assure that defensible space is provided within the project boundaries. The City includes, as a standard condition of approval, a requirement that projects participate in Community Facilities District(s) to assure that the costs associated with added police services are recovered. This standard requirement will assure that impacts to police services are reduced to less than significant levels.

c) ***Less Than Significant Impact.*** The proposed project is located within the Palm Springs Unified School District (PSUSD) and will be required to pay the State mandated developer fee to help address and offset the potential impacts to local schools. Fees will be collected prior to issuance of building permits. This fee will assure that the impacts to schools are reduced to less than significant levels.

d) ***Less Than Significant Impact.*** The project includes an open space area of approximately 8,000 square feet, which will be used as a park by project residents. The proposed project will be required by the City to pay any remaining Quimby park fee, if the on site park is insufficient to meet the Quimby requirements for the site, to assure that adequate park space is provided for future residents. The on site park and/or payment of the fee will assure that the impacts to City parks are reduced to less than significant levels.

e) ***Less Than Significant Impact.*** The addition of 46 housing units will not impact general government or other municipal services.

XIV. RECREATION Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	☐	☐	☒	☐

Setting

The City of Palm Springs offers a wide variety of recreational opportunities including private golf courses, hiking/equestrian trails, bikeways, and 140 acres of parkland.

Discussion of Impacts

a-b) ***Less Than Significant Impact.*** The proposed project will result in the development of the 46 single-family homes. In addition to a private central dog park, each of the units offers private pool and yard space. The proposed project will participate in the City's parkland fee program, to offset impacts associated with parks generated by the approximately 110 new residents of the project. Impacts are expected to be less than significant.

XV. TRANSPORTATION/TRAFFIC **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☐	☐	☒	☐
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
e) Result in inadequate emergency access?	☐	☐	☒	☐
f) Result in inadequate parking capacity?	☐	☐	☐	☒
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	☒

Setting

The proposed project is located at the northeast corner of Amado Road and Avenida Caballeros. Avenida Caballeros is designated a Major Thoroughfare, with a 100 foot right of way. The Section 14 Master Development Plan calls for a 64-foot curb-to-curb street section for this area of Avenida Caballeros, with no parking and a Class I bikeway. Amado Road is designated a Secondary Thoroughfare, with an 80 foot right of way, and a 64 foot paved width, as delineated in the Section 14 Master Development Plan.

Discussion of Impacts

a-b) ***Less than Significant Impact.*** The Palm Springs General Plan indicates that if the proposed site were developed to its maximum allowed density of 206 units, the site has potential to generate 1,208 trips. The project proposes 46 units, which is well below the potential of the site. Additionally, the site was included in the Section 14 Master Development Plan EIR that assumed the development of a 75-room hotel with a trip generation that is considerably higher than what is currently proposed. The EIR further

identified that the intersection of Avenida Caballeros and Amado Road would operate at level of service A in the mid-day peak, and level of service B in the evening peak, and that surrounding signalized intersections, including the Tahquitz Canyon Way/Avenida Caballeros intersection, would all operate at acceptable levels of service. Therefore, it is expected that the impacts associated with the proposed project would fall well within those described in the Section 14 Master Plan EIR, and impacts would be expected to be less than significant.

c) ***No Impact.*** The proposed project will have no impact on air traffic patterns.

d), e) ***Less than Significant Impact.*** The project includes internal streets of 24 feet in width, with 90 degree turns throughout the site. Emergency access has been provided through the adjacent project to the north, as well as through two emergency access points on Avenida Caballeros. The City Engineer and Fire Department will review the proposed road design to assure compliance with City standards for turning radii, sight distance and access. These requirements will assure that impacts will be less than significant.

f) ***No Impact.*** The proposed project meets Zoning Ordinance requirements for the provision of parking throughout the site. No on-street parking will be permitted on the interior drives, but parking has been provided for each home in garages, with guest parking areas provided at several locations throughout the project. No impact is expected.

g) ***No Impact.*** The proposed project is in the vicinity of existing SunLine Transit routes, and is not expected to impact SunLine's capacity. No impacts are expected.

XVI. UTILITIES AND SERVICE SYSTEMS **Would the project:**	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☒	☐
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒	☐

Setting

The City owns a wastewater treatment plant (WWTP) located at 4375 Mesquite Way. The plant has a capacity of approximately 10.9 mgd and demands typically range from 7 to 8 mgd.

Water service is provided by the Desert Water Agency (DWA). DWA obtains most of its water supply from groundwater. The City is located within two subbasins of the Coachella Valley Ground Water Basin: The Mission Creek subbasin; and the Garnet Hill and Palm Springs subareas of the Whitewater Subbasin.

Solid waste service is provided by Palm Springs Disposal Service. Solid waste generated in the City is sent to the Edom Hill Transfer Station (EHTS), formerly the site of the Riverside County Landfill. The EHTS is owned and operated by Burrtec Waste. As a transfer station, EHTS is

permitted to receive 3,500 tons of waste per day, and an additional 500 tons of green waste (compost).[5] Solid waste from the transfer station is disposed of at one of three landfills including Lambs Canyon, Badlands, and Sobrante landfills. Lambs Canyon has a remaining capacity of 18,955,000 cubic yards (2009) and estimated closing date 2021. The Badlands Landfill near Moreno Valley, with a remaining capacity of 14,730,025 cubic yards (2010), has an estimated closing date of 2024[6]. El Sobrante Landfill near Corona has a permitted capacity of 184,930,000 tons and has a remaining capacity of 145,530,000 tons (2009).[7]

Drainage from the surrounding mountains drains to the valley floor and is directed by sheet flow, channels, and other improvements including levees, reinforced concrete pipe and drainage channels to the Palm Canyon Wash and the Whitewater River. The project site is located in Flood Zone X , which designates areas that are not subject to flooding.

Discussion of Impacts

a) ***Less Than Significant Impact.*** Wastewater discharge requirements for the Coachella Valley, including the subject property, are administered by the Colorado River Basin Regional Water Quality Control Board. The City implements all the requirements of the Regional Water Quality Control Board as they relate to wastewater discharge requirements. The Desert Water Agency implements the Board's standards and requirements as they relate to water quality standards.

The proposed project will increase wastewater flows to the treatment plant, but it will not adversely impact water quality standards or waste discharge requirements. The proposed project will be required to pay connection fees to hook into the existing lines. Impacts are expected to be less than significant.

b, c) ***No Impact.*** While new onsite water conveyance infrastructure will be built as part of the project, the project will be able to connect to existing domestic water lines in adjacent roadways. Water service requirements may include, but are not limited to, upgrades, modifications, replacement, and abandonment of existing DWA facilities. These improvements may require construction within and adjacent to public rights-of-way and existing and/or proposed easements.

The City Engineer will require the preparation of a final hydrology study, when final plans for the project are submitted, to assure that the site's storm water management system meets all City standards. No impact is expected.

d, e) ***Less Than Significant Impact.*** DWA has prepared an Urban Water Management Plan, which is a long-term planning document that helps it plan for current and future water demands. The Plan demonstrates that the District has available, or can supply, sufficient water to serve the proposed project. While new onsite water conveyance infrastructure will be built as part of the project, the project will be able to connect to existing domestic water lines in adjacent roadways. The project will also be required to implement water conservation programs, including a drought tolerant landscaping plan and the CalGreen Building Code, which requires that high efficiency fixtures be used.

f-g) ***Less Than Significant Impact.*** Palm Springs Disposal Service provides solid waste disposal services for the project site, with waste hauled to facilities including the Badlands Landfill

5 Cal Recycle web site. http://www.calrecycle.ca.gov accessed January 2013.

6 Ibid

7 Ibid

and the Lambs Canyon Landfill, both of which have adequate capacity to accommodate the proposed project. Impacts are expected to be less than significant.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE

NOTE: If there are significant environmental impacts which cannot be mitigated and no feasible project alternatives are available, then complete the mandatory findings of significance and attach to this initial study as an appendix. This is the first step for starting the environmental impact report (EIR) process.

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

a) ***Less Than Significant Impact.*** The proposed project does have the potential to significantly impact burrowing owls, a sensitive species. No historic, prehistoric or paleontological resources are known to occur on the site, but buried resources may be present. The project is required to assure that burrowing owls do no occur on the site, and to undertake cultural resource monitoring for buried resources on the site, thereby reducing potential impacts to less than significant levels.

b) ***Less Than Significant Impact.*** The proposed project is consistent with the Section 14 Master Development Plan and the City General Plan, insofar as it proposes residential development, as designated. The project is developing well below the allowable densities in these designations. Therefore, the proposed project is expected to result in lower cumulative impacts than those previously analyzed for the General Plan or the Section 14 Master Development Plan.

c) ***Potentially Significant Impact Unless Mitigation Incorporated.*** The proposed project has the potential to result in significant impacts related to air quality and noise, without mitigation. All potential impacts have been identified and reduced to less than

significant levels through the imposition of the mitigation measures as outlined in this Initial Study and the associated special studies.

REFERENCES

Ambient Air Quality Standards, California Air Resources Board, June 2012.

California Emissions Estimator Model (CalEEMod) version 2011.1.1.

Palm Springs 2007 General Plan.

South Coast Air Quality Management District, CEQA Air Quality Handbook, November 1993

Section 14 Master Development Plan, November 2004

Section 14 Master Development Plan EIR/EIS, July 2002

APPENDIX A:

CalEEMod Output Tables

Sol TTM 36525

Sol TTM

Salton Sea Air Basin, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
Single Family Housing	46	Dwelling Unit
Parking Lot	114	Space

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	3.4	**Utility Company**	Southern California Edison
Climate Zone	15	**Precipitation Freq (Days)**	20		

1.3 User Entered Comments

Project Characteristics -

Land Use - The project will result in the development of 46 single family, two-story units.

Construction Phase - Demolition will require the removal of 5 duplex units on the northeast corner of the subject property.

Grading -

Demolition - Assumes 8500 total building SF for 5 exisiting housing units on site.

On-road Fugitive Dust - The project site is located in an urban area, all roads will be paved.

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2014	5.61	6.61	4.82	0.01	0.52	0.41	0.93	0.09	0.41	0.49	0.00	770.49	770.49	0.08	0.00	772.10
Total	**5.61**	**6.61**	**4.82**	**0.01**	**0.52**	**0.41**	**0.93**	**0.09**	**0.41**	**0.49**	**0.00**	**770.49**	**770.49**	**0.08**	**0.00**	**772.10**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2014	4.73	0.54	0.65	0.01	0.38	0.02	0.40	0.01	0.02	0.03	0.00	770.49	770.49	0.08	0.00	772.10
Total	**4.73**	**0.54**	**0.65**	**0.01**	**0.38**	**0.02**	**0.40**	**0.01**	**0.02**	**0.03**	**0.00**	**770.49**	**770.49**	**0.08**	**0.00**	**772.10**

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2014	5.61	6.61	4.82	0.01	0.52	0.41	0.93	0.09	0.41	0.49	0.00	770.49	770.49	0.08	0.00	772.10
Total	**5.61**	**6.61**	**4.82**	**0.01**	**0.52**	**0.41**	**0.93**	**0.09**	**0.41**	**0.49**	**0.00**	**770.49**	**770.49**	**0.08**	**0.00**	**772.10**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2014	4.73	0.54	0.65	0.01	0.38	0.02	0.40	0.01	0.02	0.03	0.00	770.49	770.49	0.08	0.00	772.10
Total	**4.73**	**0.54**	**0.65**	**0.01**	**0.38**	**0.02**	**0.40**	**0.01**	**0.02**	**0.03**	**0.00**	**770.49**	**770.49**	**0.08**	**0.00**	**772.10**

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.69	0.01	0.59	0.00		0.00	0.00		0.00	0.00	0.00	0.94	0.94	0.00	0.00	0.96
Energy	0.01	0.09	0.04	0.00		0.00	0.01		0.00	0.01	0.00	195.81	195.81	0.01	0.00	197.02
Mobile	0.63	3.03	5.43	0.01	0.71	0.10	0.81	0.01	0.09	0.11	0.00	801.92	801.92	0.04	0.00	802.67
Waste						0.00	0.00		0.00	0.00	9.15	0.00	9.15	0.54	0.00	20.52
Water						0.00	0.00		0.00	0.00	0.00	17.49	17.49	0.02	0.00	18.73
Total	**2.33**	**3.13**	**6.06**	**0.01**	**0.71**	**0.10**	**0.82**	**0.01**	**0.09**	**0.12**	**9.15**	**1,016.16**	**1,025.31**	**0.61**	**0.00**	**1,039.90**

2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	1.69	0.01	0.59	0.00		0.00	0.00		0.00	0.00	0.00	0.94	0.94	0.00	0.00	0.96
Energy	0.01	0.09	0.04	0.00		0.00	0.01		0.00	0.01	0.00	195.81	195.81	0.01	0.00	197.02
Mobile	0.63	3.03	5.43	0.01	0.71	0.10	0.81	0.01	0.09	0.11	0.00	801.92	801.92	0.04	0.00	802.67
Waste						0.00	0.00		0.00	0.00	9.15	0.00	9.15	0.54	0.00	20.52
Water						0.00	0.00		0.00	0.00	0.00	17.49	17.49	0.02	0.00	18.73
Total	**2.33**	**3.13**	**6.06**	**0.01**	**0.71**	**0.10**	**0.82**	**0.01**	**0.09**	**0.12**	**9.15**	**1,016.16**	**1,025.31**	**0.61**	**0.00**	**1,039.90**

3.0 Construction Detail

3.1 Mitigation Measures Construction

Use Oxidation Catalyst for Construction Equipment

Water Exposed Area

3.2 Demolition - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.08	0.66	0.41	0.00		0.03	0.03		0.03	0.03	0.00	68.12	68.12	0.01	0.00	68.26
Total	**0.08**	**0.66**	**0.41**	**0.00**	**0.00**	**0.03**	**0.03**	**0.00**	**0.03**	**0.03**	**0.00**	**68.12**	**68.12**	**0.01**	**0.00**	**68.26**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.00	0.01	0.00	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	1.47	1.47	0.00	0.00	1.47
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.28	1.28	0.00	0.00	1.28
Total	**0.00**	**0.01**	**0.01**	**0.00**	**0.01**	**0.00**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**2.75**	**2.75**	**0.00**	**0.00**	**2.75**

3.2 Demolition - 2014

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	68.12	68.12	0.01	0.00	68.26
Total	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**68.12**	**68.12**	**0.01**	**0.00**	**68.26**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.00	0.01	0.00	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	1.47	1.47	0.00	0.00	1.47
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.28	1.28	0.00	0.00	1.28
Total	**0.00**	**0.01**	**0.01**	**0.00**	**0.01**	**0.00**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**2.75**	**2.75**	**0.00**	**0.00**	**2.75**

3.3 Site Preparation - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.09	0.00	0.09	0.05	0.00	0.05	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.05	0.37	0.22	0.00		0.02	0.02		0.02	0.02	0.00	36.27	36.27	0.00	0.00	36.35
Total	**0.05**	**0.37**	**0.22**	**0.00**	**0.09**	**0.02**	**0.11**	**0.05**	**0.02**	**0.07**	**0.00**	**36.27**	**36.27**	**0.00**	**0.00**	**36.35**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.77	0.77	0.00	0.00	0.77
Total	**0.00**	**0.00**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.77**	**0.77**	**0.00**	**0.00**	**0.77**

3.3 Site Preparation - 2014

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.01	0.00	0.01	0.01	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	36.27	36.27	0.00	0.00	36.35
Total	**0.00**	**0.00**	**0.00**	**0.00**	**0.01**	**0.00**	**0.01**	**0.01**	**0.00**	**0.01**	**0.00**	**36.27**	**36.27**	**0.00**	**0.00**	**36.35**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.77	0.77	0.00	0.00	0.77
Total	**0.00**	**0.00**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.77**	**0.77**	**0.00**	**0.00**	**0.77**

3.4 Grading - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.07	0.00	0.07	0.03	0.00	0.03	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.06	0.46	0.30	0.00		0.02	0.02		0.02	0.02	0.00	47.52	47.52	0.00	0.00	47.63
Total	**0.06**	**0.46**	**0.30**	**0.00**	**0.07**	**0.02**	**0.09**	**0.03**	**0.02**	**0.05**	**0.00**	**47.52**	**47.52**	**0.00**	**0.00**	**47.63**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.02	0.29	0.12	0.00	0.27	0.01	0.29	0.00	0.01	0.01	0.00	47.09	47.09	0.00	0.00	47.11
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.28	1.28	0.00	0.00	1.28
Total	**0.02**	**0.29**	**0.13**	**0.00**	**0.27**	**0.01**	**0.29**	**0.00**	**0.01**	**0.01**	**0.00**	**48.37**	**48.37**	**0.00**	**0.00**	**48.39**

3.4 Grading - 2014

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.01	0.00	0.01	0.01	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	47.52	47.52	0.00	0.00	47.63
Total	**0.00**	**0.00**	**0.00**	**0.00**	**0.01**	**0.00**	**0.01**	**0.01**	**0.00**	**0.01**	**0.00**	**47.52**	**47.52**	**0.00**	**0.00**	**47.63**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.02	0.29	0.12	0.00	0.27	0.01	0.29	0.00	0.01	0.01	0.00	47.09	47.09	0.00	0.00	47.11
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.00	0.00	0.01	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.28	1.28	0.00	0.00	1.28
Total	**0.02**	**0.29**	**0.13**	**0.00**	**0.27**	**0.01**	**0.29**	**0.00**	**0.01**	**0.01**	**0.00**	**48.37**	**48.37**	**0.00**	**0.00**	**48.39**

3.5 Building Construction - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.52	3.53	2.55	0.00		0.22	0.22		0.22	0.22	0.00	403.10	403.10	0.04	0.00	403.99
Total	**0.52**	**3.53**	**2.55**	**0.00**		**0.22**	**0.22**		**0.22**	**0.22**	**0.00**	**403.10**	**403.10**	**0.04**	**0.00**	**403.99**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.02	0.20	0.11	0.00	0.01	0.01	0.02	0.00	0.01	0.01	0.00	32.81	32.81	0.00	0.00	32.82
Worker	0.03	0.03	0.31	0.00	0.05	0.00	0.05	0.00	0.00	0.00	0.00	33.87	33.87	0.00	0.00	33.92
Total	**0.05**	**0.23**	**0.42**	**0.00**	**0.06**	**0.01**	**0.07**	**0.00**	**0.01**	**0.01**	**0.00**	**66.68**	**66.68**	**0.00**	**0.00**	**66.74**

3.5 Building Construction - 2014

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	403.10	403.10	0.04	0.00	403.99
Total	**0.00**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**403.10**	**403.10**	**0.04**	**0.00**	**403.99**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.02	0.20	0.11	0.00	0.01	0.01	0.02	0.00	0.01	0.01	0.00	32.81	32.81	0.00	0.00	32.82
Worker	0.03	0.03	0.31	0.00	0.05	0.00	0.05	0.00	0.00	0.00	0.00	33.87	33.87	0.00	0.00	33.92
Total	**0.05**	**0.23**	**0.42**	**0.00**	**0.06**	**0.01**	**0.07**	**0.00**	**0.01**	**0.01**	**0.00**	**66.68**	**66.68**	**0.00**	**0.00**	**66.74**

3.6 Paving - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.13	0.80	0.52	0.00		0.07	0.07		0.07	0.07	0.00	66.15	66.15	0.01	0.00	66.38
Paving	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	**0.13**	**0.80**	**0.52**	**0.00**		**0.07**	**0.07**		**0.07**	**0.07**	**0.00**	**66.15**	**66.15**	**0.01**	**0.00**	**66.38**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.00	0.00	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.21	3.21	0.00	0.00	3.21
Total	**0.00**	**0.00**	**0.03**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**3.21**	**3.21**	**0.00**	**0.00**	**3.21**

3.6 Paving - 2014

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	66.15	66.15	0.01	0.00	66.38
Paving	0.00					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Total	**0.00**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**66.15**	**66.15**	**0.01**	**0.00**	**66.38**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.00	0.00	0.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.21	3.21	0.00	0.00	3.21
Total	**0.00**	**0.00**	**0.03**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**3.21**	**3.21**	**0.00**	**0.00**	**3.21**

3.7 Architectural Coating - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	4.65					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.04	0.24	0.17	0.00		0.02	0.02		0.02	0.02	0.00	22.31	22.31	0.00	0.00	22.38
Total	**4.69**	**0.24**	**0.17**	**0.00**		**0.02**	**0.02**		**0.02**	**0.02**	**0.00**	**22.31**	**22.31**	**0.00**	**0.00**	**22.38**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.00	0.01	0.05	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	5.24	5.24	0.00	0.00	5.25
Total	**0.00**	**0.01**	**0.05**	**0.00**	**0.01**	**0.00**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**5.24**	**5.24**	**0.00**	**0.00**	**5.25**

3.7 Architectural Coating - 2014

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	4.65					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	22.31	22.31	0.00	0.00	22.38
Total	**4.65**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**22.31**	**22.31**	**0.00**	**0.00**	**22.38**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Worker	0.00	0.01	0.05	0.00	0.01	0.00	0.01	0.00	0.00	0.00	0.00	5.24	5.24	0.00	0.00	5.25
Total	**0.00**	**0.01**	**0.05**	**0.00**	**0.01**	**0.00**	**0.01**	**0.00**	**0.00**	**0.00**	**0.00**	**5.24**	**5.24**	**0.00**	**0.00**	**5.25**

4.0 Mobile Detail

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.63	3.03	5.43	0.01	0.71	0.10	0.81	0.01	0.09	0.11	0.00	801.92	801.92	0.04	0.00	802.67
Unmitigated	0.63	3.03	5.43	0.01	0.71	0.10	0.81	0.01	0.09	0.11	0.00	801.92	801.92	0.04	0.00	802.67
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Single Family Housing	440.22	463.68	403.42	1,244,865	1,244,865
Parking Lot	0.00	0.00	0.00		
Total	440.22	463.68	403.42	1,244,865	1,244,865

4.3 Trip Type Information

	Miles			Trip %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
Single Family Housing	10.80	7.30	7.50	40.20	19.20	40.60
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00

5.0 Energy Detail

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.00	0.00		0.00	0.00	0.00	96.33	96.33	0.00	0.00	96.94
Electricity Unmitigated						0.00	0.00		0.00	0.00	0.00	96.33	96.33	0.00	0.00	96.94
NaturalGas Mitigated	0.01	0.09	0.04	0.00		0.00	0.01		0.00	0.01	0.00	99.48	99.48	0.00	0.00	100.08
NaturalGas Unmitigated	0.01	0.09	0.04	0.00		0.00	0.01		0.00	0.01	0.00	99.48	99.48	0.00	0.00	100.08
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
Parking Lot	0	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
Single Family Housing	1.86414e+006	0.01	0.09	0.04	0.00		0.00	0.01		0.00	0.01	0.00	99.48	99.48	0.00	0.00	100.08
Total		**0.01**	**0.09**	**0.04**	**0.00**		**0.00**	**0.01**		**0.00**	**0.01**	**0.00**	**99.48**	**99.48**	**0.00**	**0.00**	**100.08**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	tons/yr										MT/yr					
Parking Lot	0	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
Single Family Housing	1.86414e+006	0.01	0.09	0.04	0.00		0.00	0.01		0.00	0.01	0.00	99.48	99.48	0.00	0.00	100.08
Total		**0.01**	**0.09**	**0.04**	**0.00**		**0.00**	**0.01**		**0.00**	**0.01**	**0.00**	**99.48**	**99.48**	**0.00**	**0.00**	**100.08**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
Parking Lot	0					0.00	0.00	0.00	0.00
Single Family Housing	331192					96.33	0.00	0.00	96.94
Total						**96.33**	**0.00**	**0.00**	**96.94**

Mitigated

	Electricity Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	kWh	tons/yr				MT/yr			
Parking Lot	0					0.00	0.00	0.00	0.00
Single Family Housing	331192					96.33	0.00	0.00	96.94
Total						**96.33**	**0.00**	**0.00**	**96.94**

6.0 Area Detail

6.1 Mitigation Measures Area

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	1.69	0.01	0.59	0.00		0.00	0.00		0.00	0.00	0.00	0.94	0.94	0.00	0.00	0.96
Unmitigated	1.69	0.01	0.59	0.00		0.00	0.00		0.00	0.00	0.00	0.94	0.94	0.00	0.00	0.96
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.46					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	1.21					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hearth	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	0.02	0.01	0.59	0.00		0.00	0.00		0.00	0.00	0.00	0.94	0.94	0.00	0.00	0.96
Total	**1.69**	**0.01**	**0.59**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**0.94**	**0.94**	**0.00**	**0.00**	**0.96**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.46					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	1.21					0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hearth	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	0.02	0.01	0.59	0.00		0.00	0.00		0.00	0.00	0.00	0.94	0.94	0.00	0.00	0.96
Total	**1.69**	**0.01**	**0.59**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**0.94**	**0.94**	**0.00**	**0.00**	**0.96**

7.0 Water Detail

7.1 Mitigation Measures Water

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr				MT/yr			
Mitigated					17.49	0.02	0.00	18.73
Unmitigated					17.49	0.02	0.00	18.73
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
Parking Lot	0 / 0					0.00	0.00	0.00	0.00
Single Family Housing	2.99709 / 1.88947					17.49	0.02	0.00	18.73
Total						**17.49**	**0.02**	**0.00**	**18.73**

7.2 Water by Land Use

Mitigated

	Indoor/Outdoor Use	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	tons/yr				MT/yr			
Parking Lot	0 / 0					0.00	0.00	0.00	0.00
Single Family Housing	2.99709 / 1.88947					17.49	0.02	0.00	18.73
Total						**17.49**	**0.02**	**0.00**	**18.73**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
	tons/yr				MT/yr			
Mitigated					9.15	0.54	0.00	20.52
Unmitigated					9.15	0.54	0.00	20.52
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
Parking Lot	0					0.00	0.00	0.00	0.00
Single Family Housing	45.1					9.15	0.54	0.00	20.52
Total						**9.15**	**0.54**	**0.00**	**20.52**

Mitigated

	Waste Disposed	ROG	NOx	CO	SO2	Total CO2	CH4	N2O	CO2e
Land Use	tons	tons/yr				MT/yr			
Parking Lot	0					0.00	0.00	0.00	0.00
Single Family Housing	45.1					9.15	0.54	0.00	20.52
Total						**9.15**	**0.54**	**0.00**	**20.52**

9.0 Vegetation

Sol TTM

Salton Sea Air Basin, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
Single Family Housing	46	Dwelling Unit
Parking Lot	114	Space

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	3.4	**Utility Company**	Southern California Edison
Climate Zone	15	**Precipitation Freq (Days)**	20		

1.3 User Entered Comments

Project Characteristics -

Land Use - The project will result in the development of 46 single family, two-story units.

Construction Phase - Demolition will require the removal of 5 duplex units on the northeast corner of the subject property.

Grading -

Demolition - Assumes 8500 total building SF for 5 exisiting housing units on site.

On-road Fugitive Dust - The project site is located in an urban area, all roads will be paved.

Road Dust - All roads will be paved.

Woodstoves - No woodstoves/fireplaces

Landscape Equipment - desert climate

Water And Wastewater - no septic tanks

Construction Off-road Equipment Mitigation - Water exposed area to reduce PM

Area Mitigation -

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2014	64.24	142.28	87.34	0.15	36.11	6.67	39.74	9.94	6.86	16.80	0.00	15,998.87	0.00	1.62	0.00	16,032.81
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

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					
2014	53.86	29.69	12.72	0.15	30.45	1.16	31.62	1.50	1.07	1.63	0.00	15,998.87	0.00	1.62	0.00	16,032.81
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

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	9.29	0.05	3.94	0.00		0.00	0.02		0.00	0.02	0.00	6.92		0.01	0.00	7.07
Energy	0.06	0.47	0.20	0.00		0.00	0.04		0.00	0.04		600.85		0.01	0.01	604.51
Mobile	4.14	18.14	33.67	0.05	4.39	0.58	4.97	0.07	0.54	0.62		5,300.35		0.25		5,305.58
Total	**13.49**	**18.66**	**37.81**	**0.05**	**4.39**	**0.58**	**5.03**	**0.07**	**0.54**	**0.68**	**0.00**	**5,908.12**		**0.27**	**0.01**	**5,917.16**

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	9.29	0.05	3.94	0.00		0.00	0.02		0.00	0.02	0.00	6.92		0.01	0.00	7.07
Energy	0.06	0.47	0.20	0.00		0.00	0.04		0.00	0.04		600.85		0.01	0.01	604.51
Mobile	4.14	18.14	33.67	0.05	4.39	0.58	4.97	0.07	0.54	0.62		5,300.35		0.25		5,305.58
Total	**13.49**	**18.66**	**37.81**	**0.05**	**4.39**	**0.58**	**5.03**	**0.07**	**0.54**	**0.68**	**0.00**	**5,908.12**		**0.27**	**0.01**	**5,917.16**

3.0 Construction Detail

3.1 Mitigation Measures Construction

Use Oxidation Catalyst for Construction Equipment

Water Exposed Area

3.2 Demolition - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.43	0.00	0.43	0.00	0.00	0.00						0.00
Off-Road	8.39	66.18	41.03	0.07		3.21	3.21		3.21	3.21		7,510.81		0.75		7,526.57
Total	**8.39**	**66.18**	**41.03**	**0.07**	**0.43**	**3.21**	**3.64**	**0.00**	**3.21**	**3.21**		**7,510.81**		**0.75**		**7,526.57**

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	0.07	0.92	0.36	0.00	0.91	0.04	0.95	0.00	0.03	0.03		162.42		0.00		162.50
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.13	0.13	1.32	0.00	0.20	0.01	0.20	0.00	0.01	0.01		149.07		0.01		149.29
Total	**0.20**	**1.05**	**1.68**	**0.00**	**1.11**	**0.05**	**1.15**	**0.00**	**0.04**	**0.04**		**311.49**		**0.01**		**311.79**

3.2 Demolition - 2014

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.07	0.00	0.07	0.00	0.00	0.00						0.00
Off-Road	0.00	0.00	0.00	0.07		0.00	0.00		0.00	0.00	0.00	7,510.81		0.75		7,526.57
Total	**0.00**	**0.00**	**0.00**	**0.07**	**0.07**	**0.00**	**0.07**	**0.00**	**0.00**	**0.00**	**0.00**	**7,510.81**		**0.75**		**7,526.57**

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	0.07	0.92	0.36	0.00	0.91	0.04	0.95	0.00	0.03	0.03		162.42		0.00		162.50
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.13	0.13	1.32	0.00	0.20	0.01	0.20	0.00	0.01	0.01		149.07		0.01		149.29
Total	**0.20**	**1.05**	**1.68**	**0.00**	**1.11**	**0.05**	**1.15**	**0.00**	**0.04**	**0.04**		**311.49**		**0.01**		**311.79**

3.3 Site Preparation - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.07	0.00	18.07	9.93	0.00	9.93						0.00
Off-Road	9.37	74.88	43.05	0.07		3.61	3.61		3.61	3.61		7,997.69		0.84		8,015.31
Total	**9.37**	**74.88**	**43.05**	**0.07**	**18.07**	**3.61**	**21.68**	**9.93**	**3.61**	**13.54**		**7,997.69**		**0.84**		**8,015.31**

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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.16	0.16	1.58	0.00	0.23	0.01	0.24	0.00	0.01	0.01		178.88		0.01		179.15
Total	**0.16**	**0.16**	**1.58**	**0.00**	**0.23**	**0.01**	**0.24**	**0.00**	**0.01**	**0.01**		**178.88**		**0.01**		**179.15**

3.3 Site Preparation - 2014

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					2.71	0.00	2.71	1.49	0.00	1.49						0.00
Off-Road	0.00	0.00	0.00	0.07		0.00	0.00		0.00	0.00	0.00	7,997.69		0.84		8,015.31
Total	**0.00**	**0.00**	**0.00**	**0.07**	**2.71**	**0.00**	**2.71**	**1.49**	**0.00**	**1.49**	**.0.00**	**7,997.69**		**0.84**		**8,015.31**

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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.16	0.16	1.58	0.00	0.23	0.01	0.24	0.00	0.01	0.01		178.88		0.01		179.15
Total	**0.16**	**0.16**	**1.58**	**0.00**	**0.23**	**0.01**	**0.24**	**0.00**	**0.01**	**0.01**		**178.88**		**0.01**		**179.15**

3.4 Grading - 2014

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					6.65	0.00	6.65	3.33	0.00	3.33						0.00
Off-Road	5.98	45.66	30.18	0.05		2.47	2.47		2.47	2.47		5,240.06		0.53		5,251.29
Total	**5.98**	**45.66**	**30.18**	**0.05**	**6.65**	**2.47**	**9.12**	**3.33**	**2.47**	**5.80**		**5,240.06**		**0.53**		**5,251.29**

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	2.34	29.55	11.40	0.05	29.26	1.16	30.42	0.06	1.06	1.12		5,205.85		0.11		5,208.19
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.13	0.13	1.32	0.00	0.20	0.01	0.20	0.00	0.01	0.01		149.07		0.01		149.29
Total	**2.47**	**29.68**	**12.72**	**0.05**	**29.46**	**1.17**	**30.62**	**0.06**	**1.07**	**1.13**		**5,354.92**		**0.12**		**5,357.48**

3.4 Grading - 2014

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					1.00	0.00	1.00	0.50	0.00	0.50						0.00
Off-Road	0.00	0.00	0.00	0.05		0.00	0.00		0.00	0.00	0.00	5,240.06		0.53		5,251.29
Total	**0.00**	**0.00**	**0.00**	**0.05**	**1.00**	**0.00**	**1.00**	**0.50**	**0.00**	**0.50**	**0.00**	**5,240.06**		**0.53**		**5,251.29**

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	2.34	29.55	11.40	0.05	29.26	1.16	30.42	0.06	1.06	1.12		5,205.85		0.11		5,208.19
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.13	0.13	1.32	0.00	0.20	0.01	0.20	0.00	0.01	0.01		149.07		0.01		149.29
Total	**2.47**	**29.68**	**12.72**	**0.05**	**29.46**	**1.17**	**30.62**	**0.06**	**1.07**	**1.13**		**5,354.92**		**0.12**		**5,357.48**

3.5 Building Construction - 2014

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	4.74	32.06	23.20	0.04		2.02	2.02		2.02	2.02		4,040.61		0.42		4,049.51
Total	**4.74**	**32.06**	**23.20**	**0.04**		**2.02**	**2.02**		**2.02**	**2.02**		**4,040.61**		**0.42**		**4,049.51**

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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.17	1.88	0.97	0.00	0.11	0.06	0.17	0.00	0.05	0.06		330.19		0.01		330.34
Worker	0.32	0.32	3.17	0.00	0.47	0.01	0.48	0.01	0.01	0.02		357.76		0.03		358.29
Total	**0.49**	**2.20**	**4.14**	**0.00**	**0.58**	**0.07**	**0.65**	**0.01**	**0.06**	**0.08**		**687.95**		**0.04**		**688.63**

3.5 Building Construction - 2014

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	0.00	0.00	0.00	0.04		0.00	0.00		0.00	0.00	0.00	4,040.61		0.42		4,049.51
Total	**0.00**	**0.00**	**0.00**	**0.04**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**4,040.61**		**0.42**		**4,049.51**

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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.17	1.88	0.97	0.00	0.11	0.06	0.17	0.00	0.05	0.06		330.19		0.01		330.34
Worker	0.32	0.32	3.17	0.00	0.47	0.01	0.48	0.01	0.01	0.02		357.76		0.03		358.29
Total	**0.49**	**2.20**	**4.14**	**0.00**	**0.58**	**0.07**	**0.65**	**0.01**	**0.06**	**0.08**		**687.95**		**0.04**		**688.63**

3.6 Paving - 2014

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	5.20	32.09	20.70	0.03		2.74	2.74		2.74	2.74		2,917.65		0.47		2,927.48
Paving	0.05					0.00	0.00		0.00	0.00						0.00
Total	**5.25**	**32.09**	**20.70**	**0.03**		**2.74**	**2.74**		**2.74**	**2.74**		**2,917.65**		**0.47**		**2,927.48**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.13	0.13	1.32	0.00	0.20	0.01	0.20	0.00	0.01	0.01		149.07		0.01		149.29
Total	**0.13**	**0.13**	**1.32**	**0.00**	**0.20**	**0.01**	**0.20**	**0.00**	**0.01**	**0.01**		**149.07**		**0.01**		**149.29**

3.6 Paving - 2014

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	0.00	0.00	0.00	0.03		0.00	0.00		0.00	0.00	0.00	2,917.65		0.47		2,927.48
Paving	0.05					0.00	0.00		0.00	0.00						0.00
Total	**0.05**	**0.00**	**0.00**	**0.03**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**2,917.65**		**0.47**		**2,927.48**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.13	0.13	1.32	0.00	0.20	0.01	0.20	0.00	0.01	0.01		149.07		0.01		149.29
Total	**0.13**	**0.13**	**1.32**	**0.00**	**0.20**	**0.01**	**0.20**	**0.00**	**0.01**	**0.01**		**149.07**		**0.01**		**149.29**

3.7 Architectural Coating - 2014

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	53.13					0.00	0.00		0.00	0.00						0.00
Off-Road	0.45	2.77	1.92	0.00		0.24	0.24		0.24	0.24		281.19		0.04		282.03
Total	**53.58**	**2.77**	**1.92**	**0.00**		**0.24**	**0.24**		**0.24**	**0.24**		**281.19**		**0.04**		**282.03**

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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.06	0.06	0.62	0.00	0.09	0.00	0.09	0.00	0.00	0.00		69.56		0.00		69.67
Total	**0.06**	**0.06**	**0.62**	**0.00**	**0.09**	**0.00**	**0.09**	**0.00**	**0.00**	**0.00**		**69.56**		**0.00**		**69.67**

3.7 Architectural Coating - 2014

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	53.13					0.00	0.00		0.00	0.00						0.00
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	281.19		0.04		282.03
Total	**53.13**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**281.19**		**0.04**		**282.03**

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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.06	0.06	0.62	0.00	0.09	0.00	0.09	0.00	0.00	0.00		69.56		0.00		69.67
Total	**0.06**	**0.06**	**0.62**	**0.00**	**0.09**	**0.00**	**0.09**	**0.00**	**0.00**	**0.00**		**69.56**		**0.00**		**69.67**

4.0 Mobile Detail

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	4.14	18.14	33.67	0.05	4.39	0.58	4.97	0.07	0.54	0.62		5,300.35		0.25		5,305.58
Unmitigated	4.14	18.14	33.67	0.05	4.39	0.58	4.97	0.07	0.54	0.62		5,300.35		0.25		5,305.58
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Single Family Housing	440.22	463.68	403.42	1,244,865	1,244,865
Parking Lot	0.00	0.00	0.00		
Total	440.22	463.68	403.42	1,244,865	1,244,865

4.3 Trip Type Information

	Miles			Trip %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
Single Family Housing	10.80	7.30	7.50	40.20	19.20	40.60
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00

5.0 Energy Detail

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.06	0.47	0.20	0.00		0.00	0.04		0.00	0.04		600.85		0.01	0.01	604.51
NaturalGas Unmitigated	0.06	0.47	0.20	0.00		0.00	0.04		0.00	0.04		600.85		0.01	0.01	604.51
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	lb/day										lb/day					
Parking Lot	0	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00	0.00	0.00
Single Family Housing	5107.24	0.06	0.47	0.20	0.00		0.00	0.04		0.00	0.04		600.85		0.01	0.01	604.51
Total		**0.06**	**0.47**	**0.20**	**0.00**		**0.00**	**0.04**		**0.00**	**0.04**		**600.85**		**0.01**	**0.01**	**604.51**

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	lb/day										lb/day					
Parking Lot	0	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00	0.00	0.00
Single Family Housing	5.10724	0.06	0.47	0.20	0.00		0.00	0.04		0.00	0.04		600.85		0.01	0.01	604.51
Total		**0.06**	**0.47**	**0.20**	**0.00**		**0.00**	**0.04**		**0.00**	**0.04**		**600.85**		**0.01**	**0.01**	**604.51**

6.0 Area Detail

6.1 Mitigation Measures Area

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	9.29	0.05	3.94	0.00		0.00	0.02		0.00	0.02	0.00	6.92		0.01	0.00	7.07
Unmitigated	9.29	0.05	3.94	0.00		0.00	0.02		0.00	0.02	0.00	6.92		0.01	0.00	7.07
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	2.55					0.00	0.00		0.00	0.00						0.00
Consumer Products	6.62					0.00	0.00		0.00	0.00						0.00
Hearth	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00		0.00	0.00	0.00
Landscaping	0.13	0.05	3.94	0.00		0.00	0.02		0.00	0.02		6.92		0.01		7.07
Total	**9.30**	**0.05**	**3.94**	**0.00**		**0.00**	**0.02**		**0.00**	**0.02**	**0.00**	**6.92**		**0.01**	**0.00**	**7.07**

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	2.55					0.00	0.00		0.00	0.00						0.00
Consumer Products	6.62					0.00	0.00		0.00	0.00						0.00
Hearth	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00		0.00	0.00	0.00
Landscaping	0.13	0.05	3.94	0.00		0.00	0.02		0.00	0.02		6.92		0.01		7.07
Total	**9.30**	**0.05**	**3.94**	**0.00**		**0.00**	**0.02**		**0.00**	**0.02**	**0.00**	**6.92**		**0.01**	**0.00**	**7.07**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Vegetation

Sol TTM

Salton Sea Air Basin, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric
Single Family Housing	46	Dwelling Unit
Parking Lot	114	Space

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	3.4	**Utility Company**	Southern California Edison
Climate Zone	15	**Precipitation Freq (Days)**	20		

1.3 User Entered Comments

Project Characteristics -

Land Use - The project will result in the development of 46 single family, two-story units.

Construction Phase - Demolition will require the removal of 5 duplex units on the northeast corner of the subject property.

Grading -

Demolition - Assumes 8500 total building SF for 5 exisiting housing units on site.

On-road Fugitive Dust - The project site is located in an urban area, all roads will be paved.

Road Dust - All roads will be paved.

Woodstoves - No woodstoves/fireplaces

Landscape Equipment - desert climate

Water And Wastewater - no septic tanks

Construction Off-road Equipment Mitigation - Water exposed area to reduce PM

Area Mitigation -

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2014	64.19	142.30	86.89	0.15	36.11	6.87	39.76	9.94	6.86	16.80	0.00	15,965.30	0.00	1.61	0.00	15,999.20
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

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					
2014	53.81	30.25	13.72	0.15	30.45	1.18	31.63	1.50	1.08	1.64	0.00	15,965.30	0.00	1.61	0.00	15,999.20
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

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	9.29	0.05	3.94	0.00		0.00	0.02		0.00	0.02	0.00	6.92		0.01	0.00	7.07
Energy	0.06	0.47	0.20	0.00		0.00	0.04		0.00	0.04		600.85		0.01	0.01	604.51
Mobile	3.86	18.23	31.03	0.04	4.39	0.60	4.99	0.07	0.56	0.63		4,983.50		0.23		4,988.36
Total	**13.21**	**18.75**	**35.17**	**0.04**	**4.39**	**0.60**	**5.05**	**0.07**	**0.56**	**0.69**	**0.00**	**5,591.27**		**0.25**	**0.01**	**5,599.94**

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	9.29	0.05	3.94	0.00		0.00	0.02		0.00	0.02	0.00	6.92		0.01	0.00	7.07
Energy	0.06	0.47	0.20	0.00		0.00	0.04		0.00	0.04		600.85		0.01	0.01	604.51
Mobile	3.86	18.23	31.03	0.04	4.39	0.60	4.99	0.07	0.56	0.63		4,983.50		0.23		4,988.36
Total	**13.21**	**18.75**	**35.17**	**0.04**	**4.39**	**0.60**	**5.05**	**0.07**	**0.56**	**0.69**	**0.00**	**5,591.27**		**0.25**	**0.01**	**5,599.94**

3.0 Construction Detail

3.1 Mitigation Measures Construction

Use Oxidation Catalyst for Construction Equipment

Water Exposed Area

3.2 Demolition - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.43	0.00	0.43	0.00	0.00	0.00						0.00
Off-Road	8.39	66.18	41.03	0.07		3.21	3.21		3.21	3.21		7,510.81		0.75		7,526.57
Total	**8.39**	**66.18**	**41.03**	**0.07**	**0.43**	**3.21**	**3.64**	**0.00**	**3.21**	**3.21**		**7,510.81**		**0.75**		**7,526.57**

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	0.08	0.94	0.39	0.00	0.91	0.04	0.95	0.00	0.03	0.04		161.30		0.00		161.37
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.12	0.13	1.10	0.00	0.20	0.01	0.20	0.00	0.01	0.01		134.32		0.01		134.52
Total	**0.20**	**1.07**	**1.49**	**0.00**	**1.11**	**0.05**	**1.15**	**0.00**	**0.04**	**0.05**		**295.62**		**0.01**		**295.89**

3.2 Demolition - 2014

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.07	0.00	0.07	0.00	0.00	0.00						0.00
Off-Road	0.00	0.00	0.00	0.07		0.00	0.00		0.00	0.00	0.00	7,510.81		0.75		7,526.57
Total	**0.00**	**0.00**	**0.00**	**0.07**	**0.07**	**0.00**	**0.07**	**0.00**	**0.00**	**0.00**	**0.00**	**7,510.81**		**0.75**		**7,526.57**

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	0.08	0.94	0.39	0.00	0.91	0.04	0.95	0.00	0.03	0.04		161.30		0.00		161.37
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.12	0.13	1.10	0.00	0.20	0.01	0.20	0.00	0.01	0.01		134.32		0.01		134.52
Total	**0.20**	**1.07**	**1.49**	**0.00**	**1.11**	**0.05**	**1.15**	**0.00**	**0.04**	**0.05**		**295.62**		**0.01**		**295.89**

3.3 Site Preparation - 2014

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.07	0.00	18.07	9.93	0.00	9.93						0.00
Off-Road	9.37	74.88	43.05	0.07		3.61	3.61		3.61	3.61		7,997.69		0.84		8,015.31
Total	**9.37**	**74.88**	**43.05**	**0.07**	**18.07**	**3.61**	**21.68**	**9.93**	**3.61**	**13.54**		**7,997.69**		**0.84**		**8,015.31**

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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.14	0.16	1.32	0.00	0.23	0.01	0.24	0.00	0.01	0.01		161.18		0.01		161.43
Total	**0.14**	**0.16**	**1.32**	**0.00**	**0.23**	**0.01**	**0.24**	**0.00**	**0.01**	**0.01**		**161.18**		**0.01**		**161.43**

3.3 Site Preparation - 2014

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					2.71	0.00	2.71	1.49	0.00	1.49						0.00
Off-Road	0.00	0.00	0.00	0.07		0.00	0.00		0.00	0.00	0.00	7,997.69		0.84		8,015.31
Total	**0.00**	**0.00**	**0.00**	**0.07**	**2.71**	**0.00**	**2.71**	**1.49**	**0.00**	**1.49**	**0.00**	**7,997.69**		**0.84**		**8,015.31**

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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.14	0.16	1.32	0.00	0.23	0.01	0.24	0.00	0.01	0.01		161.18		0.01		161.43
Total	**0.14**	**0.16**	**1.32**	**0.00**	**0.23**	**0.01**	**0.24**	**0.00**	**0.01**	**0.01**		**161.18**		**0.01**		**161.43**

3.4 Grading - 2014

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					6.65	0.00	6.65	3.33	0.00	3.33						0.00
Off-Road	5.98	45.66	30.18	0.05		2.47	2.47		2.47	2.47		5,240.06		0.53		5,251.29
Total	**5.98**	**45.66**	**30.18**	**0.05**	**6.65**	**2.47**	**9.12**	**3.33**	**2.47**	**5.80**		**5,240.06**		**0.53**		**5,251.29**

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	2.41	30.11	12.62	0.05	29.26	1.17	30.43	0.06	1.08	1.14		5,169.78		0.11		5,172.19
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.12	0.13	1.10	0.00	0.20	0.01	0.20	0.00	0.01	0.01		134.32		0.01		134.52
Total	**2.53**	**30.24**	**13.72**	**0.05**	**29.46**	**1.18**	**30.63**	**0.06**	**1.09**	**1.15**		**5,304.10**		**0.12**		**5,306.71**

3.4 Grading - 2014

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					1.00	0.00	1.00	0.50	0.00	0.50						0.00
Off-Road	0.00	0.00	0.00	0.05		0.00	0.00		0.00	0.00	0.00	5,240.06		0.53		5,251.29
Total	**0.00**	**0.00**	**0.00**	**0.05**	**1.00**	**0.00**	**1.00**	**0.50**	**0.00**	**0.50**	**0.00**	**5,240.06**		**0.53**		**5,251.29**

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	2.41	30.11	12.62	0.05	29.26	1.17	30.43	0.06	1.08	1.14		5,169.78		0.11		5,172.19
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.12	0.13	1.10	0.00	0.20	0.01	0.20	0.00	0.01	0.01		134.32		0.01		134.52
Total	**2.53**	**30.24**	**13.72**	**0.05**	**29.46**	**1.18**	**30.63**	**0.06**	**1.09**	**1.15**		**5,304.10**		**0.12**		**5,306.71**

3.5 Building Construction - 2014

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	4.74	32.06	23.20	0.04		2.02	2.02		2.02	2.02		4,040.61		0.42		4,049.51
Total	**4.74**	**32.06**	**23.20**	**0.04**		**2.02**	**2.02**		**2.02**	**2.02**		**4,040.61**		**0.42**		**4,049.51**

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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.17	1.90	1.09	0.00	0.11	0.06	0.17	0.00	0.05	0.06		326.72		0.01		326.88
Worker	0.28	0.32	2.64	0.00	0.47	0.01	0.48	0.01	0.01	0.02		322.36		0.02		322.86
Total	**0.45**	**2.22**	**3.73**	**0.00**	**0.58**	**0.07**	**0.65**	**0.01**	**0.06**	**0.08**		**649.08**		**0.03**		**649.74**

3.5 Building Construction - 2014

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	0.00	0.00	0.00	0.04		0.00	0.00		0.00	0.00	0.00	4,040.61		0.42		4,049.51
Total	**0.00**	**0.00**	**0.00**	**0.04**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**4,040.61**		**0.42**		**4,049.51**

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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.17	1.90	1.09	0.00	0.11	0.06	0.17	0.00	0.05	0.06		326.72		0.01		326.88
Worker	0.28	0.32	2.64	0.00	0.47	0.01	0.48	0.01	0.01	0.02		322.36		0.02		322.86
Total	**0.45**	**2.22**	**3.73**	**0.00**	**0.58**	**0.07**	**0.65**	**0.01**	**0.06**	**0.08**		**649.08**		**0.03**		**649.74**

3.6 Paving - 2014

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	5.20	32.09	20.70	0.03		2.74	2.74		2.74	2.74		2,917.65		0.47		2,927.48
Paving	0.05					0.00	0.00		0.00	0.00						0.00
Total	**5.25**	**32.09**	**20.70**	**0.03**		**2.74**	**2.74**		**2.74**	**2.74**		**2,917.65**		**0.47**		**2,927.48**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.12	0.13	1.10	0.00	0.20	0.01	0.20	0.00	0.01	0.01		134.32		0.01		134.52
Total	**0.12**	**0.13**	**1.10**	**0.00**	**0.20**	**0.01**	**0.20**	**0.00**	**0.01**	**0.01**		**134.32**		**0.01**		**134.52**

3.6 Paving - 2014

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	0.00	0.00	0.00	0.03		0.00	0.00		0.00	0.00	0.00	2,917.65		0.47		2,927.48
Paving	0.05					0.00	0.00		0.00	0.00						0.00
Total	**0.05**	**0.00**	**0.00**	**0.03**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**2,917.65**		**0.47**		**2,927.48**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.12	0.13	1.10	0.00	0.20	0.01	0.20	0.00	0.01	0.01		134.32		0.01		134.52
Total	**0.12**	**0.13**	**1.10**	**0.00**	**0.20**	**0.01**	**0.20**	**0.00**	**0.01**	**0.01**		**134.32**		**0.01**		**134.52**

3.7 Architectural Coating - 2014

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	53.13					0.00	0.00		0.00	0.00						0.00
Off-Road	0.45	2.77	1.92	0.00		0.24	0.24		0.24	0.24		281.19		0.04		282.03
Total	**53.58**	**2.77**	**1.92**	**0.00**		**0.24**	**0.24**		**0.24**	**0.24**		**281.19**		**0.04**		**282.03**

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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.05	0.06	0.51	0.00	0.09	0.00	0.09	0.00	0.00	0.00		62.68		0.00		62.78
Total	**0.05**	**0.06**	**0.51**	**0.00**	**0.09**	**0.00**	**0.09**	**0.00**	**0.00**	**0.00**		**62.68**		**0.00**		**62.78**

3.7 Architectural Coating - 2014

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	53.13					0.00	0.00		0.00	0.00						0.00
Off-Road	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	281.19		0.04		282.03
Total	**53.13**	**0.00**	**0.00**	**0.00**		**0.00**	**0.00**		**0.00**	**0.00**	**0.00**	**281.19**		**0.04**		**282.03**

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	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Vendor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00		0.00		0.00
Worker	0.05	0.06	0.51	0.00	0.09	0.00	0.09	0.00	0.00	0.00		62.68		0.00		62.78
Total	**0.05**	**0.06**	**0.51**	**0.00**	**0.09**	**0.00**	**0.09**	**0.00**	**0.00**	**0.00**		**62.68**		**0.00**		**62.78**

4.0 Mobile Detail

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.86	18.23	31.03	0.04	4.39	0.60	4.99	0.07	0.56	0.63		4,983.50		0.23		4,988.36
Unmitigated	3.86	18.23	31.03	0.04	4.39	0.60	4.99	0.07	0.56	0.63		4,983.50		0.23		4,988.36
Total	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Single Family Housing	440.22	463.68	403.42	1,244,865	1,244,865
Parking Lot	0.00	0.00	0.00		
Total	440.22	463.68	403.42	1,244,865	1,244,865

4.3 Trip Type Information

	Miles			Trip %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW
Single Family Housing	10.80	7.30	7.50	40.20	19.20	40.60
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00

5.0 Energy Detail

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.06	0.47	0.20	0.00		0.00	0.04		0.00	0.04		600.85		0.01	0.01	604.51
NaturalGas Unmitigated	0.06	0.47	0.20	0.00		0.00	0.04		0.00	0.04		600.85		0.01	0.01	604.51
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU	lb/day										lb/day					
Parking Lot	0	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00	0.00	0.00
Single Family Housing	5107.24	0.06	0.47	0.20	0.00		0.00	0.04		0.00	0.04		600.85		0.01	0.01	604.51
Total		**0.06**	**0.47**	**0.20**	**0.00**		**0.00**	**0.04**		**0.00**	**0.04**		**600.85**		**0.01**	**0.01**	**604.51**

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	lb/day										lb/day					
Parking Lot	0	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00		0.00		0.00	0.00	0.00
Single Family Housing	5.10724	0.06	0.47	0.20	0.00		0.00	0.04		0.00	0.04		600.85		0.01	0.01	604.51
Total		**0.06**	**0.47**	**0.20**	**0.00**		**0.00**	**0.04**		**0.00**	**0.04**		**600.85**		**0.01**	**0.01**	**604.51**

6.0 Area Detail

6.1 Mitigation Measures Area

Use Low VOC Paint - Residential Interior

Use Low VOC Paint - Residential Exterior

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	9.29	0.05	3.94	0.00		0.00	0.02		0.00	0.02	0.00	6.92		0.01	0.00	7.07
Unmitigated	9.29	0.05	3.94	0.00		0.00	0.02		0.00	0.02	0.00	6.92		0.01	0.00	7.07
Total	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**	**NA**

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	lb/day										lb/day					
Architectural Coating	2.55					0.00	0.00		0.00	0.00						0.00
Consumer Products	6.62					0.00	0.00		0.00	0.00						0.00
Hearth	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00		0.00	0.00	0.00
Landscaping	0.13	0.05	3.94	0.00		0.00	0.02		0.00	0.02		6.92		0.01		7.07
Total	**9.30**	**0.05**	**3.94**	**0.00**		**0.00**	**0.02**		**0.00**	**0.02**	**0.00**	**6.92**		**0.01**	**0.00**	**7.07**

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	2.55					0.00	0.00		0.00	0.00						0.00
Consumer Products	6.62					0.00	0.00		0.00	0.00						0.00
Hearth	0.00	0.00	0.00	0.00		0.00	0.00		0.00	0.00	0.00	0.00		0.00	0.00	0.00
Landscaping	0.13	0.05	3.94	0.00		0.00	0.02		0.00	0.02		6.92		0.01		7.07
Total	**9.30**	**0.05**	**3.94**	**0.00**		**0.00**	**0.02**		**0.00**	**0.02**	**0.00**	**6.92**		**0.01**	**0.00**	**7.07**

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Vegetation