

Appendix A

Air Quality Report



Thatcher Yard Residential

AIR QUALITY IMPACT ANALYSIS

CITY OF LOS ANGELES

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LIST OF ABBREVIATED TERMS

(1)	Reference
$\mu\text{g}/\text{m}^3$	Microgram per Cubic Meter
AADT	Annual Average Daily Trips
AQIA	Air Quality Impact Analysis
AQMD	Air Quality Management District
AQMP	Air Quality Management Plan
ARB	California Air Resources Board
BACM	Best Available Control Measures
CAA	Federal Clean Air Act
CAAQS	California Ambient Air Quality Standards
CalEEMod	California Emissions Estimator Model
Caltrans	California Department of Transportation
CAPCOA	California Air Pollution Control Officers Association
CARB	California Air Resources Board
CCR	California Code of Regulations
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
CO	Carbon Monoxide
DPM	Diesel Particulate Matter
EPA	Environmental Protection Agency
LST	Localized Significance Threshold
NAAQS	National Ambient Air Quality Standards
NO_2	Nitrogen Dioxide
NO_x	Oxides of Nitrogen
Pb	Lead
PM_{10}	Particulate Matter 10 microns in diameter or less
$\text{PM}_{2.5}$	Particulate Matter 2.5 microns in diameter or less
PPM	Parts Per Million
Project	Thatcher Yard Residential
ROG	Reactive Organic Gases
SCAB	South Coast Air Basin
SCAQMD	South Coast Air Quality Management District
SIPs	State Implementation Plans
NO_x	Oxides of Sulfur
SRA	Source Receptor Area
TAC	Toxic Air Contaminant

TIA	Traffic Impact Analysis
TOG	Total Organic Gases
VMT	Vehicle Miles Traveled
VOC	Volatile Organic Compounds
VPH	Vehicles Per Hour

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EXECUTIVE SUMMARY

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

TABLE ES-1: SUMMARY OF CEQA SIGNIFICANCE FINDINGS

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

1 INTRODUCTION

This report presents the results of the air quality impact analysis (AQIA) prepared by Urban Crossroads, Inc., for the proposed Thatcher Yard Residential Project (“Project”). The purpose of this AQIA is to evaluate the potential impacts to air quality associated with construction and operation of the proposed Project and recommend measures to mitigate impacts considered potentially significant in comparison to thresholds established by the South Coast Air Quality Management District (SCAQMD).

1.1 SITE LOCATION

The proposed Thatcher Yard Residential Project is located at 3233 S. Thatcher Avenue in the City of Los Angeles, as shown on Exhibit 1-A. Existing land uses in the Project study area include residential uses to the north, south, east, and west.

1.2 PROJECT DESCRIPTION

The Project proposes the construction of 68 affordable senior housing dwelling units and 30 affordable family housing dwelling units, as shown on Exhibit 1-B. For the purposes of this AQIA, it is assumed that the Project will be constructed and at full occupancy in 2022.

1.3 STANDARD REGULATORY REQUIREMENTS/BEST AVAILABLE CONTROL MEASURES (BACMs)

Measures listed below (or equivalent language) shall appear on all Project grading plans, construction specifications and bid documents, and the County shall ensure such language is incorporated prior to issuance of any development permits.

South Coast Air Quality Management District (SCAQMD) Rules that are currently applicable during construction activity for this Project include but are not limited to Rule 1113 (Architectural Coatings) (2) and Rule 403 (Fugitive Dust) (3).

BACM AQ-1

All applicable measures shall be incorporated into Project plans and specifications as implementation of Rule 403, which include but are not limited to (3):

- All clearing, grading, earth-moving, or excavation activities shall cease when winds exceed 25 mph per SCAQMD guidelines in order to limit fugitive dust emissions.
- The contractor shall ensure that all disturbed unpaved roads and disturbed areas within the Project are watered at least three (3) times daily during dry weather. Watering, with complete coverage of disturbed areas, shall occur at least three times a day, preferably in the mid-morning, afternoon, and after work is done for the day.
- The contractor shall ensure that traffic speeds on unpaved roads and Project site areas are reduced to 15 miles per hour or less.

EXHIBIT 1-A: LOCATION MAP



EXHIBIT 1-B: SITE PLAN



BACM AQ-2

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

- In order to limit the VOC content of architectural coatings used in the SCAB, architectural coatings shall be no more than a low VOC default level of 50 g/L unless otherwise specified in the SCAQMD Table of Standards (pg. 32-33).

1.4 CONSTRUCTION-SOURCE MITIGATION MEASURES

Project construction-source emissions will be less than significant. Therefore, no mitigation measures are required.

1.5 OPERATIONAL-SOURCE MITIGATION MEASURES

Project operational-source emissions will be less than significant. Therefore, no mitigation measures are required.

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2 AIR QUALITY SETTING

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

2.1 SOUTH COAST AIR BASIN

The Project site is located in the South Coast Air Basin (SCAB) within the jurisdiction of SCAQMD (5). The SCAQMD was created by the 1977 Lewis-Presley Air Quality Management Act, which merged four county air pollution control bodies into one regional district. Under the Act, the SCAQMD is responsible for bringing air quality in areas under its jurisdiction into conformity with federal and state air quality standards. As discussed above, the Project site is located within the SCAB, a 6,745-square mile subregion of the SCAQMD, which includes portions of Los Angeles, Riverside, and San Bernardino Counties, and all of Orange County. The larger South Coast district boundary includes 10,743 square miles.

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

2.2 REGIONAL CLIMATE

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

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

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

More than 90 percent of the SCAB's rainfall occurs from November through April. The annual average rainfall varies from approximately nine inches in Riverside to fourteen inches in downtown Los Angeles. Monthly and yearly rainfall totals are extremely variable. Summer rainfall usually consists of widely scattered thunderstorms near the coast and slightly heavier shower activity in the eastern portion of the SCAB with frequency being higher near the coast.

Due to its generally clear weather, about three-quarters of available sunshine is received in the SCAB. The remaining one-quarter is absorbed by clouds. The ultraviolet portion of this abundant radiation is a key factor in photochemical reactions. On the shortest day of the year there are approximately 10 hours of possible sunshine, and on the longest day of the year there are approximately 14 ½ hours of possible sunshine.

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

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

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

2.3 WIND PATTERNS AND PROJECT LOCATION

The distinctive climate of the Project area and the SCAB is determined by its terrain and geographical location. The Basin is located in a coastal plain with connecting broad valleys and low hills, bounded by the Pacific Ocean in the southwest quadrant with high mountains forming the remainder of the perimeter.

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

2.4 EXISTING AIR QUALITY

Existing air quality is measured at established SCAQMD air quality monitoring stations. Monitored air quality is evaluated in the context of ambient air quality standards. These standards are the levels of air quality that are considered safe, with an adequate margin of safety, to protect the public health and welfare. National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) currently in effect are shown in Table 2-2 (6).

The determination of whether a region's air quality is healthful or unhealthful is determined by comparing contaminant levels in ambient air samples to the state and federal standards presented in Table 2-2. The air quality in a region is considered to be in attainment by the state if the measured ambient air pollutant levels for O₃, CO, SO₂, NO₂, PM₁₀, and PM_{2.5} are not equaled or exceeded at any time in any consecutive three-year period; and the federal standards (other than O₃, PM₁₀, PM_{2.5}, and those based on annual averages or arithmetic mean) are not exceeded more than once per year. The O₃ standard is attained when the fourth highest eight-hour concentration in a year, averaged over three years, is equal to or less than the standard. For PM₁₀, the 24-hour standard is attained when 99 percent of the daily concentrations, averaged over three years, are equal to or less than the standard.

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

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

See footnotes on next page ...

For more information please call ARB-PIO at (916) 322-2990

California Air Resources Board (5/4/16)

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

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

For more information please call ARB-PIO at (916) 322-2990

California Air Resources Board (5/4/16)

2.5 REGIONAL AIR QUALITY

Air pollution contributes to a wide variety of adverse health effects. The EPA has established national ambient air quality standards (NAAQS) for six of the most common air pollutants: carbon monoxide, lead, ozone, particulate matter, nitrogen dioxide, and sulfur dioxide which are known as criteria pollutants. The SCAQMD monitors levels of various criteria pollutants at 37 permanent monitoring stations and 5 single-pollutant source Lead (Pb) air monitoring sites throughout the air district (7). In 2017, the federal and state ambient air quality standards (NAAQS and CAAQS) were exceeded on one or more days for ozone, PM₁₀, and PM_{2.5} at most monitoring locations. No areas of the SCAB exceeded federal or state standards for NO₂, SO₂, CO, sulfates or lead (7). See Table 2-2, for attainment designations for the SCAB (8) (9). Appendix 2.1 provides geographic representation of the state and federal attainment status for applicable criteria pollutants within the SCAB.

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

Criteria Pollutant	State Designation	Federal Designation
Ozone - 1hour standard	Nonattainment	Nonattainment (“Extreme”)
Ozone - 8 hour standard	Nonattainment	Nonattainment (“Extreme”)
PM ₁₀	Nonattainment	Attainment (Maintenance)
PM _{2.5}	Nonattainment	Nonattainment (“Serious”)
Carbon Monoxide	Attainment	Attainment (Maintenance)
Nitrogen Dioxide	Attainment	Unclassifiable/Attainment
Sulfur Dioxide	Attainment	Unclassifiable/Attainment
Lead ¹	Attainment	Nonattainment (Partial)

Source: State/Federal designations were taken from <http://www.arb.ca.gov/degis/adm/adm.htm>

Note: See Appendix 2.1 for a detailed map of State/National Area Designations within the South Coast Air Basin

2.6 LOCAL AIR QUALITY

The Project site is located within the SCAQMD Northwest Coastal LA County monitoring station (SRA 2). The long-term air quality monitoring station for SRA 2 monitors Ozone (O₃), Carbon Monoxide (CO), and Nitrogen Dioxide (NO₂) and is located 4.41 miles northwest of the Project site. Relative to the Project site, the nearest long-term air quality monitoring site Particulate Matter ≤ 10 Microns (PM₁₀) is the SCAQMD Southwest Coastal LA County monitoring station (SRA 3), located approximately 2.19 miles southeast of the Project site. The SCAQMD West Fernando Valley monitoring station (SRA 6), is the nearest long-term air quality monitoring station located 15.38 miles northwest of the Project site that monitors Particulate Matter ≤ 2.5 Microns (PM_{2.5}) (10).

¹ The Federal nonattainment designation for lead is only applicable towards the Los Angeles County portion of the SCAB.

The most recent three (3) years of data available is shown on Table 2-3 and identifies the number of days ambient air quality standards were exceeded for the study area, which is considered to be representative of the local air quality at the Project site. Data for O₃, NO₂, PM₁₀, and PM_{2.5} for 2015 through 2017 was obtained from CARB's iADAM Air Quality Data Statistics (11). Data for CO was obtained from the SCAQMD Air Quality Data Tables (12). It should be noted that the CO data for 2017 is currently unavailable from both CARB and SCAQMD. Additionally, data for SO₂ has been omitted as attainment is regularly met in the South Coast Air Basin and few monitoring stations measure SO₂ concentrations.

TABLE 2-3: PROJECT AREA AIR QUALITY MONITORING SUMMARY 2015-2017

POLLUTANT	STANDARD	YEAR		
		2015	2016	2017
Ozone				
Maximum Federal 1-Hour Concentration (ppm)		0.102	0.085	0.099
Maximum Federal 8-Hour Concentration (ppm)		0.072	0.073	0.077
Number of Days Exceeding Federal 1-Hour Standard	> 0.09 ppm	2	0	1
Number of Days Exceeding State 1-Hour Standard	> 0.12 ppm	0	0	0
Number of Days Exceeding Federal 8-Hour Standard	> 0.070 ppm	3	2	3
Number of Days Exceeding State 8-Hour Standard	> 0.070 ppm	2	3	3
Carbon Monoxide (CO)				
Maximum 1-Hour Concentration	> 35 ppm	1.6	2.2	--
Maximum 8-Hour Concentration	> 20 ppm	1.4	1.1	--
Nitrogen Dioxide (NO ₂)				
Maximum Federal 1-Hour Concentration	> 0.100 ppm	0.068	0.055	0.056
Maximum State 1-Hour Concentration	> 0.18 ppm	0.067	0.054	0.055
Annual Federal Standard Design Value		--	51	--
Annual State Standard Design Value		13	13	11
Number of Days Exceeding Federal 1-Hour Standard	> 0.18 ppm	0	0	0
Number of Days Exceeding State 1-Hour Standard	> 0.18 ppm	0	0	0
Particulate Matter ≤ 10 Microns (PM ₁₀)				
Maximum Federal 24-Hour Concentration (µg/m ³)	> 150 µg/m ³	42.0	43.0	46.5
Annual Federal Arithmetic Mean (µg/m ³)		21.2	21.6	20.2
Number of Days Exceeding Federal 24-Hour Standard	> 150 µg/m ³	0	0	0
Particulate Matter ≤ 2.5 Microns (PM _{2.5})				
Maximum Federal 24-Hour Concentration (µg/m ³)		36.8	30.0	35.2
Annual Federal Arithmetic Mean (µg/m ³)		8.8	9.1	9.7

Source: Data for O₃, NO₂, PM₁₀, and PM_{2.5} was obtained from CARB's iADAM. Data for CO was obtained from SCAQMD Air Quality Data Tables.
 -- = data not available from ARB or SCAQMD

Criteria pollutants are pollutants that are regulated through the development of human health based and/or environmentally based criteria for setting permissible levels. Criteria pollutants, their typical sources, and health effects are identified below (13):

- Carbon Monoxide (CO): Is a colorless, odorless gas produced by the incomplete combustion of carbon-containing fuels, such as gasoline or wood. CO concentrations tend to be the highest during the winter morning, when little to no wind and surface-based inversions trap the pollutant at ground levels. Because CO is emitted directly from internal combustion engines, unlike ozone, motor vehicles operating at slow speeds are the primary source of CO in the Basin. The highest ambient CO concentrations are generally found near congested transportation corridors and intersections.
- Sulfur Dioxide (SO₂): Is a colorless, extremely irritating gas or liquid. It enters the atmosphere as a pollutant mainly as a result of burning high sulfur-content fuel oils and coal and from chemical processes occurring at chemical plants and refineries. When SO₂ oxidizes in the atmosphere, it forms sulfates (SO₄). Collectively, these pollutants are referred to as sulfur oxides (SO_x).
- Nitrogen Oxides (Oxides of Nitrogen, or NO_x): Nitrogen oxides (NO_x) consist of nitric oxide (NO), nitrogen dioxide (NO₂) and nitrous oxide (N₂O) and are formed when nitrogen (N₂) combines with oxygen (O₂). Their lifespan in the atmosphere ranges from one to seven days for nitric oxide and nitrogen dioxide, to 170 years for nitrous oxide. Nitrogen oxides are typically created during combustion processes, and are major contributors to smog formation and acid deposition. NO₂ is a criteria air pollutant, and may result in numerous adverse health effects; it absorbs blue light, resulting in a brownish-red cast to the atmosphere and reduced visibility. Of the seven types of nitrogen oxide compounds, NO₂ is the most abundant in the atmosphere. As ambient concentrations of NO₂ are related to traffic density, commuters in heavy traffic may be exposed to higher concentrations of NO₂ than those indicated by regional monitors.
- Ozone (O₃): Is a highly reactive and unstable gas that is formed when volatile organic compounds (VOCs) and nitrogen oxides (NO_x), both byproducts of internal combustion engine exhaust, undergo slow photochemical reactions in the presence of sunlight. Ozone concentrations are generally highest during the summer months when direct sunlight, light wind, and warm temperature conditions are favorable to the formation of this pollutant.
- PM₁₀ (Particulate Matter less than 10 microns): A major air pollutant consisting of tiny solid or liquid particles of soot, dust, smoke, fumes, and aerosols. Particulate matter pollution is a major cause of reduce visibility (haze) which is caused by the scattering of light and consequently the significant reduction air clarity. The size of the particles (10 microns or smaller, about 0.0004 inches or less) allows them to easily enter the lungs where they may be deposited, resulting in adverse health effects. Additionally, it should be noted that PM₁₀ is considered a criteria air pollutant.
- PM_{2.5} (Particulate Matter less than 2.5 microns): A similar air pollutant to PM₁₀ consisting of tiny solid or liquid particles which are 2.5 microns or smaller (which is often referred to as fine particles). These particles are formed in the atmosphere from primary gaseous emissions that include sulfates formed from SO₂ release from power plants and industrial facilities and nitrates that are formed from NO_x release from power plants, automobiles and other types of combustion sources. The chemical composition of fine particles highly depends on location, time of year, and weather conditions. PM_{2.5} is a criteria air pollutant.
- Volatile Organic Compounds (VOC): Volatile organic compounds are hydrocarbon compounds (any compound containing various combinations of hydrogen and carbon atoms) that exist in

the ambient air. VOCs contribute to the formation of smog through atmospheric photochemical reactions and/or may be toxic. Compounds of carbon (also known as organic compounds) have different levels of reactivity; that is, they do not react at the same speed or do not form ozone to the same extent when exposed to photochemical processes. VOCs often have an odor, and some examples include gasoline, alcohol, and the solvents used in paints. Exceptions to the VOC designation include: carbon monoxide, carbon dioxide, carbonic acid, metallic carbides or carbonates, and ammonium carbonate. VOCs are a criteria pollutant since they are a precursor to O₃, which is a criteria pollutant. The SCAQMD uses the terms VOC and ROG (see below) interchangeably.

- **Reactive Organic Gases (ROG):** Similar to VOC, Reactive Organic Gases (ROG) are also precursors in forming ozone and consist of compounds containing methane, ethane, propane, butane, and longer chain hydrocarbons, which are typically the result of some type of combustion/decomposition process. Smog is formed when ROG and nitrogen oxides react in the presence of sunlight. ROGs are a criteria pollutant since they are a precursor to O₃, which is a criteria pollutant. The SCAQMD uses the terms ROG and VOC (see previous) interchangeably.
- **Lead (Pb):** Lead is a heavy metal that is highly persistent in the environment and is considered a criteria pollutant. In the past, the primary source of lead in the air was emissions from vehicles burning leaded gasoline. As a result of the removal of lead from gasoline, there have been no violations at any of the SCAQMD's regular air monitoring stations since 1982. The major sources of lead emissions are ore and metals processing, particularly lead smelters, and piston-engine aircraft operating on leaded aviation gasoline. Other stationary sources include waste incinerators, utilities, and lead-acid battery manufacturers. It should be noted that the Project does not include operational activities such as metal processing or lead acid battery manufacturing. As such, the Project is not anticipated to generate a quantifiable amount of lead emissions.

Health Effects of Air Pollutants

Ozone

Individuals exercising outdoors, children, and people with preexisting lung disease, such as asthma and chronic pulmonary lung disease, are considered to be the most susceptible subgroups for ozone effects. Short-term exposure (lasting for a few hours) to ozone at levels typically observed in Southern California can result in breathing pattern changes, reduction of breathing capacity, increased susceptibility to infections, inflammation of the lung tissue, and some immunological changes. Elevated ozone levels are associated with increased school absences. In recent years, a correlation between elevated ambient ozone levels and increases in daily hospital admission rates, as well as mortality, has also been reported. An increased risk for asthma has been found in children who participate in multiple sports and live in communities with high ozone levels.

Ozone exposure under exercising conditions is known to increase the severity of the responses described above. Animal studies suggest that exposure to a combination of pollutants that includes ozone may be more toxic than exposure to ozone alone. Although lung volume and resistance changes observed after a single exposure diminish with repeated exposures, biochemical and cellular changes appear to persist, which can lead to subsequent lung structural changes.

Carbon Monoxide

Individuals with a deficient blood supply to the heart are the most susceptible to the adverse effects of CO exposure. The effects observed include earlier onset of chest pain with exercise, and electrocardiograph changes indicative of decreased oxygen supply to the heart. Inhaled CO has no direct toxic effect on the lungs, but exerts its effect on tissues by interfering with oxygen transport and competing with oxygen to combine with hemoglobin present in the blood to form carboxyhemoglobin (COHb). Hence, conditions with an increased demand for oxygen supply can be adversely affected by exposure to CO. Individuals most at risk include fetuses, patients with diseases involving heart and blood vessels, and patients with chronic hypoxemia (oxygen deficiency) as seen at high altitudes.

Reduction in birth weight and impaired neurobehavioral development have been observed in animals chronically exposed to CO, resulting in COHb levels similar to those observed in smokers. Recent studies have found increased risks for adverse birth outcomes with exposure to elevated CO levels; these include pre-term births and heart abnormalities.

Particulate Matter

A consistent correlation between elevated ambient fine particulate matter (PM₁₀ and PM_{2.5}) levels and an increase in mortality rates, respiratory infections, number and severity of asthma attacks and the number of hospital admissions has been observed in different parts of the United States and various areas around the world. In recent years, some studies have reported an association between long-term exposure to air pollution dominated by fine particles and increased mortality, reduction in life-span, and an increased mortality from lung cancer.

Daily fluctuations in PM_{2.5} concentration levels have also been related to hospital admissions for acute respiratory conditions in children, to school and kindergarten absences, to a decrease in respiratory lung volumes in normal children, and to increased medication use in children and adults with asthma. Recent studies show lung function growth in children is reduced with long term exposure to particulate matter.

The elderly, people with pre-existing respiratory or cardiovascular disease, and children appear to be more susceptible to the effects of high levels of PM₁₀ and PM_{2.5}.

Nitrogen Dioxide

Population-based studies suggest that an increase in acute respiratory illness, including infections and respiratory symptoms in children (not infants), is associated with long-term exposure to NO₂ at levels found in homes with gas stoves, which are higher than ambient levels found in Southern California. Increase in resistance to air flow and airway contraction is observed after short-term exposure to NO₂ in healthy subjects. Larger decreases in lung functions are observed in individuals with asthma or chronic obstructive pulmonary disease (e.g., chronic bronchitis, emphysema) than in healthy individuals, indicating a greater susceptibility of these sub-groups.

In animals, exposure to levels of NO₂ considerably higher than ambient concentrations results in increased susceptibility to infections, possibly due to the observed changes in cells involved

in maintaining immune functions. The severity of lung tissue damage associated with high levels of ozone exposure increases when animals are exposed to a combination of ozone and NO₂.

Sulfur Dioxide

A few minutes of exposure to low levels of SO₂ can result in airway constriction in some asthmatics, all of whom are sensitive to its effects. In asthmatics, increase in resistance to air flow, as well as reduction in breathing capacity leading to severe breathing difficulties, are observed after acute exposure to SO₂. In contrast, healthy individuals do not exhibit similar acute responses even after exposure to higher concentrations of SO₂.

Animal studies suggest that despite SO₂ being a respiratory irritant, it does not cause substantial lung injury at ambient concentrations. However, very high levels of exposure can cause lung edema (fluid accumulation), lung tissue damage, and sloughing off of cells lining the respiratory tract.

Some population-based studies indicate that the mortality and morbidity effects associated with fine particles show a similar association with ambient SO₂ levels. In these studies, efforts to separate the effects of SO₂ from those of fine particles have not been successful. It is not clear whether the two pollutants act synergistically or one pollutant alone is the predominant factor.

Lead

Fetuses, infants, and children are more sensitive than others to the adverse effects of Pb exposure. Exposure to low levels of Pb can adversely affect the development and function of the central nervous system, leading to learning disorders, distractibility, inability to follow simple commands, and lower intelligence quotient. In adults, increased Pb levels are associated with increased blood pressure.

Pb poisoning can cause anemia, lethargy, seizures, and death; although it appears that there are no direct effects of Pb on the respiratory system. Pb can be stored in the bone from early age environmental exposure, and elevated blood Pb levels can occur due to breakdown of bone tissue during pregnancy, hyperthyroidism (increased secretion of hormones from the thyroid gland) and osteoporosis (breakdown of bony tissue). Fetuses and breast-fed babies can be exposed to higher levels of Pb because of previous environmental Pb exposure of their mothers.

Odors

The science of odor as a health concern is still new. Merely identifying the hundreds of VOCs that cause odors poses a big challenge. Offensive odors can potentially affect human health in several ways. First, odorant compounds can irritate the eye, nose, and throat, which can reduce respiratory volume. Second, studies have shown that the VOCs that cause odors can stimulate sensory nerves to cause neurochemical changes that might influence health, for instance, by compromising the immune system. Finally, unpleasant odors can trigger memories or attitudes linked to unpleasant odors, causing cognitive and emotional effects such as stress.

2.7 REGULATORY BACKGROUND

2.7.1 FEDERAL REGULATIONS

The U.S. EPA is responsible for setting and enforcing the NAAQS for O₃, CO, NO_x, SO₂, PM₁₀, and lead (14). The U.S. EPA has jurisdiction over emissions sources that are under the authority of the federal government including aircraft, locomotives, and emissions sources outside state waters (Outer Continental Shelf). The U.S. EPA also establishes emission standards for vehicles sold in states other than California. Automobiles sold in California must meet the stricter emission requirements of the CARB.

The Federal Clean Air Act (CAA) was first enacted in 1955 and has been amended numerous times in subsequent years (1963, 1965, 1967, 1970, 1977, and 1990). The CAA establishes the federal air quality standards, the NAAQS, and specifies future dates for achieving compliance (15). The CAA also mandates that states submit and implement State Implementation Plans (SIPs) for local areas not meeting these standards. These plans must include pollution control measures that demonstrate how the standards will be met.

The 1990 amendments to the CAA that identify specific emission reduction goals for areas not meeting the NAAQS require a demonstration of reasonable further progress toward attainment and incorporate additional sanctions for failure to attain or to meet interim milestones. The sections of the CAA most directly applicable to the development of the Project site include Title I (Non-Attainment Provisions) and Title II (Mobile Source Provisions). Title I provisions were established with the goal of attaining the NAAQS for the following criteria pollutants O₃, NO₂, SO₂, PM₁₀, CO, PM_{2.5}, and lead. The NAAQS were amended in July 1997 to include an additional standard for O₃ and to adopt a NAAQS for PM_{2.5}. Table 3-1 (previously presented) provides the NAAQS within the basin.

Mobile source emissions are regulated in accordance with Title II provisions. These provisions require the use of cleaner burning gasoline and other cleaner burning fuels such as methanol and natural gas. Automobile manufacturers are also required to reduce tailpipe emissions of hydrocarbons and nitrogen oxides (NO_x). NO_x is a collective term that includes all forms of nitrogen oxides (NO, NO₂, NO₃) which are emitted as byproducts of the combustion process.

2.7.2 CALIFORNIA REGULATIONS

California Air Resource Board (CARB). The CARB, which became part of the California EPA in 1991, is responsible for ensuring implementation of the California Clean Air Act (AB 2595), responding to the federal CAA, and for regulating emissions from consumer products and motor vehicles. The California CAA mandates achievement of the maximum degree of emissions reductions possible from vehicular and other mobile sources in order to attain the state ambient air quality standards by the earliest practical date. The CARB established the CAAQS for all pollutants for which the federal government has NAAQS and, in addition, establishes standards for sulfates, visibility, hydrogen sulfide, and vinyl chloride. However, at this time, hydrogen sulfide and vinyl chloride are not measured at any monitoring stations in

the SCAB because they are not considered to be a regional air quality problem. Generally, the CAAQS are more stringent than the NAAQS (16) (14).

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

Serious non-attainment areas are required to prepare air quality management plans that include specified emission reduction strategies in an effort to meet clean air goals. These plans are required to include:

- Application of Best Available Retrofit Control Technology to existing sources;
- Developing control programs for area sources (e.g., architectural coatings and solvents) and indirect sources (e.g. motor vehicle use generated by residential and commercial development);
- A District permitting system designed to allow no net increase in emissions from any new or modified permitted sources of emissions;
- Implementing reasonably available transportation control measures and assuring a substantial reduction in growth rate of vehicle trips and miles traveled;
- Significant use of low emissions vehicles by fleet operators;
- Sufficient control strategies to achieve a five percent or more annual reduction in emissions or 15 percent or more in a period of three years for ROG_s, NO_x, CO and PM₁₀. However, air basins may use alternative emission reduction strategy that achieves a reduction of less than five percent per year under certain circumstances.

Title 24 Energy Efficiency Standards and California Green Building Standards. California Code of Regulations Title 24 Part 6: California's Energy Efficiency Standards for Residential and Nonresidential Buildings, was first adopted in 1978 in response to a legislative mandate to reduce California's energy consumption. The standards are updated periodically to allow consideration and possible incorporation of new energy efficient technologies and methods. Energy efficient buildings require less electricity; therefore, increased energy efficiency reduces fossil fuel consumption and decreases GHG emissions. The 2016 version of Title 24 was adopted by the California Energy Commission (CEC) and became effective on January 1, 2017 and is applicable to the Project.

The CEC indicates that the 2016 Title 24 standards will reduce energy consumption by 5 percent for nonresidential buildings above that achieved by the 2013 Title 24 (CEC 2015).

California Code of Regulations, Title 24, Part 11: California Green Building Standards Code (CALGreen) is a comprehensive and uniform regulatory code for all residential, commercial, and school buildings that went in effect on January 1, 2011, and is administered by the California Building Standards Commission. CALGreen is updated on a regular basis, with the most recent update consisting of the 2016 California Green Building Code Standards that became effective January 1, 2017. Local jurisdictions are permitted to adopt more stringent requirements, as state law provides methods for local enhancements. CALGreen recognizes that many jurisdictions have developed existing construction and demolition ordinances and defers to them as the ruling guidance provided they establish a minimum 65 percent diversion

requirement. The code also provides exemptions for areas not served by construction and demolition recycling infrastructure. The State Building Code provides the minimum standard that buildings must meet in order to be certified for occupancy, which is generally enforced by the local building official. CALGreen requires:

- Short-term bicycle parking. If a commercial project is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5 percent of visitor motorized vehicle parking capacity, with a minimum of one two-bike capacity rack (5.106.4.1.1).
- Long-term bicycle parking. For new buildings with 10 or more tenant-occupants, provide secure bicycle parking for 5 percent of tenant-occupied motorized vehicle parking capacity, with a minimum of one space (5.106.4.1.2).
- Designated parking. Provide designated parking in commercial projects for any combination of low-emitting, fuel-efficient and carpool/van pool vehicles as shown in Table 5.106.5.2 (5.106.5.2).
- Recycling by Occupants. Provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of nonhazardous materials for recycling (5.410.1).
- Construction waste. A minimum 65 percent diversion of construction and demolition waste from landfills, increasing voluntarily to 80 percent for new homes and commercial projects (5.408.1, A5.408.3.1 [nonresidential], A5.408.3.1 [residential]). All (100 percent) of trees, stumps, rocks and associated vegetation and soils resulting from land clearing shall be reused or recycled (5.408.3).
- Wastewater reduction. Each building shall reduce the generation of wastewater by one of the following methods:
 - The installation of water-conserving fixtures (5.303.3) or
 - Using nonpotable water systems (5.303.4).
- Water use savings. 20 percent mandatory reduction of indoor water use with voluntary goal standards for 30, 35 and 40 percent reductions (5.303.2, A5303.2.3 [nonresidential]).
- Water meters. Separate water meters for buildings in excess of 50,000 square feet or buildings projected to consume more than 1,000 gallons per day (5.303.1).
- Irrigation efficiency. Moisture-sensing irrigation systems for larger landscaped areas (5.304.3).
- Materials pollution control. Low-pollutant emitting interior finish materials such as paints, carpet, vinyl flooring, and particleboard (5.404).
- Building commissioning. Mandatory inspections of energy systems (i.e., heat furnace, air conditioner, mechanical equipment) for nonresidential buildings over 10,000 square feet to ensure that all are working at their maximum capacity according to their design efficiencies (5.410.2).

2.7.3 AIR QUALITY MANAGEMENT PLANNING

Currently, the NAAQS and CAAQS are exceeded in most parts of the SCAB for PM₁₀, PM_{2.5}, and ozone. In response, the SCAQMD has adopted a series of Air Quality Management Plans (AQMPs) to meet the state and federal ambient air quality standards (17). AQMPs are updated regularly in order to more effectively reduce emissions, accommodate growth, and to minimize

any negative fiscal impacts of air pollution control on the economy. A detailed discussion on the AQMP and Project consistency with the AQMP is provided in Section 3.9.

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3 PROJECT AIR QUALITY IMPACT

3.1 INTRODUCTION

The Project has been evaluated to determine if it will violate an air quality standard or contribute to an existing or projected air quality violation. Additionally, the Project has been evaluated to determine if it will result in a cumulatively considerable net increase of a criteria pollutant for which the SCAB is non-attainment under an applicable federal or state ambient air quality standard. The significance of these potential impacts is described in the following section.

3.2 STANDARDS OF SIGNIFICANCE

The SCAQMD has developed regional and localized significance thresholds for regulated pollutants, as summarized at Table 3-1 (18). The SCAQMD's CEQA Air Quality Significance Thresholds (March 2015) indicate that any projects in the SCAB with daily emissions that exceed any of the indicated thresholds should be considered as having an individually and cumulatively significant air quality impact. It should be noted that the SCAQMD provides a threshold for emissions of lead, however for purposes of this analysis no lead emissions are calculated as there are no substantive sources of lead emissions. Additionally, the air quality modeling program (discussed below) does not calculate any emissions of lead from typical construction or operational activities.

TABLE 3-1: MAXIMUM DAILY EMISSIONS THRESHOLDS (1 OF 2)

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

Source: Regional Thresholds presented in this table are based on the SCAQMD Air Quality Significance Thresholds, March 2015

TABLE 3-1: MAXIMUM DAILY EMISSIONS THRESHOLDS (2 OF 2)

Pollutant	Construction	Operations
Localized Thresholds		
NO _x	103 lbs/day (Demolition)	147 lbs/day
	125 lbs/day (Site Preparation)	
	103 lbs/day (Grading)	
CO	562 lbs/day (Demolition)	827 lbs/day
	695 lbs/day (Site Preparation)	
	562 lbs/day (Grading)	
PM ₁₀	4 lbs/day (Demolition)	2 lbs/day
	5 lbs/day (Site Preparation)	
	4 lbs/day (Grading)	
PM _{2.5}	3 lbs/day (Demolition)	1 lbs/day
	4 lbs/day (Site Preparation)	
	3 lbs/day (Grading)	

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

3.3 PROJECT-RELATED SOURCES OF POTENTIAL IMPACT

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

On October 17, 2017, the SCAQMD in conjunction with the California Air Pollution Control Officers Association (CAPCOA) and other California air districts, released the latest version of the California Emissions Estimator Model™ (CalEEMod™) v2016.3.2. The purpose of this model is to calculate construction-source and operational-source criteria pollutant (VOCs, NO_x, SO_x, CO, PM₁₀, and PM_{2.5}) and greenhouse gas (GHG) emissions from direct and indirect sources; and quantify applicable air quality and GHG reductions achieved from mitigation measures (19). Accordingly, the latest version of CalEEMod™ has been used for this Project to determine construction and operational air quality emissions. Output from the model runs for both construction and operational activity are provided in Appendix 3.1 through 3.2.

3.4 CONSTRUCTION EMISSIONS

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

- Demolition
- Site Preparation
- Grading

- Building Construction
- Paving
- Architectural Coating

Construction is expected to commence in September 2020 and will last through June 2022. Construction duration by phase is shown on Table 3-2. The duration of construction activity was estimated based on information provided by the Project applicant. The construction schedule utilized in the analysis, shown in Table 3-2, represents a “worst-case” analysis scenario should construction occur any time after the respective dates since emission factors for construction decrease as time passes and the analysis year increases due to emission regulations becoming more stringent.² A detailed summary of construction equipment, shown in Table 3-3. The site-specific construction fleet may vary due to specific project needs at the time of construction. The duration of construction activity and associated equipment both represent a reasonable approximation of the expected construction fleet as required per CEQA guidelines. Please refer to specific detailed modeling inputs/outputs contained in Appendix 3.1 and 3.2 of this analysis.

It is our understanding the Project will require demolition/removal of existing pavement. Based on consultation with the applicant, it is assumed that up to 2,400 cubic yards³/4,698 tons of debris of asphalt area would be demolished.

Additionally, based on consultation with the Project applicant, the Project is expected require 2,400 cubic yards of pavement export and 4,800 cubic yards of soil export for a total of 7,200 cubic yards of material exported from the site. Dust is typically a major concern during rough grading activities. Because such emissions are not amenable to collection and discharge through a controlled source, they are called “fugitive emissions”. Fugitive dust emissions rates vary as a function of many parameters (soil silt, soil moisture, wind speed, area disturbed, number of vehicles, depth of disturbance or excavation, etc.). CalEEMod was utilized to calculate fugitive dust emissions resulting from this phase of activity

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

² As shown in the California Emissions Estimator Model (CalEEMod) User’s Guide Version 2016.3.2, Section 4.3 “OFFROAD Equipment” as the analysis year increases, emission factors for the same equipment pieces decrease due to the natural turnover of older equipment being replaced by newer less polluting equipment and new regulatory requirements.

³ The National Asphalt Pavement Association assumes an average asphalt pavement mixture density of 145 pounds per cubic foot/3,915 pounds per cubic yard. For purposes of analysis, 2,400 cubic yards of existing pavement was converted to tons of debris by multiplying 2,400 cubic yards of pavement by 3,915 pounds per cubic yard and then converting the pounds to tons.

TABLE 3-2: CONSTRUCTION DURATION

Phase Name	Start Date	End Date	Days
Demolition	09/01/2020	09/30/2020	22
Site Preparation	10/01/2020	10/05/2020	3
Grading	10/06/2020	10/14/2020	7
Building Construction	10/15/2020	05/01/2022	402
Architectural Coating	05/02/2022	05/31/2022	22
Paving	06/01/2022	06/15/2022	11

TABLE 3-3: CONSTRUCTION EQUIPMENT

Activity	Equipment	Number	Hours Per Day
Demolition	Concrete/Industrial Saws	1	8
	Rubber Tired Dozers	1	8
	Tractors/Loaders/Backhoes	3	8
Site Preparation	Graders	1	8
	Scrapers	1	8
	Tractors/Loaders/Backhoes	1	8
Grading	Graders	1	8
	Rubber Tired Dozers	1	8
	Tractors/Loaders/Backhoes	2	8
Building Construction	Cranes	1	8
	Forklifts	2	8
	Generator Sets	1	8
	Tractors/Loaders/Backhoes	1	8
	Welders	3	8
Architectural Coating	Air Compressors	1	8
Paving	Cement and Mortar Mixers	1	8
	Pavers	1	8
	Paving Equipment	1	8
	Rollers	2	8
	Tractors/Loaders/Backhoes	1	8

3.4.1 CONSTRUCTION EMISSIONS SUMMARY

SCAQMD Rules that are currently applicable during construction activity for this Project include but are not limited to: Rule 1113 (Architectural Coatings) (2) and Rule 403 (Fugitive Dust) (3). It should be noted that Best Available Control Measures (BACMs) are not mitigation as they are standard regulatory requirements. As such, credit for Rule 403 and Rule 1113 have been taken.

Impacts without Mitigation

The estimated maximum daily construction emissions without mitigation are summarized on Table 3-4. Detailed construction model outputs are presented in Appendix 3.1. Under the assumed scenarios, emissions resulting from the Project construction would not exceed criteria pollutant thresholds established by the SCAQMD for emissions of any criteria pollutant.

TABLE 3-4: MAXIMUM DAILY CONSTRUCTION EMISSIONS SUMMARY

Year	Emissions (pounds per day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
2020	3.18	59.35	19.61	0.12	6.31	3.05
2021	2.53	18.59	18.59	0.04	1.81	1.09
2022	25.62	16.98	18.14	0.04	1.68	0.97
Maximum Daily Emissions	25.62	59.35	19.61	0.12	6.31	3.05
SCAQMD Regional Threshold	75	100	550	150	150	55
Threshold Exceeded?	NO	NO	NO	NO	NO	NO

3.5 OPERATIONAL EMISSIONS

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

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

3.5.1 AREA SOURCE EMISSIONS

Architectural Coatings

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

Consumer Products

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

Fireplaces

The Project is not proposing to install any fireplaces and therefore would not result in any emissions associated with hearts/fireplaces.

Landscape Maintenance Equipment

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

3.5.2 ENERGY SOURCE EMISSIONS

Combustion Emissions Associated with Natural Gas and Electricity

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

3.5.3 MOBILE SOURCE EMISSIONS

Vehicles

Project mobile source air quality impacts are dependent on both overall daily vehicle trip generation and the effect of the Project on peak hour traffic volumes and traffic operations in the vicinity of the Project. The Project-related operational air quality impacts are derived primarily from vehicle trips generated by the Project. Trip characteristics available from the report, *Thatcher Yard Residential Project Technical Memorandum* (Linscott Law Greenspan Engineers, 2019) were utilized in this analysis (20).

Per *Thatcher Yard Residential Project Technical Memorandum*, the Project is expected to generate a net total of approximately 239 trip-ends per day on a typical weekday with 23 AM peak hour trips and 20 PM peak hour trips (20).

Fugitive Dust Related to Vehicular Travel

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

3.5.4 OPERATIONAL EMISSIONS SUMMARY

Table 3-5 summarizes the Project's daily regional emissions from on-going operations. During operational activity, the Project will not exceed any of the thresholds of significance. Detailed construction model outputs are presented in Appendix 3.2.

TABLE 3-5: MAXIMUM DAILY OPERATIONAL EMISSIONS SUMMARY

Operational Activities – Summer Scenario	Emissions (pounds per day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area Source	2.35	1.72	8.79	0.01	0.18	0.18
Energy Source	0.04	0.37	0.16	2.34E-03	0.03	0.03
Mobile Source	0.43	2.06	5.87	0.02	1.75	0.48
Total Maximum Daily Emissions	2.82	4.15	14.82	0.03	1.96	0.69
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	NO	NO	NO	NO	NO	NO
Operational Activities – Winter Scenario	Emissions (pounds per day)					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Area Source	2.35	1.72	8.79	0.01	0.18	0.18
Energy Source	0.04	0.37	0.16	2.34E-03	0.03	0.03
Mobile Source	0.42	2.11	5.56	0.02	1.75	0.48
Total Maximum Daily Emissions	2.81	4.20	14.51	0.03	1.96	0.69
SCAQMD Regional Threshold	55	55	550	150	150	55
Threshold Exceeded?	NO	NO	NO	NO	NO	NO

3.6 LOCALIZED SIGNIFICANCE - CONSTRUCTION ACTIVITY

BACKGROUND ON LOCALIZED SIGNIFICANCE THRESHOLD (LST) DEVELOPMENT

The analysis makes use of methodology included in the SCAQMD *Final Localized Significance Threshold Methodology* (Methodology) (19). The SCAQMD has established that impacts to air quality are significant if there is a potential to contribute or cause localized exceedances of the federal and/or state ambient air quality standards (NAAQS/CAAQS). Collectively, these are referred to as Localized Significance Thresholds (LSTs).

The significance of localized emissions impacts depends on whether ambient levels in the vicinity of any given project are above or below State standards. In the case of CO and NO₂, if ambient levels are below the standards, a project is considered to have a significant impact if project emissions result in an exceedance of one or more of these standards. If ambient levels

already exceed a state or federal standard, then project emissions are considered significant if they increase ambient concentrations by a measurable amount. This would apply to PM₁₀ and PM_{2.5}; both of which are non-attainment pollutants.

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

LSTs were developed in response to environmental justice and health concerns raised by the public regarding exposure of individuals to criteria pollutants in local communities. To address the issue of localized significance, the SCAQMD adopted LSTs that show whether a project would cause or contribute to localized air quality impacts and thereby cause or contribute to potential localized adverse health effects. The analysis makes use of methodology included in the SCAQMD *Final Localized Significance Threshold Methodology* (LST Methodology) (21).

APPLICABILITY OF LSTs FOR THE PROJECT

For this Project, the appropriate Source Receptor Area (SRA) for the LST analysis is the SCAQMD Northwest Los Angeles County (SRA 2). LSTs apply to carbon monoxide (CO), nitrogen dioxide (NO₂), particulate matter ≤ 10 microns (PM₁₀), and particulate matter ≤ 2.5 microns (PM_{2.5}). The SCAQMD produced look-up tables for projects less than or equal to 5 acres in size.

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

- CalEEMod is utilized to determine the maximum daily on-site emissions that will occur during construction activity.
- The SCAQMD's Fact Sheet for Applying CalEEMod to Localized Significance Thresholds (22) is used to determine the maximum site acreage that is actively disturbed based on the construction equipment fleet and equipment hours as estimated in CalEEMod.
- If the total acreage disturbed is less than or equal to five acres per day, then the SCAQMD's screening look-up tables are utilized to determine if a Project has the potential to result in a significant impact. The look-up tables establish a maximum daily emissions threshold in pounds per day that can be compared to CalEEMod outputs.
- If the total acreage disturbed is greater than five acres per day, then LST impacts are appropriately evaluated through dispersion modeling.
- The LST methodology presents mass emission rates for each SRA, project sizes of 1, 2, and 5 acres, and nearest receptor distances of 25, 50, 100, 200, and 500 meters. For project sizes between the values given, or with receptors at distances between the given receptors, the methodology uses linear interpolation to determine the thresholds.

EMISSIONS CONSIDERED

SCAQMD's Methodology clearly states that "off-site mobile emissions from the Project should not be included in the emissions compared to LSTs (23)." Therefore, for purposes of the

construction LST analysis, only emissions included in the CalEEMod “on-site” emissions outputs were considered.

Sensitive Receptors

Some people are especially sensitive to air pollution and are given special consideration when evaluating air quality impacts from projects. These groups of people include children, the elderly, individuals with pre-existing respiratory or cardiovascular illness, and athletes and others who engage in frequent exercise. Structures that house these persons or places where they gather to exercise are defined as “sensitive receptors”; they are also known to be locations where an individual can remain for 24 hours. The nearest sensitive receptor is a residential home, located 10 feet/3 meters from the Project site, as described below and as shown on Exhibit 3-A.

- R1: Located approximately 69 feet northwest of the Project site, R1 represents existing residential homes on the north side of Princeton Drive.
- R2: Location R2 represents the existing residential apartment building located approximately 73 feet northeast of the Project site on the east side of Thatcher Avenue.
- R3: Location R3 represents the existing residential apartment building located roughly 49 feet from the Project site boundary on the east side of Thatcher Avenue.
- R4: Location R4 represents the existing residential apartment building located roughly 41 feet from the Project site boundary on the east side of Thatcher Avenue.
- R5: Location R5 represents existing residential homes within a gated community located approximately 34 feet south of the Project site on Harbor Crossing Lane.
- R6: Location R6 represents the residential home and outdoor living area (backyard) located roughly 10 feet from the Project site boundary on the cul-de-sac of Oxford Avenue.
- R7: Location R7 represents the existing residential homes located west of the Project site, at roughly 65 feet, on the west side of Oxford Avenue.

EXHIBIT 3-A: RECEPTOR LOCATIONS



LEGEND:

- Receptor Locations
- Existing 6-foot high noise barrier
- Distance from receiver to Project site boundary (in feet)

The nearest sensitive receptor is residential home located immediately adjacent to Project site. Notwithstanding, the *Methodology* explicitly states that “It is possible that a project may have receptors closer than 25 meters. Projects with boundaries located closer than 25 meters to the nearest receptor should use the LSTs for receptors located at 25 meters (24).” Therefore, LSTs for receptors located at 25 meters were utilized in this AQIA.

MAXIMUM DAILY DISTURBED-ACREAGE

Table 3-6 is used to determine the maximum daily disturbed-acreage for use in determining the applicability of the SCAQMD’s LST look-up tables. Based on Table 3-6, the proposed Project could actively disturb approximately 0.5 acre per day for demolition activities, 1.5 acres per day for the site preparation activities, and 1 acre per day for the grading activities. For purposes of analysis, a 1 acre disturbed area per day will be utilized for analytical purposes for demolition activities so that the SCAQMD’s screening look-up tables may be utilized. The acres disturbed is based on the equipment list and days in grading or site preparation phase according to the anticipated maximum number of acres a given piece of equipment can pass over in an 8-hour workday (as shown on Table 3-6). The equipment-specific grading rates are summarized in the CalEEMod user’s guide, *Appendix A: Calculation Details for CalEEMod* (October 2017).

TABLE 3-6: MAXIMUM DAILY DISTURBED-ACREAGE

Construction Phase	Equipment Type	Equipment Quantity	Acres graded per 8-hour day	Operating Hours per Day	Acres graded per day
Demolition	Rubber Tired Dozers	1	0.5	8	0.5
Total acres disturbed per day during Demolition					0.5
Site Preparation	Graders	1	0.5	8	0.5
	Scrapers	1	1	8	1
Total acres disturbed per day during Site Preparation					1.5
Grading	Graders	1	0.5	8	0.5
	Rubber Tired Dozers	1	0.5	8	0.5
Total acres disturbed per day during Grading					1

CONSTRUCTION-SOURCE EMISSIONS LST ANALYSIS

Since the total acreage disturbed is less than five acres per day for demolition, site preparation, and grading activities, the SCAQMD’s screening look-up tables are utilized in determining impacts. As previously noted, a 25-meter receptor distance is utilized to determine the LSTs for emissions of CO, NO₂, PM₁₀, and PM_{2.5}.

Table 3-7 identifies the localized impacts at the nearest receptor location in the vicinity of the Project. As shown below, emissions during construction activity would not exceed the SCAQMD’s localized significance thresholds for any criteria pollutant and a less than significant impact would occur.

TABLE 3-7: LOCALIZED SIGNIFICANCE SUMMARY CONSTRUCTION

On-Site Demolition Emissions	Emissions (pounds per day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Maximum Daily Emissions	20.95	14.66	2.93	1.35
SCAQMD Localized Threshold	103	562	4	3
Threshold Exceeded?	NO	NO	NO	NO
On-Site Site Preparation Emissions	Emissions (pounds per day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Maximum Daily Emissions	20.18	11.55	1.41	0.80
SCAQMD Localized Threshold	125	695	5	4
Threshold Exceeded?	NO	NO	NO	NO
On-Site Grading Emissions	Emissions (pounds per day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Maximum Daily Emissions	21.87	10.51	3.83	2.28
SCAQMD Localized Threshold	103	562	4	3
Threshold Exceeded?	NO	NO	NO	NO

3.7 LOCALIZED SIGNIFICANCE – LONG-TERM OPERATIONAL ACTIVITY

Table 3-8 shows the calculated emissions for the Project's operational activities compared with the applicable LSTs. The LST analysis includes on-site sources only; however, the CalEEMod™ model outputs do not separate on-site and off-site emissions from mobile sources. In an effort to establish a maximum potential impact scenario for analytic purposes, the emissions shown on Table 3-8 represent all on-site Project-related stationary (area) sources and five percent (5%) of the Project-related mobile sources. Considering that the trip length used in CalEEMod™ for the Project is approximately 14.7 miles for passenger cars, 5% of this total would represent an on-site travel distance of approximately 0.75 miles/3,960 feet for passenger cars. Thus the 5% assumption is conservative and would tend to overstate the actual impact. Modeling based on these assumptions demonstrates that even within broad encompassing parameters, Project operational-source emissions would not exceed applicable LSTs.

As previously stated, a 25-meter receptor distance is utilized as a screening threshold to determine LSTs for emissions of NO₂, CO, PM₁₀ and PM_{2.5}.

As shown on Table 3-8 operational emissions will not exceed the LST thresholds for the nearest sensitive receptor. Therefore, the Project will have a less than significant localized impact during operational activity.

TABLE 3-8: LOCALIZED SIGNIFICANCE SUMMARY OF OPERATIONS

Operational Activity	Emissions (pounds per day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Maximum Daily Emissions	2.26	9.24	0.29	0.23
SCAQMD Localized Significance Threshold	147	821	2	1
Threshold Exceeded?	NO	NO	NO	NO

Source: CalEEMod localized operational-source emissions are presented in Appendix 3.2.

3.8 CO “HOT SPOT” ANALYSIS

As discussed below, the Project would not result in potentially adverse CO concentrations or “hot spots.” Further, detailed modeling of Project-specific carbon monoxide (CO) “hot spots” is not needed to reach this conclusion.

An adverse CO concentration, known as a “hot spot”, would occur if an exceedance of the state one-hour standard of 20 ppm or the eight-hour standard of 9 ppm were to occur. At the time of the 1993 Handbook, the SCAB was designated nonattainment under the California AAQS and National AAQS for CO (25).

It has long been recognized that CO hotspots are caused by vehicular emissions, primarily when idling at congested intersections. In response, vehicle emissions standards have become increasingly stringent in the last twenty years. Currently, the allowable CO emissions standard in California is a maximum of 3.4 grams/mile for passenger cars (there are requirements for certain vehicles that are more stringent). With the turnover of older vehicles, introduction of cleaner fuels, and implementation of increasingly sophisticated and efficient emissions control technologies, CO concentration in the SCAB is now designated as attainment, as previously noted in Table 2-2. Also, the 8-hour CO concentrations in the Project vicinity have steadily declined, as indicated by historical emissions data presented previously at Table 2-2.

To establish a more accurate record of baseline CO concentrations affecting the SCAB, a CO “hot spot” analysis was conducted in 2003 for four busy intersections in Los Angeles at the peak morning and afternoon time periods. This “hot spot” analysis did not predict any violation of CO standards, as shown on Table 3-9.

TABLE 3-9: CO MODEL RESULTS

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

Source: 2003 AQMP

Notes: ppm: parts per million. Federal 1-hour standard is 35 ppm and the deferral 8-hour standard is 9.0 ppm.

Based on the SCAQMD's 2003 AQMP and the 1992 Federal Attainment Plan for Carbon Monoxide (1992 CO Plan), peak carbon monoxide concentrations in the SCAB were a result of unusual meteorological and topographical conditions and not a result of traffic volumes and congestion at a particular intersection. As evidence of this, for example, 9.3 ppm 8-hr CO concentration measured at the Long Beach Blvd. and Imperial Hwy. intersection (highest CO generating intersection within the “hot spot” analysis), only 0.7 ppm was attributable to the traffic volumes and congestion at this intersection; the remaining 8.6 ppm were due to the ambient air measurements at the time the 2003 AQMP was prepared (26). In contrast, the ambient 8-hr CO concentration within the Project study area is estimated at 1.4 ppm—1.6 ppm (please refer to previous Table 2-3). Therefore, even if the traffic volumes for the proposed Project were double or even triple of the traffic volumes generated at the Long Beach Blvd. and Imperial Hwy. intersection, coupled with the on-going improvements in ambient air quality, the Project would not be capable of resulting in a CO “hot spot” at any study area intersections.

Similar considerations are also employed by other Air Districts when evaluating potential CO concentration impacts. More specifically, the Bay Area Air Quality Management District (BAAQMD) concludes that under existing and future vehicle emission rates, a given project would have to increase traffic volumes at a single intersection by more than 44,000 vehicles per hour—or 24,000 vehicles per hour where vertical and/or horizontal air does not mix—in order to generate a significant CO impact (27).

Traffic volumes generating the CO concentrations for the “hot spot” analysis, shown on Table 3-10. The busiest intersection evaluated was that at Wilshire Blvd. and Veteran Ave., which has a daily traffic volume of approximately 100,000 vehicles per day. The 2003 AQMP estimated that the 1-hour concentration for this intersection was 4.6 ppm; this indicates that, should the daily traffic volume increase four times to 400,000 vehicles per day, CO concentrations (4.6 ppm x 4= 18.4 ppm) would still not likely exceed the most stringent 1-hour CO standard (20.0 ppm).⁴ At buildout of the Project, the highest daily traffic volumes generated at the roadways within the vicinity of the Project are expected to generate less than the highest daily traffic volumes generated at the busiest intersection in the CO “hot spot” analysis. As such, the Project would not likely exceed the most stringent 1-hour CO standard.

TABLE 3-10: TRAFFIC VOLUMES

Intersection Location	Peak Traffic Volumes (vph)				
	Northbound (AM/PM)	Southbound (AM/PM)	Eastbound (AM/PM)	Westbound (AM/PM)	Total (AM/PM)
Wilshire-Veteran	560/933	721/1,400	4,954/2,069	1,830/3,317	8,062/7,719
Sunset-Highland	1,551/2,238	2,304/1,832	1,417/1,764	1,342/1,540	6,614/5,374
La Cienega-Century	821/1,674	1,384/2,029	2,540/2,243	1,890/2,728	6,634/8,674
Long Beach-Imperial	756/1,150	479/944	1,217/2,020	1,760/1,400	4,212/5,514

Source: 2003 AQMP

Notes: vph-vehicles per hour

⁴ Based on the ratio of the CO standard (20.0 ppm) and the modeled value (4.6 ppm).

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

3.9 AIR QUALITY MANAGEMENT PLANNING

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

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

In March 2017, the AQMD released the Final 2016 AQMP. The 2016 AQMP continues to evaluate current integrated strategies and control measures to meet the NAAQS, as well as, explore new and innovative methods to reach its goals. Some of these approaches include utilizing incentive programs, recognizing existing co-benefit programs from other sectors, and developing a strategy with fair-share reductions at the federal, state, and local levels (28). Similar to the 2012 AQMP, the 2016 AQMP incorporates scientific and technological information and planning assumptions, including the 2016 RTP/SCS and updated emission inventory methodologies for various source categories (29). The Project’s consistency with the AQMP will be determined using the 2016 AQMP as discussed below.

Criteria for determining consistency with the AQMP are defined in Chapter 12, Section 12.2 and Section 12.3 of the SCAQMD’s CEQA Air Quality Handbook (1993) (30). These indicators are discussed below:

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

Construction Impacts

The violations that Consistency Criterion No. 1 refers to are the CAAQS and NAAQS. CAAQS and NAAQS violations would occur if localized significance thresholds (LSTs) or regional significance thresholds were exceeded. The Project would not exceed the applicable LST thresholds or

regional significance thresholds for construction activity. Therefore, the Project would not conflict with the AQMP according to this criterion.

Operational Impacts

The Project would not exceed the applicable LST or regional significance thresholds for operational activity. Therefore, the Project would not conflict with the AQMP according to this criterion.

On the basis of the preceding discussion, the Project is consistent with the first criterion.

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

Overview

The 2016 AQMP demonstrates that the applicable ambient air quality standards can be achieved within the timeframes required under federal law. Growth projections from local general plans adopted by cities in the district are provided to the Southern California Association of Governments (SCAG), which develops regional growth forecasts, which are then used to develop future air quality forecasts for the AQMP. Development consistent with the growth projections in City of Los Angeles General Plan is considered to be consistent with the AQMP.

Construction Impacts

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

Operational Impacts

The Project is located within the Venice Community Plan under the jurisdiction of the City of Los Angeles. As per the City's General Plan Land Use Map, the Project site is designated as Public Facilities (PF) (31). As per Venice Community Plan, Public Facilities should be developed in accordance with user needs, site area, design and general location identified in the Service Systems Element and the Safety Element of the General Plan (32).

The Project proposes to construct a total of 98 residential apartment units, 68 of which will be reserved for seniors and 30 dwelling units that will accommodate families. All of the units are classified as affordable and the rents will be prescribed by covenants and agreements in accordance with various local, state, and federal standards. A minimum of 20 percent of the family units will be set-aside as Low-Income units per a covenant for a period of 55 years monitored and regulated by the Los Angeles Housing and Community Investment Department, in accordance with the LAMC Section 12.22.A.25. Similarly, the senior units will be age-restricted to qualifying residents who are disabled or age 62 years or older, pursuant to LAMC 12.21-A.4(u).

Supportive services will also be provided for tenants who may necessitate additional assistance to transition into a long-term housing arrangement. These services will be accessible to residents on-site, within meetings rooms provided in the central building along Thatcher Avenue.

The Project's proposed uses are generally consistent with the land use designations under the General Plan. Additionally, the Project would not exceed regional or local thresholds and would therefore be considered to have a less than significant impact. As such, the development proposed by the Project would be consistent with the growth projections in the General Plan and is therefore considered consistent with the AQMP.

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

AQMP Consistency Conclusion

The Project would not result in or cause NAAQS or CAAQS violations. The Project would not result in any construction-source or operational-source emissions exceedances. The Project is therefore considered to be consistent with the AQMP.

3.10 POTENTIAL IMPACTS TO SENSITIVE RECEPTORS

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

Results of the LST analysis indicate that the Project will not exceed the SCAQMD localized significance thresholds during construction activity. Results of the LST analysis indicate that the Project will not exceed the SCAQMD localized significance thresholds during operational activity. Therefore, sensitive receptors would not be adversely affected during Project construction, nor as the result of Project operations.

The proposed Project would not result in a CO "hotspot" as a result of Project related traffic during ongoing operations, nor would the Project result in a significant adverse health impact as discussed in Section 3.8.

3.11 ODORS

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

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

- Refineries
- Landfills
- Dairies
- Fiberglass molding facilities

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

3.12 CUMULATIVE IMPACTS

The Project area is designated as a non-attainment area for ozone, PM₁₀, PM_{2.5}, and lead.

The AQMD has published a report on how to address cumulative impacts from air pollution: *White Paper on Potential Control Strategies to Address Cumulative Impacts from Air Pollution* (33). In this report the AQMD clearly states (Page D-3):

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

Projects that exceed the project-specific significance thresholds are considered by the SCAQMD to be cumulatively considerable. This is the reason project-specific and cumulative significance thresholds are the same. Conversely, projects that do not exceed the project-specific thresholds are generally not considered to be cumulatively significant."

Therefore, this analysis assumes that individual projects that do not generate operational or construction emissions that exceed the SCAQMD's recommended daily thresholds for project-

specific impacts would also not cause a cumulatively considerable increase in emissions for those pollutants for which the Basin is in nonattainment, and, therefore, would not be considered to have a significant, adverse air quality impact. Alternatively, individual project-related construction and operational emissions that exceed SCAQMD thresholds for project-specific impacts would be considered cumulatively considerable. As previously noted, the Project will not exceed the applicable SCAQMD regional threshold for construction and operational-source emissions. As such, the Project will not result in a cumulatively significant impact for construction or operational activity.

4 FINDINGS & CONCLUSIONS

CONSTRUCTION-SOURCE EMISSIONS

REGIONAL IMPACTS

For regional emissions, the Project would not exceed the numerical thresholds of significance established by the South Coast Air Quality Management District (SCAQMD) for any criteria pollutant. Therefore, a less than significant impact would occur and no mitigation measures are required.

LOCALIZED IMPACTS

Project construction-source emissions would not exceed the SCAQMD's localized significance thresholds for any criteria pollutant. Therefore, a less than significant impact would occur.

ODORS

Established requirements addressing construction equipment operations, and construction material use, storage, and disposal requirements act to minimize odor impacts that may result from construction activities. Moreover, construction-source odor emissions would be temporary, short-term, and intermittent in nature and would not result in persistent impacts that would affect substantial numbers of people. Potential construction-source odor impacts are therefore considered less-than-significant.

CUMULATIVE IMPACTS

Project construction-source air pollutant emissions would not exceed the SCAQMD regional thresholds for any criteria pollutant. Project construction-source emissions would be considered less than significant on a project-specific and cumulative basis.

OPERATIONAL-SOURCE EMISSIONS

REGIONAL IMPACTS

For regional emissions, the Project would not exceed the numerical thresholds of significance established by the SCAQMD. Thus, a less than significant impact would occur for Project-related operational-source emissions and no mitigation measures are required.

LOCALIZED IMPACTS

Project operational-source emissions would not result in or cause a significant localized air quality impact as discussed in the operational LSTs section of this report. The proposed Project would not result in a significant CO "hotspot" as a result of Project related traffic during ongoing operations.

ODORS

Substantial odor-generating sources include land uses such as agricultural activities, feedlots, wastewater treatment facilities, landfills or various heavy industrial uses. The Project does not propose any such uses or activities that would result in potentially significant operational-source odor impacts. Potential sources of operational odors generated by the Project would include disposal of miscellaneous refuse. Moreover, SCAQMD Rule 402 acts to prevent occurrences of odor nuisances (34). Consistent with City requirements, all Project-generated refuse would be stored in covered containers and removed at regular intervals in compliance with solid waste regulations. Potential operational-source odor impacts are therefore considered less-than-significant.

CUMULATIVE IMPACTS

Project operational-source air pollutant emissions would not exceed the SCAQMD regional thresholds for any criteria pollutant. Project operational-source emissions would be considered less than significant on a project-specific and cumulative basis.

5 REFERENCES

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6 CERTIFICATION

The contents of this air study report represent an accurate depiction of the environmental impacts associated with the proposed Thatcher Yard Residential Project. The information contained in this air quality impact assessment report is based on the best available data at the time of preparation. If you have any questions, please contact me directly at (949) 336-5987.

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EDUCATION

Master of Science in Environmental Studies
California State University, Fullerton • May, 2010

Bachelor of Arts in Environmental Analysis and Design
University of California, Irvine • June, 2006

PROFESSIONAL AFFILIATIONS

AEP – Association of Environmental Planners
AWMA – Air and Waste Management Association
ASTM – American Society for Testing and Materials

PROFESSIONAL CERTIFICATIONS

Planned Communities and Urban Infill – Urban Land Institute • June, 2011
Indoor Air Quality and Industrial Hygiene – EMSL Analytical • April, 2008
Principles of Ambient Air Monitoring – California Air Resources Board • August, 2007
AB2588 Regulatory Standards – Trinity Consultants • November, 2006
Air Dispersion Modeling – Lakes Environmental • June, 2006

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APPENDIX 2.1:

STATE/FEDERAL ATTAINMENT STATUS OF CRITERIA POLLUTANTS

TABLE 2-3
National Ambient Air Quality Standards (NAAQS) Attainment Status - South Coast Air Basin

Criteria Pollutant	Averaging Time	Designation ^a	Attainment Date ^b
Ozone (O ₃)	(1979) 1-Hour (0.12 ppm) ^c	Nonattainment (“extreme”)	2/26/2023 (revised deadline)
	(2015) 8-Hour (0.070 ppm) ^d	Pending – Expect Nonattainment (“extreme”)	Pending (beyond 2032)
	(2008) 8-Hour (0.075 ppm) ^d	Nonattainment (“extreme”)	7/20/2032
	(1997) 8-Hour (0.08 ppm) ^d	Nonattainment (“extreme”)	6/15/2024
PM _{2.5} ^e	(2006) 24-Hour (35 µg/m ³)	Nonattainment (“serious”)	12/31/2019
	(2012) Annual (12.0 µg/m ³)	Nonattainment (“moderate”)	12/31/2021
	(1997) Annual (15.0 µg/m ³)	Attainment (final determination pending)	4/5/2015 (attained 2013)
PM ₁₀ ^f	(1987) 24-hour (150 µg/m ³)	Attainment (Maintenance)	7/26/2013 (attained)
Lead (Pb) ^g	(2008) 3-Months Rolling (0.15 µg/m ³)	Nonattainment (Partial) (Attainment determination to be requested)	12/31/2015
CO	(1971) 1-Hour (35 ppm)	Attainment (Maintenance)	6/11/2007 (attained)
	(1971) 8-Hour (9 ppm)	Attainment (Maintenance)	6/11/2007 (attained)
NO ₂ ^h	(2010) 1-Hour (100 ppb)	Unclassifiable/Attainment	N/A (attained)
	(1971) Annual (0.053 ppm)	Attainment (Maintenance)	9/22/1998 (attained)
SO ₂ ⁱ	(2010) 1-Hour (75 ppb)	Designations Pending (expect Unclassifiable/Attainment)	N/A (attained)
	(1971) 24-Hour (0.14 ppm) (1971) Annual (0.03 ppm)	Unclassifiable/Attainment	3/19/1979 (attained)

- a) U.S. EPA often only declares Nonattainment areas; everywhere else is listed as Unclassifiable/Attainment or Unclassifiable
- b) A design value below the NAAQS for data through the full year or smog season prior to the attainment date is typically required for an attainment demonstration
- c) The 1979 1-hour ozone NAAQS (0.12 ppm) was revoked, effective 6/15/05 ; however, the Basin has not attained this standard and therefore has some continuing obligations with respect to the revoked standard; original attainment date was 11/15/2010; the revised attainment date is 2/6/23
- d) The 2008 8-hour ozone NAAQS (0.075 ppm) was revised to 0.070 ppm, effective 12/28/15 with classifications and implementation goals to be finalized by 10/1/17; the 1997 8-hour ozone NAAQS (0.08 ppm) was revoked in the 2008 ozone NAAQS implementation rule, effective 4/6/15; there are continuing obligations under the revoked 1997 and revised 2008 ozone NAAQS until they are attained
- e) The attainment deadline for the 2006 24-hour PM_{2.5} NAAQS was 12/31/15 for the former “moderate” classification; U.S.EPA approved reclassification to “serious,” effective 2/12/16 with an attainment deadline of 12/31/2019; the 2012 (proposal year) annual PM_{2.5} NAAQS was revised on 1/15/13, effective 3/18/13, from 15 to 12 µg/m³; new annual designations were final 1/15/15, effective 4/15/15; on July 25, 2016 U.S. EPA finalized a determination that the Basin attained the 1997 annual (15.0 µg/m³) and 24-hour PM_{2.5} (65 µg/m³) NAAQS, effective August 24, 2016
- f) The annual PM₁₀ NAAQS was revoked, effective 12/18/06; the 24-hour PM₁₀ NAAQS deadline was 12/31/2006; the Basin’s Attainment Re-designation Request and PM₁₀ Maintenance Plan was approved by U.S. EPA on 6/26/13, effective 7/26/13
- g) Partial Nonattainment designation – Los Angeles County portion of the Basin only for near-source monitors; expect to remain in attainment based on current monitoring data; attainment re-designation request pending
- h) New 1-hour NO₂ NAAQS became effective 8/2/10, with attainment designations 1/20/12; annual NO₂ NAAQS retained
- i) The 1971 annual and 24-hour SO₂ NAAQS were revoked, effective 8/23/10; however, these 1971 standards will remain in effect until one year after U.S. EPA promulgates area designations for the 2010 SO₂ 1-hour NAAQS; final area designations expected by 12/31/20 due to new source-specific monitoring requirements; Basin expected to be in attainment due to ongoing clean data

TABLE 2-4
National Ambient Air Quality Standards (NAAQS) Attainment Status
Coachella Valley Portion of the Salton Sea Air Basin

Criteria Pollutant	Averaging Time	Designation ^a	Attainment Date ^b
Ozone (O₃)	(1979) 1-Hour (0.12 ppm) ^c	Attainment	11/15/2007 (attained 12/31/2013)
	(2015) 8-Hour (0.070 ppm) ^d	Pending – Expect Nonattainment (Severe)	Pending
	(2008) 8-Hour (0.075 ppm) ^d	Nonattainment (Severe-15)	7/20/2027
	(1997) 8-Hour (0.08 ppm) ^d	Nonattainment (Severe-15)	6/15/2019
PM2.5^e	(2006) 24-Hour (35 µg/m ³)	Unclassifiable/Attainment	N/A (attained)
	(2012) Annual (12.0 µg/m ³)	Unclassifiable/Attainment	N/A (attained)
	(1997) Annual (15.0 µg/m ³)	Unclassifiable/Attainment	N/A (attained)
PM10^f	(1987) 24-hour (150 µg/m ³)	Nonattainment (“serious”)	12/31/2006
Lead (Pb)	(2008) 3-Months Rolling (0.15 µg/m ³)	Unclassifiable/Attainment	Unclassifiable/ Attainment
CO	(1971) 1-Hour (35 ppm)	Unclassifiable/Attainment	N/A (attained)
	(1971) 8-Hour (9 ppm)	Unclassifiable/Attainment	N/A (attained)
NO₂^g	(2010) 1-Hour (100 ppb)	Unclassifiable/Attainment	N/A (attained)
	(1971) Annual (0.053 ppm)	Unclassifiable/Attainment	N/A (attained)
SO₂^h	(2010) 1-Hour (75 ppb)	Designations Pending	N/A
	(1971) 24-Hour (0.14 ppm) (1971) Annual (0.03 ppm)	Unclassifiable/Attainment	Unclassifiable/ Attainment

- a) U.S. EPA often only declares Nonattainment areas; everywhere else is listed as Unclassifiable/Attainment or Unclassifiable
- b) A design value below the NAAQS for data through the full year or smog season prior to the attainment date is typically required for an attainment demonstration
- c) The 1979 1-hour ozone NAAQS (0.12 ppm) was revoked, effective 6/15/05; the Southeast Desert Modified Air Quality Management Area, including the Coachella Valley, had not timely attained this standard by the 11/15/07 “severe-17” deadline, based on 2005-2007 data; on 8/25/14, U.S. EPA proposed a clean data finding based on 2011–2013 data and a determination of attainment for the former 1-hour ozone NAAQS for the Southeast Desert nonattainment area; this rule was finalized by U.S. EPA on 4/15/15, effective 5/15/15, that included preliminary 2014 data
- d) The 2008 8-hour ozone NAAQS (0.075 ppm) was revised to 0.070 ppm, effective 12/28/15 with classifications and implementation goals to be finalized by 10/1/17; the 1997 8-hour ozone NAAQS (0.08 ppm) was revoked in the 2008 ozone NAAQS implementation rule, effective 4/6/15; there are continuing obligations under the 1997 and 2008 ozone NAAQS until they are attained
- e) The annual PM2.5 standard was revised on 1/15/13, effective 3/18/13, from 15 to 12 µg/m³
- f) The annual PM10 standard was revoked, effective 12/18/06; the 24-hour PM10 NAAQS attainment deadline was 12/31/2006; the Coachella Valley Attainment Re-designation Request and PM10 Maintenance Plan was postponed by U.S. EPA pending additional monitoring and analysis in the southeastern Coachella Valley
- g) New 1-hour NO₂ NAAQS became effective 8/2/10; attainment designations 1/20/12; annual NO₂ NAAQS retained
- h) The 1971 Annual and 24-hour SO₂ NAAQS were revoked, effective 8/23/10; however, these 1971 standards will remain in effect until one year after U.S. EPA promulgates area designations for the 2010 SO₂ 1-hour standard; final area designations expected by 12/31/2020 with SSAB expected to be designated Unclassifiable/Attainment

The current status of CAAQS attainment for the pollutants with State standards is presented in Table 2-5 for the Basin and the Riverside County portion of the SSAB (Coachella Valley).

TABLE 2-5
California Ambient Air Quality Standards (CAAQS) Attainment Status
South Coast Air Basin and Coachella Valley portion of Salton Sea Air Basin

Pollutant	Averaging Time and Level ^b	Designation ^a	
		South Coast Air Basin	Coachella Valley
Ozone (O ₃)	1-Hour (0.09 ppm) ^c	Nonattainment	Nonattainment
	8-Hour (0.070 ppm) ^d	Nonattainment	Nonattainment
PM2.5	Annual (12.0 µg/m ³)	Nonattainment	Attainment
PM10	24-Hour (50 µg/m ³)	Nonattainment	Nonattainment
	Annual (20 µg/m ³)	Nonattainment	Nonattainment
Lead (Pb)	30-Day Average (1.5 µg/m ³)	Attainment	Attainment
CO	1-Hour (20 ppm)	Attainment	Attainment
	8-Hour (9.0 ppm)	Attainment	Attainment
NO ₂	1-Hour (0.18 ppm)	Attainment	Attainment
	Annual (0.030 ppm)	Attainment	Attainment
SO ₂	1-Hour (0.25 ppm)	Attainment	Attainment
	24-Hour (0.04 ppm)	Attainment	Attainment
Sulfates	24-Hour (25 µg/m ³)	Attainment	Attainment
H ₂ S ^c	1-Hour (0.03 ppm)	Unclassified	Unclassified ^{c)}

- a) CA State designations shown were updated by CARB in 2016, based on the 2013–2015 3-year period; stated designations are based on a 3-year data period after consideration of outliers and exceptional events; Source: <http://www.arb.ca.gov/degis/statedesig.htm#current>
- b) CA State standards, or CAAQS, for ozone, CO, SO₂, NO₂, PM10 and PM2.5 are values not to be exceeded; lead, sulfates, and H₂S standards are values not to be equaled or exceeded; CAAQS are listed in the Table of Standards in Section 70200 of Title 17 of the California Code of Regulations
- c) SCAQMD began monitoring H₂S in the southeastern Coachella Valley in November 2013 due to odor events related to the Salton Sea; three full years of data are not yet available for a State designation, but nonattainment is anticipated for the H₂S CAAQS in at least part of the Coachella Valley

The 1979 federal 1-hour ozone standard (0.12 ppm) was revoked by the U.S. EPA and replaced by the 8-hour average ozone standard (0.08 ppm), effective June 15, 2005. However, the Basin and the former Southeast Desert Modified Air Quality Management Area (which included the Coachella Valley) had not attained the 1-hour federal ozone NAAQS by the attainment dates in 2010 and 2007, respectively, and, therefore, had continuing obligations under the former standard. On August 25, 2014, U.S. EPA

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APPENDIX 3.1:

CALEEMOD CONSTRUCTION EMISSIONS MODEL OUTPUTS

Thatcher Yard (Construction - Unmitigated) - Los Angeles-South Coast County, Winter

Thatcher Yard (Construction - Unmitigated)
Los Angeles-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	30.00	Dwelling Unit	0.97	28,040.00	86
Congregate Care (Assisted Living)	68.00	Dwelling Unit	0.43	60,112.00	194
Enclosed Parking with Elevator	82.00	Space	0.74	32,800.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	11			Operational Year	2022
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MW hr)	1227.89	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Thatcher Yard (Construction - Unmitigated) - Los Angeles-South Coast County, Winter

Project Characteristics -

Land Use - Total lot area based on Site Plan is 2.14 acres.

Construction Phase - Construction Scheduled adjusted as per information provided by the Project Applicant.

Off-road Equipment - Hours are based on an 8-hour workday.

Off-road Equipment - Hours are based on an 8-hour workday.

Off-road Equipment - Hours are based on an 8-hour workday.

Off-road Equipment -

Off-road Equipment - Hours are based on an 8-hour workday.

Off-road Equipment -

Grading - Total Acres Graded is based on the Equipment List and Construction Schedule. For purposes of analysis, it is assumed that 1 acre per day is disturbed during Grading activities. As such, a total of 7 acres is graded during Grading activities.

Demolition -

Vehicle Trips - Construction Run Only.

Woodstoves - Construction Run Only.

Energy Use - Construction Run Only.

Water And Wastewater - Construction Run Only.

Solid Waste - Construction Run Only.

Construction Off-road Equipment Mitigation - Rule 403

Architectural Coating - Rule 1113

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Parking	100.00	50.00
tblConstructionPhase	NumDays	10.00	22.00
tblConstructionPhase	NumDays	220.00	402.00
tblConstructionPhase	NumDays	20.00	22.00
tblConstructionPhase	NumDays	6.00	7.00
tblConstructionPhase	NumDays	10.00	11.00
tblConstructionPhase	PhaseEndDate	9/10/2021	5/31/2022

Thatcher Yard (Construction - Unmitigated) - Los Angeles-South Coast County, Winter

tblConstructionPhase	PhaseEndDate	8/13/2021	5/1/2022
tblConstructionPhase	PhaseEndDate	9/28/2020	9/30/2020
tblConstructionPhase	PhaseEndDate	10/9/2020	10/14/2020
tblConstructionPhase	PhaseEndDate	8/27/2021	6/15/2022
tblConstructionPhase	PhaseEndDate	10/1/2020	10/5/2020
tblConstructionPhase	PhaseStartDate	8/28/2021	5/2/2022
tblConstructionPhase	PhaseStartDate	10/10/2020	10/15/2020
tblConstructionPhase	PhaseStartDate	10/2/2020	10/6/2020
tblConstructionPhase	PhaseStartDate	8/14/2021	6/1/2022
tblConstructionPhase	PhaseStartDate	9/29/2020	10/1/2020
tblEnergyUse	LightingElect	741.44	0.00
tblEnergyUse	LightingElect	1.75	0.00
tblEnergyUse	LightingElect	1,608.84	0.00
tblEnergyUse	NT24E	3,054.10	0.00
tblEnergyUse	NT24E	0.19	0.00
tblEnergyUse	NT24E	6,155.97	0.00
tblEnergyUse	NT24NG	4,831.00	0.00
tblEnergyUse	NT24NG	4,831.00	0.00
tblEnergyUse	T24E	164.54	0.00
tblEnergyUse	T24E	3.92	0.00
tblEnergyUse	T24E	210.90	0.00
tblEnergyUse	T24NG	4,385.94	0.00
tblEnergyUse	T24NG	22,665.25	0.00
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00

Thatcher Yard (Construction - Unmitigated) - Los Angeles-South Coast County, Winter

tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	57.80	0.00
tblFireplaces	NumberGas	25.50	0.00
tblFireplaces	NumberNoFireplace	6.80	0.00
tblFireplaces	NumberNoFireplace	3.00	0.00
tblFireplaces	NumberWood	3.40	0.00
tblFireplaces	NumberWood	1.50	0.00
tblGrading	AcresOfGrading	3.50	7.00
tblGrading	MaterialExported	0.00	7,200.00
tblLandUse	LandUseSquareFeet	54,000.00	28,040.00
tblLandUse	LandUseSquareFeet	68,000.00	60,112.00
tblLandUse	LotAcreage	9.74	0.97
tblLandUse	LotAcreage	4.25	0.43
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblSolidWaste	SolidWasteGenerationRate	62.05	0.00
tblSolidWaste	SolidWasteGenerationRate	35.26	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	DV_TP	11.00	0.00
tblVehicleTrips	DV_TP	11.00	0.00
tblVehicleTrips	HO_TL	8.70	0.00

Thatcher Yard (Construction - Unmitigated) - Los Angeles-South Coast County, Winter

tblVehicleTrips	HO_TL	8.70	0.00
tblVehicleTrips	HO_TTP	40.60	0.00
tblVehicleTrips	HO_TTP	40.60	0.00
tblVehicleTrips	HS_TL	5.90	0.00
tblVehicleTrips	HS_TL	5.90	0.00
tblVehicleTrips	HS_TTP	19.20	0.00
tblVehicleTrips	HS_TTP	19.20	0.00
tblVehicleTrips	HW_TL	14.70	0.00
tblVehicleTrips	HW_TL	14.70	0.00
tblVehicleTrips	HW_TTP	40.20	0.00
tblVehicleTrips	HW_TTP	40.20	0.00
tblVehicleTrips	PB_TP	3.00	0.00
tblVehicleTrips	PB_TP	3.00	0.00
tblVehicleTrips	PR_TP	86.00	0.00
tblVehicleTrips	PR_TP	86.00	0.00
tblVehicleTrips	ST_TR	2.20	0.00
tblVehicleTrips	ST_TR	9.91	0.00
tblVehicleTrips	SU_TR	2.44	0.00
tblVehicleTrips	SU_TR	8.62	0.00
tblVehicleTrips	WD_TR	2.74	0.00
tblVehicleTrips	WD_TR	9.52	0.00
tblWater	IndoorWaterUseRate	4,430,473.74	0.00
tblWater	IndoorWaterUseRate	1,954,620.77	0.00
tblWater	OutdoorWaterUseRate	2,793,124.75	0.00
tblWater	OutdoorWaterUseRate	1,232,260.92	0.00
tblWoodstoves	NumberCatalytic	3.40	0.00
tblWoodstoves	NumberCatalytic	1.50	0.00

Thatcher Yard (Construction - Unmitigated) - Los Angeles-South Coast County, Winter

tblWoodstoves	NumberNoncatalytic	3.40	0.00
tblWoodstoves	NumberNoncatalytic	1.50	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

Thatcher Yard (Construction - Unmitigated) - Los Angeles-South Coast County, Winter

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					
2020	3.1758	59.3524	19.6127	0.1223	9.5587	1.1734	10.7029	4.0882	1.0961	5.1453	0.0000	12,996.4068	12,996.4068	1.4497	0.0000	13,032.6491
2021	2.5281	18.5878	18.5943	0.0381	0.9296	0.8761	1.8057	0.2489	0.8373	1.0862	0.0000	3,622.3869	3,622.3869	0.5376	0.0000	3,635.8265
2022	25.6195	16.9779	18.1363	0.0378	0.9296	0.7515	1.6811	0.2489	0.7186	0.9675	0.0000	3,591.1326	3,591.1326	0.5461	0.0000	3,604.2755
Maximum	25.6195	59.3524	19.6127	0.1223	9.5587	1.1734	10.7029	4.0882	1.0961	5.1453	0.0000	12,996.4068	12,996.4068	1.4497	0.0000	13,032.6491

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					
2020	3.1758	59.3524	19.6127	0.1223	5.1674	1.1734	6.3115	1.9884	1.0961	3.0454	0.0000	12,996.4068	12,996.4068	1.4497	0.0000	13,032.6491
2021	2.5281	18.5878	18.5943	0.0381	0.9296	0.8761	1.8057	0.2489	0.8373	1.0862	0.0000	3,622.3869	3,622.3869	0.5376	0.0000	3,635.8265
2022	25.6195	16.9779	18.1363	0.0378	0.9296	0.7515	1.6811	0.2489	0.7186	0.9675	0.0000	3,591.1326	3,591.1326	0.5461	0.0000	3,604.2755
Maximum	25.6195	59.3524	19.6127	0.1223	5.1674	1.1734	6.3115	1.9884	1.0961	3.0454	0.0000	12,996.4068	12,996.4068	1.4497	0.0000	13,032.6491

Thatcher Yard (Construction - Unmitigated) - Los Angeles-South Coast County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	38.46	0.00	30.95	45.79	0.00	29.17	0.00	0.00	0.00	0.00	0.00	0.00

Thatcher Yard (Construction - Unmitigated) - Los Angeles-South Coast County, Winter

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	2.1559	0.0934	8.1022	4.3000e-004		0.0448	0.0448		0.0448	0.0448	0.0000	14.5761	14.5761	0.0141	0.0000	14.9284
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	2.1559	0.0934	8.1022	4.3000e-004	0.0000	0.0448	0.0448	0.0000	0.0448	0.0448	0.0000	14.5761	14.5761	0.0141	0.0000	14.9284

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	2.1559	0.0934	8.1022	4.3000e-004		0.0448	0.0448		0.0448	0.0448	0.0000	14.5761	14.5761	0.0141	0.0000	14.9284
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	2.1559	0.0934	8.1022	4.3000e-004	0.0000	0.0448	0.0448	0.0000	0.0448	0.0448	0.0000	14.5761	14.5761	0.0141	0.0000	14.9284

Thatcher Yard (Construction - Unmitigated) - Los Angeles-South Coast County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	9/1/2020	9/30/2020	5	22	
2	Site Preparation	Site Preparation	10/1/2020	10/5/2020	5	3	
3	Grading	Grading	10/6/2020	10/14/2020	5	7	
4	Building Construction	Building Construction	10/15/2020	5/1/2022	5	402	
5	Architectural Coating	Architectural Coating	5/2/2022	5/31/2022	5	22	
6	Paving	Paving	6/1/2022	6/15/2022	5	11	

Acres of Grading (Site Preparation Phase): 4.5

Acres of Grading (Grading Phase): 7

Acres of Paving: 0.74

Residential Indoor: 178,508; Residential Outdoor: 59,503; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 1,968 (Architectural Coating – sqft)

OffRoad Equipment

Thatcher Yard (Construction - Unmitigated) - Los Angeles-South Coast County, Winter

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	8.00	78	0.48
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	2	8.00	89	0.20
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	8.00	130	0.42
Paving	Rollers	2	8.00	80	0.38
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Paving	Paving Equipment	1	8.00	132	0.36
Site Preparation	Scrapers	1	8.00	367	0.48
Building Construction	Welders	3	8.00	46	0.45

Trips and VMT

Thatcher Yard (Construction - Unmitigated) - Los Angeles-South Coast County, Winter

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	0.00	465.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	900.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	74.00	16.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Demolition - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					4.5697	0.0000	4.5697	0.6919	0.0000	0.6919			0.0000			0.0000
Off-Road	2.1262	20.9463	14.6573	0.0241		1.1525	1.1525		1.0761	1.0761		2,322.3127	2,322.3127	0.5970		2,337.2363
Total	2.1262	20.9463	14.6573	0.0241	4.5697	1.1525	5.7221	0.6919	1.0761	1.7680		2,322.3127	2,322.3127	0.5970		2,337.2363

Thatcher Yard (Construction - Unmitigated) - Los Angeles-South Coast County, Winter

3.2 Demolition - 2020

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	0.1891	6.1562	1.4313	0.0164	0.3696	0.0197	0.3893	0.1013	0.0188	0.1201		1,777.7670	1,777.7670	0.1276		1,780.9571
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0664	0.0471	0.5213	1.4500e-003	0.1453	1.2100e-003	0.1465	0.0385	1.1200e-003	0.0397		143.9647	143.9647	4.5400e-003		144.0781
Total	0.2555	6.2034	1.9526	0.0179	0.5149	0.0209	0.5358	0.1398	0.0200	0.1598		1,921.7317	1,921.7317	0.1321		1,925.0352

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					1.7822	0.0000	1.7822	0.2698	0.0000	0.2698			0.0000			0.0000
Off-Road	2.1262	20.9463	14.6573	0.0241		1.1525	1.1525		1.0761	1.0761	0.0000	2,322.3127	2,322.3127	0.5970		2,337.2363
Total	2.1262	20.9463	14.6573	0.0241	1.7822	1.1525	2.9347	0.2698	1.0761	1.3460	0.0000	2,322.3127	2,322.3127	0.5970		2,337.2363

Thatcher Yard (Construction - Unmitigated) - Los Angeles-South Coast County, Winter

3.2 Demolition - 2020

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	0.1891	6.1562	1.4313	0.0164	0.3696	0.0197	0.3893	0.1013	0.0188	0.1201		1,777.7670	1,777.7670	0.1276		1,780.9571
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0664	0.0471	0.5213	1.4500e-003	0.1453	1.2100e-003	0.1465	0.0385	1.1200e-003	0.0397		143.9647	143.9647	4.5400e-003		144.0781
Total	0.2555	6.2034	1.9526	0.0179	0.5149	0.0209	0.5358	0.1398	0.0200	0.1598		1,921.7317	1,921.7317	0.1321		1,925.0352

3.3 Site Preparation - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.5908	0.0000	1.5908	0.1718	0.0000	0.1718			0.0000			0.0000
Off-Road	1.6782	20.1828	11.5528	0.0249		0.7937	0.7937		0.7302	0.7302		2,410.5023	2,410.5023	0.7796		2,429.9924
Total	1.6782	20.1828	11.5528	0.0249	1.5908	0.7937	2.3845	0.1718	0.7302	0.9020		2,410.5023	2,410.5023	0.7796		2,429.9924

Thatcher Yard (Construction - Unmitigated) - Los Angeles-South Coast County, Winter

3.3 Site Preparation - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0409	0.0290	0.3208	8.9000e-004	0.0894	7.5000e-004	0.0902	0.0237	6.9000e-004	0.0244		88.5936	88.5936	2.7900e-003		88.6634
Total	0.0409	0.0290	0.3208	8.9000e-004	0.0894	7.5000e-004	0.0902	0.0237	6.9000e-004	0.0244		88.5936	88.5936	2.7900e-003		88.6634

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					0.6204	0.0000	0.6204	0.0670	0.0000	0.0670			0.0000			0.0000
Off-Road	1.6782	20.1828	11.5528	0.0249		0.7937	0.7937		0.7302	0.7302	0.0000	2,410.5023	2,410.5023	0.7796		2,429.9924
Total	1.6782	20.1828	11.5528	0.0249	0.6204	0.7937	1.4141	0.0670	0.7302	0.7972	0.0000	2,410.5023	2,410.5023	0.7796		2,429.9924

Thatcher Yard (Construction - Unmitigated) - Los Angeles-South Coast County, Winter

3.3 Site Preparation - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0409	0.0290	0.3208	8.9000e-004	0.0894	7.5000e-004	0.0902	0.0237	6.9000e-004	0.0244		88.5936	88.5936	2.7900e-003		88.6634
Total	0.0409	0.0290	0.3208	8.9000e-004	0.0894	7.5000e-004	0.0902	0.0237	6.9000e-004	0.0244		88.5936	88.5936	2.7900e-003		88.6634

3.4 Grading - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.1989	0.0000	7.1989	3.4424	0.0000	3.4424			0.0000			0.0000
Off-Road	1.9743	21.8681	10.5055	0.0214		1.0234	1.0234		0.9416	0.9416		2,071.5982	2,071.5982	0.6700		2,088.3481
Total	1.9743	21.8681	10.5055	0.0214	7.1989	1.0234	8.2224	3.4424	0.9416	4.3839		2,071.5982	2,071.5982	0.6700		2,088.3481

Thatcher Yard (Construction - Unmitigated) - Los Angeles-South Coast County, Winter

3.4 Grading - 2020

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	1.1504	37.4480	8.7063	0.0998	2.2480	0.1198	2.3678	0.6162	0.1146	0.7308		10,814.0666	10,814.0666	0.7762		10,833.4717
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0511	0.0363	0.4010	1.1100e-003	0.1118	9.3000e-004	0.1127	0.0296	8.6000e-004	0.0305		110.7420	110.7420	3.4900e-003		110.8293
Total	1.2015	37.4843	9.1073	0.1009	2.3598	0.1207	2.4805	0.6459	0.1155	0.7613		10,924.8086	10,924.8086	0.7797		10,944.3010

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					2.8076	0.0000	2.8076	1.3425	0.0000	1.3425			0.0000			0.0000
Off-Road	1.9743	21.8681	10.5055	0.0214		1.0234	1.0234		0.9416	0.9416	0.0000	2,071.5982	2,071.5982	0.6700		2,088.3481
Total	1.9743	21.8681	10.5055	0.0214	2.8076	1.0234	3.8310	1.3425	0.9416	2.2841	0.0000	2,071.5982	2,071.5982	0.6700		2,088.3481

Thatcher Yard (Construction - Unmitigated) - Los Angeles-South Coast County, Winter

3.4 Grading - 2020

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	1.1504	37.4480	8.7063	0.0998	2.2480	0.1198	2.3678	0.6162	0.1146	0.7308		10,814.0666	10,814.0666	0.7762		10,833.4717
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0511	0.0363	0.4010	1.1100e-003	0.1118	9.3000e-004	0.1127	0.0296	8.6000e-004	0.0305		110.7420	110.7420	3.4900e-003		110.8293
Total	1.2015	37.4843	9.1073	0.1009	2.3598	0.1207	2.4805	0.6459	0.1155	0.7613		10,924.8086	10,924.8086	0.7797		10,944.3010

3.5 Building Construction - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.3762	18.2843	15.7622	0.0262		1.0056	1.0056		0.9617	0.9617		2,401.0876	2,401.0876	0.5008		2,413.6084
Total	2.3762	18.2843	15.7622	0.0262		1.0056	1.0056		0.9617	0.9617		2,401.0876	2,401.0876	0.5008		2,413.6084

Thatcher Yard (Construction - Unmitigated) - Los Angeles-South Coast County, Winter

3.5 Building Construction - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0595	1.7016	0.4918	4.0400e-003	0.1024	8.1400e-003	0.1106	0.0295	7.7800e-003	0.0373		431.1185	431.1185	0.0288		431.8392
Worker	0.3782	0.2682	2.9675	8.2300e-003	0.8272	6.9100e-003	0.8341	0.2194	6.3700e-003	0.2257		819.4911	819.4911	0.0258		820.1368
Total	0.4377	1.9698	3.4593	0.0123	0.9296	0.0151	0.9446	0.2489	0.0142	0.2630		1,250.6096	1,250.6096	0.0547		1,251.9761

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.3762	18.2843	15.7622	0.0262		1.0056	1.0056		0.9617	0.9617	0.0000	2,401.0876	2,401.0876	0.5008		2,413.6084
Total	2.3762	18.2843	15.7622	0.0262		1.0056	1.0056		0.9617	0.9617	0.0000	2,401.0876	2,401.0876	0.5008		2,413.6084

Thatcher Yard (Construction - Unmitigated) - Los Angeles-South Coast County, Winter

3.5 Building Construction - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0595	1.7016	0.4918	4.0400e-003	0.1024	8.1400e-003	0.1106	0.0295	7.7800e-003	0.0373		431.1185	431.1185	0.0288		431.8392
Worker	0.3782	0.2682	2.9675	8.2300e-003	0.8272	6.9100e-003	0.8341	0.2194	6.3700e-003	0.2257		819.4911	819.4911	0.0258		820.1368
Total	0.4377	1.9698	3.4593	0.0123	0.9296	0.0151	0.9446	0.2489	0.0142	0.2630		1,250.6096	1,250.6096	0.0547		1,251.9761

3.5 Building Construction - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.1242	16.7963	15.4200	0.0262		0.8661	0.8661		0.8280	0.8280		2,401.1683	2,401.1683	0.4866		2,413.3337
Total	2.1242	16.7963	15.4200	0.0262		0.8661	0.8661		0.8280	0.8280		2,401.1683	2,401.1683	0.4866		2,413.3337

Thatcher Yard (Construction - Unmitigated) - Los Angeles-South Coast County, Winter

3.5 Building Construction - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0511	1.5502	0.4492	4.0000e-003	0.1024	3.2800e-003	0.1057	0.0295	3.1400e-003	0.0326		427.7528	427.7528	0.0276		428.4432
Worker	0.3529	0.2414	2.7251	7.9600e-003	0.8272	6.6800e-003	0.8338	0.2194	6.1600e-003	0.2255		793.4658	793.4658	0.0234		794.0495
Total	0.4039	1.7916	3.1743	0.0120	0.9296	9.9600e-003	0.9395	0.2489	9.3000e-003	0.2582		1,221.2187	1,221.2187	0.0510		1,222.4927

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.1242	16.7963	15.4200	0.0262		0.8661	0.8661		0.8280	0.8280	0.0000	2,401.1683	2,401.1683	0.4866		2,413.3337
Total	2.1242	16.7963	15.4200	0.0262		0.8661	0.8661		0.8280	0.8280	0.0000	2,401.1683	2,401.1683	0.4866		2,413.3337

Thatcher Yard (Construction - Unmitigated) - Los Angeles-South Coast County, Winter

3.5 Building Construction - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0511	1.5502	0.4492	4.0000e-003	0.1024	3.2800e-003	0.1057	0.0295	3.1400e-003	0.0326		427.7528	427.7528	0.0276		428.4432
Worker	0.3529	0.2414	2.7251	7.9600e-003	0.8272	6.6800e-003	0.8338	0.2194	6.1600e-003	0.2255		793.4658	793.4658	0.0234		794.0495
Total	0.4039	1.7916	3.1743	0.0120	0.9296	9.9600e-003	0.9395	0.2489	9.3000e-003	0.2582		1,221.2187	1,221.2187	0.0510		1,222.4927

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.9251	15.2867	15.2012	0.0262		0.7422	0.7422		0.7099	0.7099		2,401.5987	2,401.5987	0.4780		2,413.5486
Total	1.9251	15.2867	15.2012	0.0262		0.7422	0.7422		0.7099	0.7099		2,401.5987	2,401.5987	0.4780		2,413.5486

Thatcher Yard (Construction - Unmitigated) - Los Angeles-South Coast County, Winter

3.5 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0479	1.4733	0.4252	3.9600e-003	0.1024	2.8700e-003	0.1053	0.0295	2.7400e-003	0.0322		423.9525	423.9525	0.0266		424.6186
Worker	0.3314	0.2180	2.5099	7.6800e-003	0.8272	6.4700e-003	0.8336	0.2194	5.9600e-003	0.2253		765.5814	765.5814	0.0211		766.1084
Total	0.3793	1.6912	2.9351	0.0116	0.9296	9.3400e-003	0.9389	0.2489	8.7000e-003	0.2576		1,189.5339	1,189.5339	0.0477		1,190.7270

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.9251	15.2867	15.2012	0.0262		0.7422	0.7422		0.7099	0.7099	0.0000	2,401.5987	2,401.5987	0.4780		2,413.5486
Total	1.9251	15.2867	15.2012	0.0262		0.7422	0.7422		0.7099	0.7099	0.0000	2,401.5987	2,401.5987	0.4780		2,413.5486

Thatcher Yard (Construction - Unmitigated) - Los Angeles-South Coast County, Winter

3.5 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0479	1.4733	0.4252	3.9600e-003	0.1024	2.8700e-003	0.1053	0.0295	2.7400e-003	0.0322		423.9525	423.9525	0.0266		424.6186
Worker	0.3314	0.2180	2.5099	7.6800e-003	0.8272	6.4700e-003	0.8336	0.2194	5.9600e-003	0.2253		765.5814	765.5814	0.0211		766.1084
Total	0.3793	1.6912	2.9351	0.0116	0.9296	9.3400e-003	0.9389	0.2489	8.7000e-003	0.2576		1,189.5339	1,189.5339	0.0477		1,190.7270

3.6 Architectural Coating - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	25.2796					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2727	1.8780	2.4181	3.9600e-003		0.1090	0.1090		0.1090	0.1090		375.2641	375.2641	0.0244		375.8749
Total	25.5523	1.8780	2.4181	3.9600e-003		0.1090	0.1090		0.1090	0.1090		375.2641	375.2641	0.0244		375.8749

Thatcher Yard (Construction - Unmitigated) - Los Angeles-South Coast County, Winter

3.6 Architectural Coating - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0672	0.0442	0.5088	1.5600e-003	0.1677	1.3100e-003	0.1690	0.0445	1.2100e-003	0.0457		155.1854	155.1854	4.2700e-003		155.2922
Total	0.0672	0.0442	0.5088	1.5600e-003	0.1677	1.3100e-003	0.1690	0.0445	1.2100e-003	0.0457		155.1854	155.1854	4.2700e-003		155.2922

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	25.2796					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2727	1.8780	2.4181	3.9600e-003		0.1090	0.1090		0.1090	0.1090	0.0000	375.2641	375.2641	0.0244		375.8749
Total	25.5523	1.8780	2.4181	3.9600e-003		0.1090	0.1090		0.1090	0.1090	0.0000	375.2641	375.2641	0.0244		375.8749

Thatcher Yard (Construction - Unmitigated) - Los Angeles-South Coast County, Winter

3.6 Architectural Coating - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0672	0.0442	0.5088	1.5600e-003	0.1677	1.3100e-003	0.1690	0.0445	1.2100e-003	0.0457		155.1854	155.1854	4.2700e-003		155.2922
Total	0.0672	0.0442	0.5088	1.5600e-003	0.1677	1.3100e-003	0.1690	0.0445	1.2100e-003	0.0457		155.1854	155.1854	4.2700e-003		155.2922

3.7 Paving - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9412	9.3322	11.6970	0.0179		0.4879	0.4879		0.4500	0.4500		1,709.6892	1,709.6892	0.5419		1,723.2356
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.9412	9.3322	11.6970	0.0179		0.4879	0.4879		0.4500	0.4500		1,709.6892	1,709.6892	0.5419		1,723.2356

Thatcher Yard (Construction - Unmitigated) - Los Angeles-South Coast County, Winter

3.7 Paving - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0672	0.0442	0.5088	1.5600e-003	0.1677	1.3100e-003	0.1690	0.0445	1.2100e-003	0.0457		155.1854	155.1854	4.2700e-003		155.2922
Total	0.0672	0.0442	0.5088	1.5600e-003	0.1677	1.3100e-003	0.1690	0.0445	1.2100e-003	0.0457		155.1854	155.1854	4.2700e-003		155.2922

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	0.9412	9.3322	11.6970	0.0179		0.4879	0.4879		0.4500	0.4500	0.0000	1,709.6892	1,709.6892	0.5419		1,723.2356
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.9412	9.3322	11.6970	0.0179		0.4879	0.4879		0.4500	0.4500	0.0000	1,709.6892	1,709.6892	0.5419		1,723.2356

Thatcher Yard (Construction - Unmitigated) - Los Angeles-South Coast County, Winter

3.7 Paving - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0672	0.0442	0.5088	1.5600e-003	0.1677	1.3100e-003	0.1690	0.0445	1.2100e-003	0.0457		155.1854	155.1854	4.2700e-003		155.2922
Total	0.0672	0.0442	0.5088	1.5600e-003	0.1677	1.3100e-003	0.1690	0.0445	1.2100e-003	0.0457		155.1854	155.1854	4.2700e-003		155.2922

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Thatcher Yard (Construction - Unmitigated) - Los Angeles-South Coast County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Congregate Care (Assisted Living)	0.00	0.00	0.00		
Enclosed Parking with Elevator	0.00	0.00	0.00		
Single Family Housing	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Congregate Care (Assisted)	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Single Family Housing	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Thatcher Yard (Construction - Unmitigated) - Los Angeles-South Coast County, Winter

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Congregate Care (Assisted Living)	0.546501	0.044961	0.204016	0.120355	0.015740	0.006196	0.020131	0.030678	0.002515	0.002201	0.005142	0.000687	0.000876
Enclosed Parking with Elevator	0.546501	0.044961	0.204016	0.120355	0.015740	0.006196	0.020131	0.030678	0.002515	0.002201	0.005142	0.000687	0.000876
Single Family Housing	0.546501	0.044961	0.204016	0.120355	0.015740	0.006196	0.020131	0.030678	0.002515	0.002201	0.005142	0.000687	0.000876

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

Thatcher Yard (Construction - Unmitigated) - Los Angeles-South Coast County, Winter

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Congregate Care (Assisted Living)	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Single Family Housing	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Congregate Care (Assisted Living)	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Single Family Housing	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

6.0 Area Detail

Thatcher Yard (Construction - Unmitigated) - Los Angeles-South Coast County, Winter

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.1559	0.0934	8.1022	4.3000e-004		0.0448	0.0448		0.0448	0.0448	0.0000	14.5761	14.5761	0.0141	0.0000	14.9284
Unmitigated	2.1559	0.0934	8.1022	4.3000e-004		0.0448	0.0448		0.0448	0.0448	0.0000	14.5761	14.5761	0.0141	0.0000	14.9284

Thatcher Yard (Construction - Unmitigated) - Los Angeles-South Coast County, Winter

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	0.1536					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.7570					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.2453	0.0934	8.1022	4.3000e-004		0.0448	0.0448		0.0448	0.0448		14.5761	14.5761	0.0141		14.9284
Total	2.1559	0.0934	8.1022	4.3000e-004		0.0448	0.0448		0.0448	0.0448	0.0000	14.5761	14.5761	0.0141	0.0000	14.9284

Thatcher Yard (Construction - Unmitigated) - Los Angeles-South Coast County, Winter

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	0.1536					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.7570					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.2453	0.0934	8.1022	4.3000e-004		0.0448	0.0448		0.0448	0.0448		14.5761	14.5761	0.0141		14.9284
Total	2.1559	0.0934	8.1022	4.3000e-004		0.0448	0.0448		0.0448	0.0448	0.0000	14.5761	14.5761	0.0141	0.0000	14.9284

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

Thatcher Yard (Construction - Unmitigated) - Los Angeles-South Coast County, Winter

Fire Pumps and Emergency Generators

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

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

Equipment Type	Number
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11.0 Vegetation

Thatcher Yard (Construction - Unmitigated) - Los Angeles-South Coast County, Summer

Thatcher Yard (Construction - Unmitigated)
Los Angeles-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	30.00	Dwelling Unit	0.97	28,040.00	86
Congregate Care (Assisted Living)	68.00	Dwelling Unit	0.43	60,112.00	194
Enclosed Parking with Elevator	82.00	Space	0.74	32,800.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	11			Operational Year	2022
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MW hr)	1227.89	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Thatcher Yard (Construction - Unmitigated) - Los Angeles-South Coast County, Summer

Project Characteristics -

Land Use - Total lot area based on Site Plan is 2.14 acres.

Construction Phase - Construction Scheduled adjusted as per information provided by the Project Applicant.

Off-road Equipment - Hours are based on an 8-hour workday.

Off-road Equipment - Hours are based on an 8-hour workday.

Off-road Equipment - Hours are based on an 8-hour workday.

Off-road Equipment -

Off-road Equipment - Hours are based on an 8-hour workday.

Off-road Equipment -

Grading - Total Acres Graded is based on the Equipment List and Construction Schedule. For purposes of analysis, it is assumed that 1 acre per day is disturbed during Grading activities. As such, a total of 7 acres is graded during Grading activities.

Demolition -

Vehicle Trips - Construction Run Only.

Woodstoves - Construction Run Only.

Energy Use - Construction Run Only.

Water And Wastewater - Construction Run Only.

Solid Waste - Construction Run Only.

Construction Off-road Equipment Mitigation - Rule 403

Architectural Coating - Rule 1113

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Parking	100.00	50.00
tblConstructionPhase	NumDays	10.00	22.00
tblConstructionPhase	NumDays	220.00	402.00
tblConstructionPhase	NumDays	20.00	22.00
tblConstructionPhase	NumDays	6.00	7.00
tblConstructionPhase	NumDays	10.00	11.00
tblConstructionPhase	PhaseEndDate	9/10/2021	5/31/2022

Thatcher Yard (Construction - Unmitigated) - Los Angeles-South Coast County, Summer

tblConstructionPhase	PhaseEndDate	8/13/2021	5/1/2022
tblConstructionPhase	PhaseEndDate	9/28/2020	9/30/2020
tblConstructionPhase	PhaseEndDate	10/9/2020	10/14/2020
tblConstructionPhase	PhaseEndDate	8/27/2021	6/15/2022
tblConstructionPhase	PhaseEndDate	10/1/2020	10/5/2020
tblConstructionPhase	PhaseStartDate	8/28/2021	5/2/2022
tblConstructionPhase	PhaseStartDate	10/10/2020	10/15/2020
tblConstructionPhase	PhaseStartDate	10/2/2020	10/6/2020
tblConstructionPhase	PhaseStartDate	8/14/2021	6/1/2022
tblConstructionPhase	PhaseStartDate	9/29/2020	10/1/2020
tblEnergyUse	LightingElect	741.44	0.00
tblEnergyUse	LightingElect	1.75	0.00
tblEnergyUse	LightingElect	1,608.84	0.00
tblEnergyUse	NT24E	3,054.10	0.00
tblEnergyUse	NT24E	0.19	0.00
tblEnergyUse	NT24E	6,155.97	0.00
tblEnergyUse	NT24NG	4,831.00	0.00
tblEnergyUse	NT24NG	4,831.00	0.00
tblEnergyUse	T24E	164.54	0.00
tblEnergyUse	T24E	3.92	0.00
tblEnergyUse	T24E	210.90	0.00
tblEnergyUse	T24NG	4,385.94	0.00
tblEnergyUse	T24NG	22,665.25	0.00
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceDayYear	25.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00
tblFireplaces	FireplaceHourDay	3.00	0.00

Thatcher Yard (Construction - Unmitigated) - Los Angeles-South Coast County, Summer

tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	FireplaceWoodMass	1,019.20	0.00
tblFireplaces	NumberGas	57.80	0.00
tblFireplaces	NumberGas	25.50	0.00
tblFireplaces	NumberNoFireplace	6.80	0.00
tblFireplaces	NumberNoFireplace	3.00	0.00
tblFireplaces	NumberWood	3.40	0.00
tblFireplaces	NumberWood	1.50	0.00
tblGrading	AcresOfGrading	3.50	7.00
tblGrading	MaterialExported	0.00	7,200.00
tblLandUse	LandUseSquareFeet	54,000.00	28,040.00
tblLandUse	LandUseSquareFeet	68,000.00	60,112.00
tblLandUse	LotAcreage	9.74	0.97
tblLandUse	LotAcreage	4.25	0.43
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblOffRoadEquipment	UsageHours	7.00	8.00
tblSolidWaste	SolidWasteGenerationRate	62.05	0.00
tblSolidWaste	SolidWasteGenerationRate	35.26	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	DV_TP	11.00	0.00
tblVehicleTrips	DV_TP	11.00	0.00
tblVehicleTrips	HO_TL	8.70	0.00

Thatcher Yard (Construction - Unmitigated) - Los Angeles-South Coast County, Summer

tblVehicleTrips	HO_TL	8.70	0.00
tblVehicleTrips	HO_TTP	40.60	0.00
tblVehicleTrips	HO_TTP	40.60	0.00
tblVehicleTrips	HS_TL	5.90	0.00
tblVehicleTrips	HS_TL	5.90	0.00
tblVehicleTrips	HS_TTP	19.20	0.00
tblVehicleTrips	HS_TTP	19.20	0.00
tblVehicleTrips	HW_TL	14.70	0.00
tblVehicleTrips	HW_TL	14.70	0.00
tblVehicleTrips	HW_TTP	40.20	0.00
tblVehicleTrips	HW_TTP	40.20	0.00
tblVehicleTrips	PB_TP	3.00	0.00
tblVehicleTrips	PB_TP	3.00	0.00
tblVehicleTrips	PR_TP	86.00	0.00
tblVehicleTrips	PR_TP	86.00	0.00
tblVehicleTrips	ST_TR	2.20	0.00
tblVehicleTrips	ST_TR	9.91	0.00
tblVehicleTrips	SU_TR	2.44	0.00
tblVehicleTrips	SU_TR	8.62	0.00
tblVehicleTrips	WD_TR	2.74	0.00
tblVehicleTrips	WD_TR	9.52	0.00
tblWater	IndoorWaterUseRate	4,430,473.74	0.00
tblWater	IndoorWaterUseRate	1,954,620.77	0.00
tblWater	OutdoorWaterUseRate	2,793,124.75	0.00
tblWater	OutdoorWaterUseRate	1,232,260.92	0.00
tblWoodstoves	NumberCatalytic	3.40	0.00
tblWoodstoves	NumberCatalytic	1.50	0.00

Thatcher Yard (Construction - Unmitigated) - Los Angeles-South Coast County, Summer

tblWoodstoves	NumberNoncatalytic	3.40	0.00
tblWoodstoves	NumberNoncatalytic	1.50	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveDayYear	25.00	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00
tblWoodstoves	WoodstoveWoodMass	999.60	0.00

2.0 Emissions Summary

Thatcher Yard (Construction - Unmitigated) - Los Angeles-South Coast County, Summer

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					
2020	3.1434	58.8704	19.4482	0.1241	9.5587	1.1731	10.7011	4.0882	1.0958	5.1435	0.0000	13,192.76 14	13,192.76 14	1.4227	0.0000	13,228.32 83
2021	2.4900	18.5677	18.8066	0.0388	0.9296	0.8760	1.8056	0.2489	0.8372	1.0861	0.0000	3,683.667 0	3,683.667 0	0.5374	0.0000	3,697.100 9
2022	25.6126	16.9609	18.3353	0.0384	0.9296	0.7514	1.6810	0.2489	0.7185	0.9674	0.0000	3,650.623 2	3,650.623 2	0.5464	0.0000	3,663.759 6
Maximum	25.6126	58.8704	19.4482	0.1241	9.5587	1.1731	10.7011	4.0882	1.0958	5.1435	0.0000	13,192.76 14	13,192.76 14	1.4227	0.0000	13,228.32 83

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2020	3.1434	58.8704	19.4482	0.1241	5.1674	1.1731	6.3097	1.9884	1.0958	3.0437	0.0000	13,192.76 14	13,192.76 14	1.4227	0.0000	13,228.32 83
2021	2.4900	18.5677	18.8066	0.0388	0.9296	0.8760	1.8056	0.2489	0.8372	1.0861	0.0000	3,683.667 0	3,683.667 0	0.5374	0.0000	3,697.100 9
2022	25.6126	16.9609	18.3353	0.0384	0.9296	0.7514	1.6810	0.2489	0.7185	0.9674	0.0000	3,650.623 2	3,650.623 2	0.5464	0.0000	3,663.759 6
Maximum	25.6126	58.8704	19.4482	0.1241	5.1674	1.1731	6.3097	1.9884	1.0958	3.0437	0.0000	13,192.76 14	13,192.76 14	1.4227	0.0000	13,228.32 83

Thatcher Yard (Construction - Unmitigated) - Los Angeles-South Coast County, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	38.46	0.00	30.95	45.79	0.00	29.18	0.00	0.00	0.00	0.00	0.00	0.00

Thatcher Yard (Construction - Unmitigated) - Los Angeles-South Coast County, Summer

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	2.1559	0.0934	8.1022	4.3000e-004		0.0448	0.0448		0.0448	0.0448	0.0000	14.5761	14.5761	0.0141	0.0000	14.9284
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	2.1559	0.0934	8.1022	4.3000e-004	0.0000	0.0448	0.0448	0.0000	0.0448	0.0448	0.0000	14.5761	14.5761	0.0141	0.0000	14.9284

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	2.1559	0.0934	8.1022	4.3000e-004		0.0448	0.0448		0.0448	0.0448	0.0000	14.5761	14.5761	0.0141	0.0000	14.9284
Energy	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	2.1559	0.0934	8.1022	4.3000e-004	0.0000	0.0448	0.0448	0.0000	0.0448	0.0448	0.0000	14.5761	14.5761	0.0141	0.0000	14.9284

Thatcher Yard (Construction - Unmitigated) - Los Angeles-South Coast County, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	9/1/2020	9/30/2020	5	22	
2	Site Preparation	Site Preparation	10/1/2020	10/5/2020	5	3	
3	Grading	Grading	10/6/2020	10/14/2020	5	7	
4	Building Construction	Building Construction	10/15/2020	5/1/2022	5	402	
5	Architectural Coating	Architectural Coating	5/2/2022	5/31/2022	5	22	
6	Paving	Paving	6/1/2022	6/15/2022	5	11	

Acres of Grading (Site Preparation Phase): 4.5

Acres of Grading (Grading Phase): 7

Acres of Paving: 0.74

Residential Indoor: 178,508; Residential Outdoor: 59,503; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 1,968 (Architectural Coating – sqft)

OffRoad Equipment

Thatcher Yard (Construction - Unmitigated) - Los Angeles-South Coast County, Summer

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	8.00	78	0.48
Paving	Cement and Mortar Mixers	1	8.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Cranes	1	8.00	231	0.29
Building Construction	Forklifts	2	8.00	89	0.20
Site Preparation	Graders	1	8.00	187	0.41
Paving	Pavers	1	8.00	130	0.42
Paving	Rollers	2	8.00	80	0.38
Demolition	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Demolition	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Grading	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Paving	Paving Equipment	1	8.00	132	0.36
Site Preparation	Scrapers	1	8.00	367	0.48
Building Construction	Welders	3	8.00	46	0.45

Trips and VMT

Thatcher Yard (Construction - Unmitigated) - Los Angeles-South Coast County, Summer

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	5	13.00	0.00	465.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	3	8.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	900.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	8	74.00	16.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

3.2 Demolition - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					4.5697	0.0000	4.5697	0.6919	0.0000	0.6919			0.0000			0.0000
Off-Road	2.1262	20.9463	14.6573	0.0241		1.1525	1.1525		1.0761	1.0761		2,322.3127	2,322.3127	0.5970		2,337.2363
Total	2.1262	20.9463	14.6573	0.0241	4.5697	1.1525	5.7221	0.6919	1.0761	1.7680		2,322.3127	2,322.3127	0.5970		2,337.2363

Thatcher Yard (Construction - Unmitigated) - Los Angeles-South Coast County, Summer

3.2 Demolition - 2020

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	0.1846	6.0776	1.3467	0.0167	0.3696	0.0194	0.3890	0.1013	0.0186	0.1199		1,808.9173	1,808.9173	0.1231		1,811.9954
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0598	0.0426	0.5692	1.5400e-003	0.1453	1.2100e-003	0.1465	0.0385	1.1200e-003	0.0397		152.8947	152.8947	4.8200e-003		153.0152
Total	0.2445	6.1201	1.9159	0.0182	0.5149	0.0206	0.5355	0.1398	0.0197	0.1595		1,961.8119	1,961.8119	0.1280		1,965.0106

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					1.7822	0.0000	1.7822	0.2698	0.0000	0.2698			0.0000			0.0000
Off-Road	2.1262	20.9463	14.6573	0.0241		1.1525	1.1525		1.0761	1.0761	0.0000	2,322.3127	2,322.3127	0.5970		2,337.2363
Total	2.1262	20.9463	14.6573	0.0241	1.7822	1.1525	2.9347	0.2698	1.0761	1.3460	0.0000	2,322.3127	2,322.3127	0.5970		2,337.2363

Thatcher Yard (Construction - Unmitigated) - Los Angeles-South Coast County, Summer

3.2 Demolition - 2020

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	0.1846	6.0776	1.3467	0.0167	0.3696	0.0194	0.3890	0.1013	0.0186	0.1199		1,808.9173	1,808.9173	0.1231		1,811.9954
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0598	0.0426	0.5692	1.5400e-003	0.1453	1.2100e-003	0.1465	0.0385	1.1200e-003	0.0397		152.8947	152.8947	4.8200e-003		153.0152
Total	0.2445	6.1201	1.9159	0.0182	0.5149	0.0206	0.5355	0.1398	0.0197	0.1595		1,961.8119	1,961.8119	0.1280		1,965.0106

3.3 Site Preparation - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.5908	0.0000	1.5908	0.1718	0.0000	0.1718			0.0000			0.0000
Off-Road	1.6782	20.1828	11.5528	0.0249		0.7937	0.7937		0.7302	0.7302		2,410.5023	2,410.5023	0.7796		2,429.9924
Total	1.6782	20.1828	11.5528	0.0249	1.5908	0.7937	2.3845	0.1718	0.7302	0.9020		2,410.5023	2,410.5023	0.7796		2,429.9924

Thatcher Yard (Construction - Unmitigated) - Los Angeles-South Coast County, Summer

3.3 Site Preparation - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0368	0.0262	0.3503	9.4000e-004	0.0894	7.5000e-004	0.0902	0.0237	6.9000e-004	0.0244		94.0890	94.0890	2.9700e-003		94.1632
Total	0.0368	0.0262	0.3503	9.4000e-004	0.0894	7.5000e-004	0.0902	0.0237	6.9000e-004	0.0244		94.0890	94.0890	2.9700e-003		94.1632

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					0.6204	0.0000	0.6204	0.0670	0.0000	0.0670			0.0000			0.0000
Off-Road	1.6782	20.1828	11.5528	0.0249		0.7937	0.7937		0.7302	0.7302	0.0000	2,410.5023	2,410.5023	0.7796		2,429.9924
Total	1.6782	20.1828	11.5528	0.0249	0.6204	0.7937	1.4141	0.0670	0.7302	0.7972	0.0000	2,410.5023	2,410.5023	0.7796		2,429.9924

Thatcher Yard (Construction - Unmitigated) - Los Angeles-South Coast County, Summer

3.3 Site Preparation - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0368	0.0262	0.3503	9.4000e-004	0.0894	7.5000e-004	0.0902	0.0237	6.9000e-004	0.0244		94.0890	94.0890	2.9700e-003		94.1632
Total	0.0368	0.0262	0.3503	9.4000e-004	0.0894	7.5000e-004	0.0902	0.0237	6.9000e-004	0.0244		94.0890	94.0890	2.9700e-003		94.1632

3.4 Grading - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					7.1989	0.0000	7.1989	3.4424	0.0000	3.4424			0.0000			0.0000
Off-Road	1.9743	21.8681	10.5055	0.0214		1.0234	1.0234		0.9416	0.9416		2,071.598 2	2,071.598 2	0.6700		2,088.348 1
Total	1.9743	21.8681	10.5055	0.0214	7.1989	1.0234	8.2224	3.4424	0.9416	4.3839		2,071.598 2	2,071.598 2	0.6700		2,088.348 1

Thatcher Yard (Construction - Unmitigated) - Los Angeles-South Coast County, Summer

3.4 Grading - 2020

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	1.1231	36.9695	8.1921	0.1016	2.2480	0.1180	2.3660	0.6162	0.1129	0.7291		11,003.5519	11,003.5519	0.7490		11,022.2762
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0460	0.0327	0.4378	1.1800e-003	0.1118	9.3000e-004	0.1127	0.0296	8.6000e-004	0.0305		117.6113	117.6113	3.7100e-003		117.7040
Total	1.1691	37.0023	8.6299	0.1027	2.3598	0.1189	2.4787	0.6459	0.1138	0.7596		11,121.1632	11,121.1632	0.7527		11,139.9802

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					2.8076	0.0000	2.8076	1.3425	0.0000	1.3425			0.0000			0.0000
Off-Road	1.9743	21.8681	10.5055	0.0214		1.0234	1.0234		0.9416	0.9416	0.0000	2,071.5982	2,071.5982	0.6700		2,088.3481
Total	1.9743	21.8681	10.5055	0.0214	2.8076	1.0234	3.8310	1.3425	0.9416	2.2841	0.0000	2,071.5982	2,071.5982	0.6700		2,088.3481

Thatcher Yard (Construction - Unmitigated) - Los Angeles-South Coast County, Summer

3.4 Grading - 2020

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	1.1231	36.9695	8.1921	0.1016	2.2480	0.1180	2.3660	0.6162	0.1129	0.7291		11,003.5519	11,003.5519	0.7490		11,022.2762
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0460	0.0327	0.4378	1.1800e-003	0.1118	9.3000e-004	0.1127	0.0296	8.6000e-004	0.0305		117.6113	117.6113	3.7100e-003		117.7040
Total	1.1691	37.0023	8.6299	0.1027	2.3598	0.1189	2.4787	0.6459	0.1138	0.7596		11,121.1632	11,121.1632	0.7527		11,139.9802

3.5 Building Construction - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.3762	18.2843	15.7622	0.0262		1.0056	1.0056		0.9617	0.9617		2,401.0876	2,401.0876	0.5008		2,413.6084
Total	2.3762	18.2843	15.7622	0.0262		1.0056	1.0056		0.9617	0.9617		2,401.0876	2,401.0876	0.5008		2,413.6084

Thatcher Yard (Construction - Unmitigated) - Los Angeles-South Coast County, Summer

3.5 Building Construction - 2020

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0569	1.7020	0.4459	4.1500e-003	0.1024	8.0100e-003	0.1104	0.0295	7.6600e-003	0.0372		443.2395	443.2395	0.0271		443.9157
Worker	0.3406	0.2423	3.2401	8.7400e-003	0.8272	6.9100e-003	0.8341	0.2194	6.3700e-003	0.2257		870.3235	870.3235	0.0274		871.0095
Total	0.3975	1.9442	3.6860	0.0129	0.9296	0.0149	0.9445	0.2489	0.0140	0.2629		1,313.5630	1,313.5630	0.0545		1,314.9252

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.3762	18.2843	15.7622	0.0262		1.0056	1.0056		0.9617	0.9617	0.0000	2,401.0876	2,401.0876	0.5008		2,413.6084
Total	2.3762	18.2843	15.7622	0.0262		1.0056	1.0056		0.9617	0.9617	0.0000	2,401.0876	2,401.0876	0.5008		2,413.6084

Thatcher Yard (Construction - Unmitigated) - Los Angeles-South Coast County, Summer

3.5 Building Construction - 2020

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0569	1.7020	0.4459	4.1500e-003	0.1024	8.0100e-003	0.1104	0.0295	7.6600e-003	0.0372		443.2395	443.2395	0.0271		443.9157
Worker	0.3406	0.2423	3.2401	8.7400e-003	0.8272	6.9100e-003	0.8341	0.2194	6.3700e-003	0.2257		870.3235	870.3235	0.0274		871.0095
Total	0.3975	1.9442	3.6860	0.0129	0.9296	0.0149	0.9445	0.2489	0.0140	0.2629		1,313.5630	1,313.5630	0.0545		1,314.9252

3.5 Building Construction - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.1242	16.7963	15.4200	0.0262		0.8661	0.8661		0.8280	0.8280		2,401.1683	2,401.1683	0.4866		2,413.3337
Total	2.1242	16.7963	15.4200	0.0262		0.8661	0.8661		0.8280	0.8280		2,401.1683	2,401.1683	0.4866		2,413.3337

Thatcher Yard (Construction - Unmitigated) - Los Angeles-South Coast County, Summer

3.5 Building Construction - 2021

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0486	1.5534	0.4061	4.1100e-003	0.1024	3.1800e-003	0.1056	0.0295	3.0400e-003	0.0325		439.8090	439.8090	0.0259		440.4568
Worker	0.3172	0.2180	2.9805	8.4600e-003	0.8272	6.6800e-003	0.8338	0.2194	6.1600e-003	0.2255		842.6897	842.6897	0.0248		843.3104
Total	0.3658	1.7715	3.3866	0.0126	0.9296	9.8600e-003	0.9394	0.2489	9.2000e-003	0.2581		1,282.4987	1,282.4987	0.0507		1,283.7672

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.1242	16.7963	15.4200	0.0262		0.8661	0.8661		0.8280	0.8280	0.0000	2,401.1683	2,401.1683	0.4866		2,413.3337
Total	2.1242	16.7963	15.4200	0.0262		0.8661	0.8661		0.8280	0.8280	0.0000	2,401.1683	2,401.1683	0.4866		2,413.3337

Thatcher Yard (Construction - Unmitigated) - Los Angeles-South Coast County, Summer

3.5 Building Construction - 2021

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0486	1.5534	0.4061	4.1100e-003	0.1024	3.1800e-003	0.1056	0.0295	3.0400e-003	0.0325		439.8090	439.8090	0.0259		440.4568
Worker	0.3172	0.2180	2.9805	8.4600e-003	0.8272	6.6800e-003	0.8338	0.2194	6.1600e-003	0.2255		842.6897	842.6897	0.0248		843.3104
Total	0.3658	1.7715	3.3866	0.0126	0.9296	9.8600e-003	0.9394	0.2489	9.2000e-003	0.2581		1,282.4987	1,282.4987	0.0507		1,283.7672

3.5 Building Construction - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.9251	15.2867	15.2012	0.0262		0.7422	0.7422		0.7099	0.7099		2,401.5987	2,401.5987	0.4780		2,413.5486
Total	1.9251	15.2867	15.2012	0.0262		0.7422	0.7422		0.7099	0.7099		2,401.5987	2,401.5987	0.4780		2,413.5486

Thatcher Yard (Construction - Unmitigated) - Los Angeles-South Coast County, Summer

3.5 Building Construction - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0456	1.4773	0.3842	4.0800e-003	0.1024	2.7800e-003	0.1052	0.0295	2.6600e-003	0.0322		435.9774	435.9774	0.0250		436.6029
Worker	0.2971	0.1970	2.7499	8.1600e-003	0.8272	6.4700e-003	0.8336	0.2194	5.9600e-003	0.2253		813.0471	813.0471	0.0224		813.6081
Total	0.3428	1.6742	3.1341	0.0122	0.9296	9.2500e-003	0.9388	0.2489	8.6200e-003	0.2575		1,249.0245	1,249.0245	0.0475		1,250.2110

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	1.9251	15.2867	15.2012	0.0262		0.7422	0.7422		0.7099	0.7099	0.0000	2,401.5987	2,401.5987	0.4780		2,413.5486
Total	1.9251	15.2867	15.2012	0.0262		0.7422	0.7422		0.7099	0.7099	0.0000	2,401.5987	2,401.5987	0.4780		2,413.5486

Thatcher Yard (Construction - Unmitigated) - Los Angeles-South Coast County, Summer

3.5 Building Construction - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0456	1.4773	0.3842	4.0800e-003	0.1024	2.7800e-003	0.1052	0.0295	2.6600e-003	0.0322		435.9774	435.9774	0.0250		436.6029
Worker	0.2971	0.1970	2.7499	8.1600e-003	0.8272	6.4700e-003	0.8336	0.2194	5.9600e-003	0.2253		813.0471	813.0471	0.0224		813.6081
Total	0.3428	1.6742	3.1341	0.0122	0.9296	9.2500e-003	0.9388	0.2489	8.6200e-003	0.2575		1,249.0245	1,249.0245	0.0475		1,250.2110

3.6 Architectural Coating - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Archit. Coating	25.2796					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2727	1.8780	2.4181	3.9600e-003		0.1090	0.1090		0.1090	0.1090		375.2641	375.2641	0.0244		375.8749
Total	25.5523	1.8780	2.4181	3.9600e-003		0.1090	0.1090		0.1090	0.1090		375.2641	375.2641	0.0244		375.8749

Thatcher Yard (Construction - Unmitigated) - Los Angeles-South Coast County, Summer

3.6 Architectural Coating - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0602	0.0399	0.5574	1.6500e-003	0.1677	1.3100e-003	0.1690	0.0445	1.2100e-003	0.0457		164.8069	164.8069	4.5500e-003		164.9206
Total	0.0602	0.0399	0.5574	1.6500e-003	0.1677	1.3100e-003	0.1690	0.0445	1.2100e-003	0.0457		164.8069	164.8069	4.5500e-003		164.9206

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	25.2796					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2727	1.8780	2.4181	3.9600e-003		0.1090	0.1090		0.1090	0.1090	0.0000	375.2641	375.2641	0.0244		375.8749
Total	25.5523	1.8780	2.4181	3.9600e-003		0.1090	0.1090		0.1090	0.1090	0.0000	375.2641	375.2641	0.0244		375.8749

Thatcher Yard (Construction - Unmitigated) - Los Angeles-South Coast County, Summer

3.6 Architectural Coating - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0602	0.0399	0.5574	1.6500e-003	0.1677	1.3100e-003	0.1690	0.0445	1.2100e-003	0.0457		164.8069	164.8069	4.5500e-003		164.9206
Total	0.0602	0.0399	0.5574	1.6500e-003	0.1677	1.3100e-003	0.1690	0.0445	1.2100e-003	0.0457		164.8069	164.8069	4.5500e-003		164.9206

3.7 Paving - 2022

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.9412	9.3322	11.6970	0.0179		0.4879	0.4879		0.4500	0.4500		1,709.6892	1,709.6892	0.5419		1,723.2356
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.9412	9.3322	11.6970	0.0179		0.4879	0.4879		0.4500	0.4500		1,709.6892	1,709.6892	0.5419		1,723.2356

Thatcher Yard (Construction - Unmitigated) - Los Angeles-South Coast County, Summer

3.7 Paving - 2022

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0602	0.0399	0.5574	1.6500e-003	0.1677	1.3100e-003	0.1690	0.0445	1.2100e-003	0.0457		164.8069	164.8069	4.5500e-003		164.9206
Total	0.0602	0.0399	0.5574	1.6500e-003	0.1677	1.3100e-003	0.1690	0.0445	1.2100e-003	0.0457		164.8069	164.8069	4.5500e-003		164.9206

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	0.9412	9.3322	11.6970	0.0179		0.4879	0.4879		0.4500	0.4500	0.0000	1,709.6892	1,709.6892	0.5419		1,723.2356
Paving	0.0000					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	0.9412	9.3322	11.6970	0.0179		0.4879	0.4879		0.4500	0.4500	0.0000	1,709.6892	1,709.6892	0.5419		1,723.2356

Thatcher Yard (Construction - Unmitigated) - Los Angeles-South Coast County, Summer

3.7 Paving - 2022

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0602	0.0399	0.5574	1.6500e-003	0.1677	1.3100e-003	0.1690	0.0445	1.2100e-003	0.0457		164.8069	164.8069	4.5500e-003		164.9206
Total	0.0602	0.0399	0.5574	1.6500e-003	0.1677	1.3100e-003	0.1690	0.0445	1.2100e-003	0.0457		164.8069	164.8069	4.5500e-003		164.9206

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Thatcher Yard (Construction - Unmitigated) - Los Angeles-South Coast County, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Congregate Care (Assisted Living)	0.00	0.00	0.00		
Enclosed Parking with Elevator	0.00	0.00	0.00		
Single Family Housing	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Congregate Care (Assisted)	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Enclosed Parking with Elevator	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Single Family Housing	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Thatcher Yard (Construction - Unmitigated) - Los Angeles-South Coast County, Summer

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Congregate Care (Assisted Living)	0.546501	0.044961	0.204016	0.120355	0.015740	0.006196	0.020131	0.030678	0.002515	0.002201	0.005142	0.000687	0.000876
Enclosed Parking with Elevator	0.546501	0.044961	0.204016	0.120355	0.015740	0.006196	0.020131	0.030678	0.002515	0.002201	0.005142	0.000687	0.000876
Single Family Housing	0.546501	0.044961	0.204016	0.120355	0.015740	0.006196	0.020131	0.030678	0.002515	0.002201	0.005142	0.000687	0.000876

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
NaturalGas Unmitigated	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000

Thatcher Yard (Construction - Unmitigated) - Los Angeles-South Coast County, Summer

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Land Use	kBTU/yr	lb/day										lb/day						
Congregate Care (Assisted Living)	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Single Family Housing	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Land Use	kBTU/yr	lb/day										lb/day						
Congregate Care (Assisted Living)	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Single Family Housing	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

6.0 Area Detail

Thatcher Yard (Construction - Unmitigated) - Los Angeles-South Coast County, Summer

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.1559	0.0934	8.1022	4.3000e-004		0.0448	0.0448		0.0448	0.0448	0.0000	14.5761	14.5761	0.0141	0.0000	14.9284
Unmitigated	2.1559	0.0934	8.1022	4.3000e-004		0.0448	0.0448		0.0448	0.0448	0.0000	14.5761	14.5761	0.0141	0.0000	14.9284

Thatcher Yard (Construction - Unmitigated) - Los Angeles-South Coast County, Summer

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	0.1536					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.7570					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.2453	0.0934	8.1022	4.3000e-004		0.0448	0.0448		0.0448	0.0448		14.5761	14.5761	0.0141		14.9284
Total	2.1559	0.0934	8.1022	4.3000e-004		0.0448	0.0448		0.0448	0.0448	0.0000	14.5761	14.5761	0.0141	0.0000	14.9284

Thatcher Yard (Construction - Unmitigated) - Los Angeles-South Coast County, Summer

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	0.1536					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.7570					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	0.2453	0.0934	8.1022	4.3000e-004		0.0448	0.0448		0.0448	0.0448		14.5761	14.5761	0.0141		14.9284
Total	2.1559	0.0934	8.1022	4.3000e-004		0.0448	0.0448		0.0448	0.0448	0.0000	14.5761	14.5761	0.0141	0.0000	14.9284

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

Thatcher Yard (Construction - Unmitigated) - Los Angeles-South Coast County, Summer

Fire Pumps and Emergency Generators

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

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

Equipment Type	Number
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11.0 Vegetation

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APPENDIX 3.2:

CALEEMOD OPERATIONAL EMISSIONS MODEL OUTPUTS

Thatcher Yard (Operations) - Los Angeles-South Coast County, Winter

Thatcher Yard (Operations)
Los Angeles-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	30.00	Dwelling Unit	0.97	28,040.00	86
Congregate Care (Assisted Living)	68.00	Dwelling Unit	0.43	60,112.00	194
Enclosed Parking with Elevator	82.00	Space	0.74	32,800.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	11			Operational Year	2022
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MW hr)	1227.89	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Total lot area based on Site Plan is 2.14 acres.

Construction Phase - Operations Run Only.

Off-road Equipment - Operations Run Only.

Trips and VMT - Operations Run Only.

Vehicle Trips - Trip Rates based on TIA by Linscott, Law & Greenspan, Engineers.

Woodstoves - Rule 445

Thatcher Yard (Operations) - Los Angeles-South Coast County, Winter

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	1.00
tblConstructionPhase	PhaseEndDate	9/28/2020	9/1/2020
tblFireplaces	NumberGas	57.80	68.00
tblFireplaces	NumberGas	25.50	30.00
tblFireplaces	NumberNoFireplace	6.80	0.00
tblFireplaces	NumberNoFireplace	3.00	0.00
tblFireplaces	NumberWood	3.40	0.00
tblFireplaces	NumberWood	1.50	0.00
tblLandUse	LandUseSquareFeet	54,000.00	28,040.00
tblLandUse	LandUseSquareFeet	68,000.00	60,112.00
tblLandUse	LotAcreage	9.74	0.97
tblLandUse	LotAcreage	4.25	0.43
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblVehicleTrips	ST_TR	2.20	1.72
tblVehicleTrips	ST_TR	9.91	4.07
tblVehicleTrips	SU_TR	2.44	1.72
tblVehicleTrips	SU_TR	8.62	4.07
tblVehicleTrips	WD_TR	2.74	1.72
tblVehicleTrips	WD_TR	9.52	4.07
tblWoodstoves	NumberCatalytic	3.40	0.00
tblWoodstoves	NumberCatalytic	1.50	0.00
tblWoodstoves	NumberNoncatalytic	3.40	0.00
tblWoodstoves	NumberNoncatalytic	1.50	0.00

Thatcher Yard (Operations) - Los Angeles-South Coast County, Winter

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	2.3461	1.7191	8.7940	0.0108		0.1762	0.1762		0.1762	0.1762	0.0000	2,089.870 2	2,089.870 2	0.0539	0.0381	2,102.554 9
Energy	0.0429	0.3665	0.1560	2.3400e-003		0.0296	0.0296		0.0296	0.0296		467.8935	467.8935	8.9700e-003	8.5800e-003	470.6739
Mobile	0.4184	2.1146	5.5624	0.0203	1.7371	0.0173	1.7544	0.4649	0.0161	0.4810		2,069.245 3	2,069.245 3	0.1083		2,071.952 8
Total	2.8074	4.2002	14.5123	0.0335	1.7371	0.2231	1.9602	0.4649	0.2220	0.6868	0.0000	4,627.009 0	4,627.009 0	0.1711	0.0466	4,645.181 6

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	2.3461	1.7191	8.7940	0.0108		0.1762	0.1762		0.1762	0.1762	0.0000	2,089.870 2	2,089.870 2	0.0539	0.0381	2,102.554 9
Energy	0.0429	0.3665	0.1560	2.3400e-003		0.0296	0.0296		0.0296	0.0296		467.8935	467.8935	8.9700e-003	8.5800e-003	470.6739
Mobile	0.4184	2.1146	5.5624	0.0203	1.7371	0.0173	1.7544	0.4649	0.0161	0.4810		2,069.245 3	2,069.245 3	0.1083		2,071.952 8
Total	2.8074	4.2002	14.5123	0.0335	1.7371	0.2231	1.9602	0.4649	0.2220	0.6868	0.0000	4,627.009 0	4,627.009 0	0.1711	0.0466	4,645.181 6

Thatcher Yard (Operations) - Los Angeles-South Coast County, Winter

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	9/1/2020	9/1/2020	5	1	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0.74

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

Thatcher Yard (Operations) - Los Angeles-South Coast County, Winter

3.1 Mitigation Measures Construction

3.2 Demolition - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000		0.0000

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000

Thatcher Yard (Operations) - Los Angeles-South Coast County, Winter

3.2 Demolition - 2020

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Total	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000

4.0 Operational Detail - Mobile

Thatcher Yard (Operations) - Los Angeles-South Coast County, Winter

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	0.4184	2.1146	5.5624	0.0203	1.7371	0.0173	1.7544	0.4649	0.0161	0.4810		2,069.2453	2,069.2453	0.1083		2,071.9528
Unmitigated	0.4184	2.1146	5.5624	0.0203	1.7371	0.0173	1.7544	0.4649	0.0161	0.4810		2,069.2453	2,069.2453	0.1083		2,071.9528

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Congregate Care (Assisted Living)	116.96	116.96	116.96	399,670	399,670
Enclosed Parking with Elevator	0.00	0.00	0.00		
Single Family Housing	122.10	122.10	122.10	417,234	417,234
Total	239.06	239.06	239.06	816,904	816,904

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Congregate Care (Assisted)	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Single Family Housing	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3

Thatcher Yard (Operations) - Los Angeles-South Coast County, Winter

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Congregate Care (Assisted Living)	0.546501	0.044961	0.204016	0.120355	0.015740	0.006196	0.020131	0.030678	0.002515	0.002201	0.005142	0.000687	0.000876
Enclosed Parking with Elevator	0.546501	0.044961	0.204016	0.120355	0.015740	0.006196	0.020131	0.030678	0.002515	0.002201	0.005142	0.000687	0.000876
Single Family Housing	0.546501	0.044961	0.204016	0.120355	0.015740	0.006196	0.020131	0.030678	0.002515	0.002201	0.005142	0.000687	0.000876

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0429	0.3665	0.1560	2.3400e-003		0.0296	0.0296		0.0296	0.0296		467.8935	467.8935	8.9700e-003	8.5800e-003	470.6739
NaturalGas Unmitigated	0.0429	0.3665	0.1560	2.3400e-003		0.0296	0.0296		0.0296	0.0296		467.8935	467.8935	8.9700e-003	8.5800e-003	470.6739

Thatcher Yard (Operations) - Los Angeles-South Coast County, Winter

5.2 Energy by Land Use - Natural Gas

Unmitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Congregate Care (Assisted Living)	1717.13	0.0185	0.1583	0.0673	1.0100e-003		0.0128	0.0128		0.0128	0.0128		202.0151	202.0151	3.8700e-003	3.7000e-003	203.2156
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Single Family Housing	2259.97	0.0244	0.2083	0.0886	1.3300e-003		0.0168	0.0168		0.0168	0.0168		265.8783	265.8783	5.1000e-003	4.8700e-003	267.4583
Total		0.0429	0.3665	0.1560	2.3400e-003		0.0296	0.0296		0.0296	0.0296		467.8934	467.8934	8.9700e-003	8.5700e-003	470.6739

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Congregate Care (Assisted Living)	1.71713	0.0185	0.1583	0.0673	1.0100e-003		0.0128	0.0128		0.0128	0.0128		202.0151	202.0151	3.8700e-003	3.7000e-003	203.2156
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Single Family Housing	2.25997	0.0244	0.2083	0.0886	1.3300e-003		0.0168	0.0168		0.0168	0.0168		265.8783	265.8783	5.1000e-003	4.8700e-003	267.4583
Total		0.0429	0.3665	0.1560	2.3400e-003		0.0296	0.0296		0.0296	0.0296		467.8934	467.8934	8.9700e-003	8.5700e-003	470.6739

6.0 Area Detail

Thatcher Yard (Operations) - Los Angeles-South Coast County, Winter

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.3461	1.7191	8.7940	0.0108		0.1762	0.1762		0.1762	0.1762	0.0000	2,089.870 2	2,089.870 2	0.0539	0.0381	2,102.554 9
Unmitigated	2.3461	1.7191	8.7940	0.0108		0.1762	0.1762		0.1762	0.1762	0.0000	2,089.870 2	2,089.870 2	0.0539	0.0381	2,102.554 9

Thatcher Yard (Operations) - Los Angeles-South Coast County, Winter

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	0.1536					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.7570					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.1902	1.6257	0.6918	0.0104		0.1314	0.1314		0.1314	0.1314	0.0000	2,075.294 1	2,075.294 1	0.0398	0.0381	2,087.626 6
Landscaping	0.2453	0.0934	8.1022	4.3000e-004		0.0448	0.0448		0.0448	0.0448		14.5761	14.5761	0.0141		14.9284
Total	2.3461	1.7191	8.7940	0.0108		0.1762	0.1762		0.1762	0.1762	0.0000	2,089.870 2	2,089.870 2	0.0539	0.0381	2,102.554 9

Thatcher Yard (Operations) - Los Angeles-South Coast County, Winter

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	0.1536					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.7570					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.1902	1.6257	0.6918	0.0104		0.1314	0.1314		0.1314	0.1314	0.0000	2,075.294 1	2,075.294 1	0.0398	0.0381	2,087.626 6
Landscaping	0.2453	0.0934	8.1022	4.3000e-004		0.0448	0.0448		0.0448	0.0448		14.5761	14.5761	0.0141		14.9284
Total	2.3461	1.7191	8.7940	0.0108		0.1762	0.1762		0.1762	0.1762	0.0000	2,089.870 2	2,089.870 2	0.0539	0.0381	2,102.554 9

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

Thatcher Yard (Operations) - Los Angeles-South Coast County, Winter

Fire Pumps and Emergency Generators

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

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

Equipment Type	Number
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11.0 Vegetation

Thatcher Yard (Operations) - Los Angeles-South Coast County, Summer

Thatcher Yard (Operations)
Los Angeles-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Single Family Housing	30.00	Dwelling Unit	0.97	28,040.00	86
Congregate Care (Assisted Living)	68.00	Dwelling Unit	0.43	60,112.00	194
Enclosed Parking with Elevator	82.00	Space	0.74	32,800.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	33
Climate Zone	11			Operational Year	2022
Utility Company	Los Angeles Department of Water & Power				
CO2 Intensity (lb/MW hr)	1227.89	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - Total lot area based on Site Plan is 2.14 acres.

Construction Phase - Operations Run Only.

Off-road Equipment - Operations Run Only.

Trips and VMT - Operations Run Only.

Vehicle Trips - Trip Rates based on TIA by Linscott, Law & Greenspan, Engineers.

Woodstoves - Rule 445

Thatcher Yard (Operations) - Los Angeles-South Coast County, Summer

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	20.00	1.00
tblConstructionPhase	PhaseEndDate	9/28/2020	9/1/2020
tblFireplaces	NumberGas	57.80	68.00
tblFireplaces	NumberGas	25.50	30.00
tblFireplaces	NumberNoFireplace	6.80	0.00
tblFireplaces	NumberNoFireplace	3.00	0.00
tblFireplaces	NumberWood	3.40	0.00
tblFireplaces	NumberWood	1.50	0.00
tblLandUse	LandUseSquareFeet	54,000.00	28,040.00
tblLandUse	LandUseSquareFeet	68,000.00	60,112.00
tblLandUse	LotAcreage	9.74	0.97
tblLandUse	LotAcreage	4.25	0.43
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblVehicleTrips	ST_TR	2.20	1.72
tblVehicleTrips	ST_TR	9.91	4.07
tblVehicleTrips	SU_TR	2.44	1.72
tblVehicleTrips	SU_TR	8.62	4.07
tblVehicleTrips	WD_TR	2.74	1.72
tblVehicleTrips	WD_TR	9.52	4.07
tblWoodstoves	NumberCatalytic	3.40	0.00
tblWoodstoves	NumberCatalytic	1.50	0.00
tblWoodstoves	NumberNoncatalytic	3.40	0.00
tblWoodstoves	NumberNoncatalytic	1.50	0.00

Thatcher Yard (Operations) - Los Angeles-South Coast County, Summer

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	2.3461	1.7191	8.7940	0.0108		0.1762	0.1762		0.1762	0.1762	0.0000	2,089.870 2	2,089.870 2	0.0539	0.0381	2,102.554 9
Energy	0.0429	0.3665	0.1560	2.3400e-003		0.0296	0.0296		0.0296	0.0296		467.8935	467.8935	8.9700e-003	8.5800e-003	470.6739
Mobile	0.4311	2.0639	5.8710	0.0214	1.7371	0.0172	1.7543	0.4649	0.0161	0.4809		2,173.815 3	2,173.815 3	0.1087		2,176.532 2
Total	2.8201	4.1495	14.8210	0.0345	1.7371	0.2230	1.9601	0.4649	0.2219	0.6868	0.0000	4,731.578 9	4,731.578 9	0.1715	0.0466	4,749.761 0

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	2.3461	1.7191	8.7940	0.0108		0.1762	0.1762		0.1762	0.1762	0.0000	2,089.870 2	2,089.870 2	0.0539	0.0381	2,102.554 9
Energy	0.0429	0.3665	0.1560	2.3400e-003		0.0296	0.0296		0.0296	0.0296		467.8935	467.8935	8.9700e-003	8.5800e-003	470.6739
Mobile	0.4311	2.0639	5.8710	0.0214	1.7371	0.0172	1.7543	0.4649	0.0161	0.4809		2,173.815 3	2,173.815 3	0.1087		2,176.532 2
Total	2.8201	4.1495	14.8210	0.0345	1.7371	0.2230	1.9601	0.4649	0.2219	0.6868	0.0000	4,731.578 9	4,731.578 9	0.1715	0.0466	4,749.761 0

Thatcher Yard (Operations) - Los Angeles-South Coast County, Summer

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

3.0 Construction Detail**Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	9/1/2020	9/1/2020	5	1	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0.74

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 0 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	0	8.00	81	0.73
Demolition	Rubber Tired Dozers	0	8.00	247	0.40
Demolition	Tractors/Loaders/Backhoes	0	8.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	0	0.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

Thatcher Yard (Operations) - Los Angeles-South Coast County, Summer

3.1 Mitigation Measures Construction

3.2 Demolition - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000		0.0000

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000

Thatcher Yard (Operations) - Los Angeles-South Coast County, Summer

3.2 Demolition - 2020

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000
Total	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Total	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000

4.0 Operational Detail - Mobile

Thatcher Yard (Operations) - Los Angeles-South Coast County, Summer

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	0.4311	2.0639	5.8710	0.0214	1.7371	0.0172	1.7543	0.4649	0.0161	0.4809		2,173.8153	2,173.8153	0.1087		2,176.5322
Unmitigated	0.4311	2.0639	5.8710	0.0214	1.7371	0.0172	1.7543	0.4649	0.0161	0.4809		2,173.8153	2,173.8153	0.1087		2,176.5322

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Congregate Care (Assisted Living)	116.96	116.96	116.96	399,670	399,670
Enclosed Parking with Elevator	0.00	0.00	0.00		
Single Family Housing	122.10	122.10	122.10	417,234	417,234
Total	239.06	239.06	239.06	816,904	816,904

4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Congregate Care (Assisted)	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3
Enclosed Parking with Elevator	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Single Family Housing	14.70	5.90	8.70	40.20	19.20	40.60	86	11	3

Thatcher Yard (Operations) - Los Angeles-South Coast County, Summer

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Congregate Care (Assisted Living)	0.546501	0.044961	0.204016	0.120355	0.015740	0.006196	0.020131	0.030678	0.002515	0.002201	0.005142	0.000687	0.000876
Enclosed Parking with Elevator	0.546501	0.044961	0.204016	0.120355	0.015740	0.006196	0.020131	0.030678	0.002515	0.002201	0.005142	0.000687	0.000876
Single Family Housing	0.546501	0.044961	0.204016	0.120355	0.015740	0.006196	0.020131	0.030678	0.002515	0.002201	0.005142	0.000687	0.000876

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0429	0.3665	0.1560	2.3400e-003		0.0296	0.0296		0.0296	0.0296		467.8935	467.8935	8.9700e-003	8.5800e-003	470.6739
NaturalGas Unmitigated	0.0429	0.3665	0.1560	2.3400e-003		0.0296	0.0296		0.0296	0.0296		467.8935	467.8935	8.9700e-003	8.5800e-003	470.6739

Thatcher Yard (Operations) - Los Angeles-South Coast County, Summer

5.2 Energy by Land Use - Natural Gas

Unmitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Congregate Care (Assisted Living)	1717.13	0.0185	0.1583	0.0673	1.0100e-003		0.0128	0.0128		0.0128	0.0128		202.0151	202.0151	3.8700e-003	3.7000e-003	203.2156
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Single Family Housing	2259.97	0.0244	0.2083	0.0886	1.3300e-003		0.0168	0.0168		0.0168	0.0168		265.8783	265.8783	5.1000e-003	4.8700e-003	267.4583
Total		0.0429	0.3665	0.1560	2.3400e-003		0.0296	0.0296		0.0296	0.0296		467.8934	467.8934	8.9700e-003	8.5700e-003	470.6739

Mitigated

	Natural Gas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Congregate Care (Assisted Living)	1.71713	0.0185	0.1583	0.0673	1.0100e-003		0.0128	0.0128		0.0128	0.0128		202.0151	202.0151	3.8700e-003	3.7000e-003	203.2156
Enclosed Parking with Elevator	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000
Single Family Housing	2.25997	0.0244	0.2083	0.0886	1.3300e-003		0.0168	0.0168		0.0168	0.0168		265.8783	265.8783	5.1000e-003	4.8700e-003	267.4583
Total		0.0429	0.3665	0.1560	2.3400e-003		0.0296	0.0296		0.0296	0.0296		467.8934	467.8934	8.9700e-003	8.5700e-003	470.6739

6.0 Area Detail

Thatcher Yard (Operations) - Los Angeles-South Coast County, Summer

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	2.3461	1.7191	8.7940	0.0108		0.1762	0.1762		0.1762	0.1762	0.0000	2,089.870 2	2,089.870 2	0.0539	0.0381	2,102.554 9
Unmitigated	2.3461	1.7191	8.7940	0.0108		0.1762	0.1762		0.1762	0.1762	0.0000	2,089.870 2	2,089.870 2	0.0539	0.0381	2,102.554 9

Thatcher Yard (Operations) - Los Angeles-South Coast County, Summer

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	0.1536					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.7570					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.1902	1.6257	0.6918	0.0104		0.1314	0.1314		0.1314	0.1314	0.0000	2,075.294 1	2,075.294 1	0.0398	0.0381	2,087.626 6
Landscaping	0.2453	0.0934	8.1022	4.3000e-004		0.0448	0.0448		0.0448	0.0448		14.5761	14.5761	0.0141		14.9284
Total	2.3461	1.7191	8.7940	0.0108		0.1762	0.1762		0.1762	0.1762	0.0000	2,089.870 2	2,089.870 2	0.0539	0.0381	2,102.554 9

Thatcher Yard (Operations) - Los Angeles-South Coast County, Summer

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	0.1536					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.7570					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Hearth	0.1902	1.6257	0.6918	0.0104		0.1314	0.1314		0.1314	0.1314	0.0000	2,075.294 1	2,075.294 1	0.0398	0.0381	2,087.626 6
Landscaping	0.2453	0.0934	8.1022	4.3000e-004		0.0448	0.0448		0.0448	0.0448		14.5761	14.5761	0.0141		14.9284
Total	2.3461	1.7191	8.7940	0.0108		0.1762	0.1762		0.1762	0.1762	0.0000	2,089.870 2	2,089.870 2	0.0539	0.0381	2,102.554 9

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

Thatcher Yard (Operations) - Los Angeles-South Coast County, Summer

Fire Pumps and Emergency Generators

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

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

Equipment Type	Number
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11.0 Vegetation

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