



August 9, 2019

Mr. Glen Powles
Guardian Capital
5780 Fleet Street, Suite 225
Carlsbad, CA 92008

SUBJECT: BEDFORD MARKETPLACE SOIL IMPORT/EXPORT AIR QUALITY ASSESSMENT

Dear Mr. Glen Powles:

The purpose of this Air Quality Assessment is to identify the potential air impacts associated with the Bedford Marketplace Soil Import/Export activities. ("Project").

SUMMARY OF FINDINGS

Results of the Memo indicate the construction and operations of the Project would result in *less than significant impacts* associated with air quality emissions after implementation of recommended mitigation measures.

PROJECT DESCRIPTION

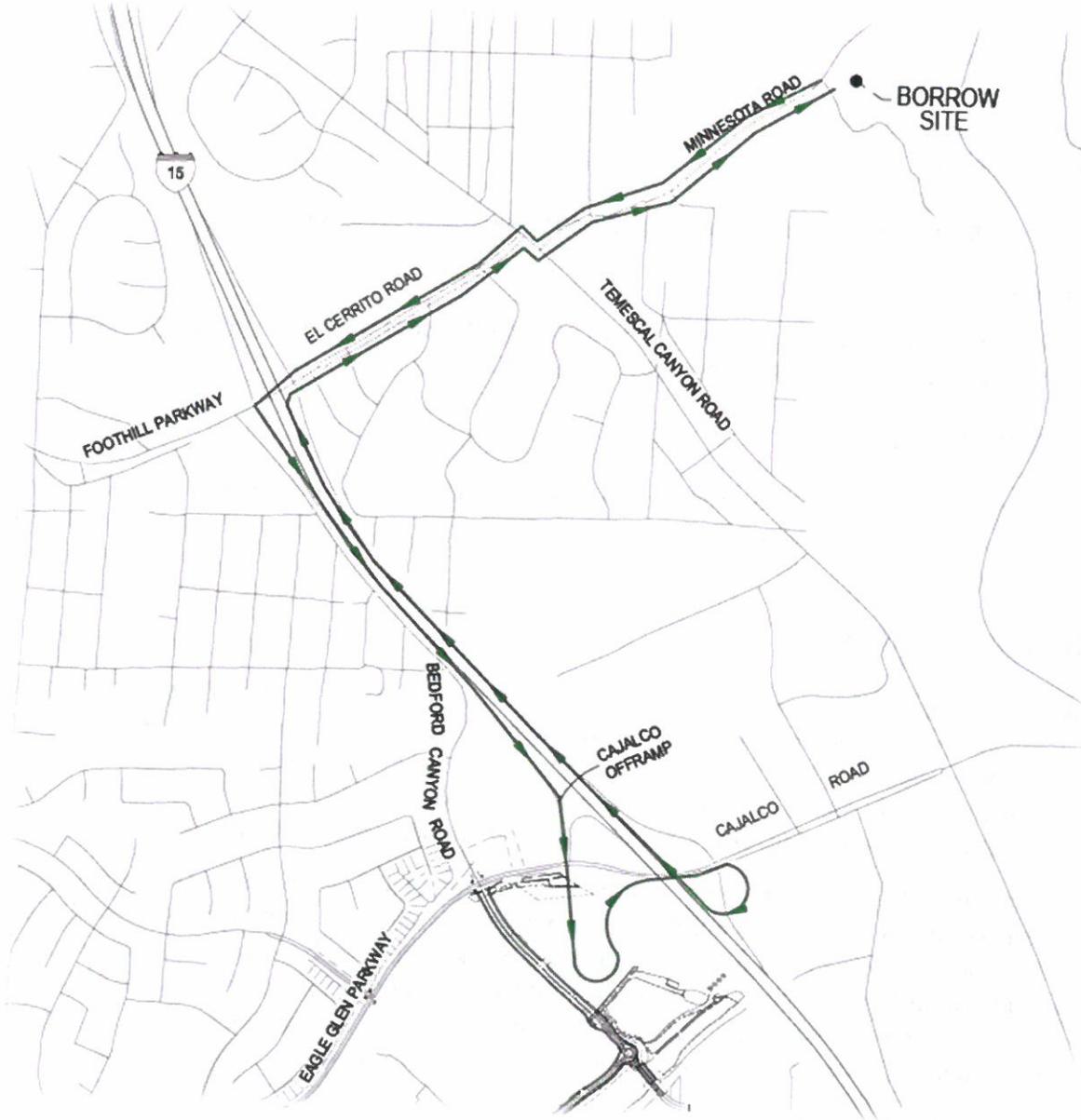
The activities associated with the Project are intended to bring the Modified Bedford Marketplace Project Site up to an elevation similar (within five feet) of the existing 10-acre commercial pad, import of approximately 440,000 cubic yards of dirt is required. The import operation is expected to include 250 full loads per night, assuming 14 cubic yards per load, for a total of 3,500 cubic yards per night. To import 440,000 cubic yards, approximately 126 nights of import would be required.

The Applicant proposes to import dirt during the hours (8 pm to 4 am) and complete grading operations both during daytime and nighttime hours. A source of import has been identified from the FST Sand and Gravel Mine, located east of I-15. The dirt would be hauled from the borrow site on El Cerrito to I-15 southbound, exit at Cajalco Road and enter the Modified Project Site by crossing Cajalco Road from the southbound off-ramp with traffic control. Trucks would return onto Cajalco Road, enter I-15 northbound to El Cerrito Road and travel east to the borrow site. Exhibit A presents the proposed haul routes.

SOIL IMPORT/EXPORT HAUL TRUCK TRAFFIC

The Project haul truck trips include the both the 250 import and 250 export trips representing a total of 500 two-way (import and export) trips per day.

EXHIBIT A: PROPOSED HAUL ROUTES



BEST AVAILABLE CONTROL MEASURES (BACMS)

BACM AQ-1

All applicable measures included in Rule 403, shall be incorporated into Project plans and specifications as implementation of Rule 403, which include but are not limited to (1):

- 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 traffic speeds on unpaved roads and Project site areas are limited to 15 miles per hour or less.
- 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.

RECOMMENDED MITIGATION MEASURE

MMAQ-1

When using construction equipment greater than 150 horsepower (>150 HP), the Construction Contractor shall ensure that off-road diesel construction equipment complies with EPA/CARB Tier 4 emissions standards or equivalent and shall ensure that all construction equipment is tuned and maintained in accordance with the manufacturer's specifications.

CONSTRUCTION EMISSIONS

On October 17, 2017, the SCAQMD in conjunction with the 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 GHG emissions from direct and indirect sources; and quantify applicable air quality and GHG reductions achieved from mitigation measures (35). Accordingly, the latest version of CalEEMod™ has been used for this Project to determine construction air quality emissions.

The number of days of construction are shown on Table 1, as a conservative measure, it is anticipated that all daytime and night time activities would occur concurrently for 126 days. Equipment employed for Project construction activities are based on information provided by the project applicant, as shown on Table 2. Air quality outputs from the model runs are provided in Attachment A.

Grading

The Project is anticipated to include soil import as a part of Project construction. Based on information provided by the Project Applicant, the Project is expected require 440,000 cubic yards soil import. For

purposes of analysis, 440,000 cubic yards of import will be analyzed and with a hauling trip length of 2.8 miles.

TABLE 1: CONSTRUCTION DURATION

Phase Name	Days
Grading at Fill Site	126
Import Activity	126

TABLE 2: CONSTRUCTION EQUIPMENT (1 OF 2)

Activity	Equipment	Amount	Hours Per Day
Grading at Fill Site	Water Truck	1	8
	Rubber Tired Dozers	1	8
	Scrapers	3	8
Import Equipment at Borrow Site	Water Truck	1	8
	Street Sweeper	1	8
	Rubber Tired Dozers	1	8
	Tractors/Loaders/Backhoes	1	8

REGIONAL CONSTRUCTION EMISSIONS

Impacts without Mitigation

The estimated maximum daily regional construction emissions without mitigation are summarized on Table 3. Under the assumed scenarios, emissions resulting from the Project construction would exceed criteria pollutant thresholds established by the SCAQMD for emissions of NO_x.

Impacts with Mitigation

The estimated maximum daily regional construction emissions without mitigation are summarized on Table 4. After implementation of MM AQ-1, emissions resulting from the Project construction would not exceed criteria pollutant thresholds established by the SCAQMD for emissions of any criteria pollutant. Thus, a less than significant impact would occur for Project-related construction-source emissions with implementation of MM AQ-1.

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* (LST Methodology) (2). 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-4¹. LSTs represent the maximum emissions from a project that will not cause or contribute to an exceedance of the most stringent applicable federal or state ambient air quality standard at the nearest residence or sensitive receptor. The SCAQMD states that lead agencies can use the LSTs as another indicator of significance in its air quality impact analyses.

LSTs were developed in response to environmental justice and health concerns raised by the public regarding exposure of individuals to criteria pollutants in local communities. To address the issue of localized significance, the SCAQMD adopted LSTs that show whether a project would cause or contribute to localized air quality impacts and thereby cause or contribute to potential localized adverse health effects. The analysis makes use of methodology included in the *LST Methodology* (2).

SENSITIVE RECEPTORS

As previously stated, 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. Receptor locations are off-site locations where individuals may be exposed to emissions from Project activities. This assessment analyzes localized construction emissions impacts at the nearest 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

¹ The purpose of SCAQMD's Environmental Justice program is to ensure that everyone has the right to equal protection from air pollution and fair access to the decision-making process that works to improve the quality of air within their communities. Further, the SCAQMD defines Environmental Justice as "...equitable environmental policymaking and enforcement to protect the health of all residents, regardless of age, culture, ethnicity, gender, race, socioeconomic status, or geographic location, from the health effects of air pollution."

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.

LOCALIZED CONSTRUCTION EMISSIONS

Impacts without Mitigation

Table 5 identifies the localized impacts at the nearest receptor location in the vicinity of the Project. Without mitigation, localized construction emissions would exceed the applicable SCAQMD LSTs for emissions of PM₁₀ during import activities.

TABLE 5: LOCALIZED SIGNIFICANCE SUMMARY OF CONSTRUCTION (WITHOUT MITIGATION)

On-Site Grading Emissions	Emissions (lbs/day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Maximum Daily Emissions	52.91	30.32	5.96	3.43
SCAQMD Localized Threshold	220	1,354	9	7
Threshold Exceeded?	NO	NO	NO	NO
On-Site Import Emissions	Emissions (lbs/day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Maximum Daily Emissions	25.00	14.34	4.13	2.46
SCAQMD Localized Threshold	118	674	4	3
Threshold Exceeded?	NO	NO	YES	NO

Impacts with Mitigation

Table 6 identifies the localized impacts at the nearest receptor location in the vicinity of the Project. MM AQ-1 is recommended to reduce the impacts during import activities. After implementation of MM AQ-1, localized construction emissions would not exceed the applicable SCAQMD LSTs for any criteria pollutant. Therefore, a less than significant impact would occur.

TABLE 6: LOCALIZED SIGNIFICANCE SUMMARY OF CONSTRUCTION (WITH MITIGATION)

On-Site Import Emissions	Emissions (lbs/day)			
	NO _x	CO	PM ₁₀	PM _{2.5}
Maximum Daily Emissions	14.12	14.05	3.59	1.96
SCAQMD Localized Threshold	118	674	4	3
Threshold Exceeded?	NO	NO	NO	NO

Mr. Glen Powles
Guardian Capital
August 9, 2019
Page 8 of 8

If you have any questions, please contact me directly at (949) 336-5987.

Respectfully submitted,

URBAN CROSSROADS, INC.

A handwritten signature in black ink, appearing to read 'Haseeb Qureshi', written in a cursive style.

Haseeb Qureshi,
Associate Principal

Mr. Glen Powles
Guardian Capital
August 9, 2019
Page 9 of 8

REFERENCES

1. **South Coast Air Quality Management District.** Rule 403. Fugitive Dust. [Online]
<https://www.aqmd.gov/docs/default-source/rule-book/rule-iv/rule-403.pdf?sfvrsn=4>.
2. **South Coast Air Quality Management District.** *Localized Significance Thresholds Methodology.*
s.l. : South Coast Air Quality Management District, 2003.
3. **Lake Environmental.** US EPA Models. *Lake Environmental.* [Online]
http://www.weblakes.com/download/us_epa.html.

ATTACHMENT A:

CALEEMOD CONSTRUCTION EMISSIONS MODEL OUTPUTS

Bedford Market place (Grading & Import Activity) - Riverside-South Coast County, Summer

Bedford Market place (Grading & Import Activity)

Riverside-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Bank (with Drive-Through)	6.00	1000sqft	0.14	6,000.00	0
Day-Care Center	9.99	1000sqft	0.23	9,990.00	0
Fast Food Restaurant with Drive Thru	2.20	1000sqft	0.05	2,200.00	0
Health Club	38.00	1000sqft	0.87	38,000.00	0
High Turnover (Sit Down Restaurant)	5.83	1000sqft	0.13	5,830.00	0
Hotel	135.00	Room	4.50	196,020.00	0
Quality Restaurant	13.20	1000sqft	0.30	13,200.00	0
Automobile Care Center	3.60	1000sqft	0.08	3,600.00	0
Gasoline/Service Station	18.00	Pump	0.06	2,541.15	0
Regional Shopping Center	51.00	1000sqft	1.17	51,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.4	Precipitation Freq (Days)	28
Climate Zone	10			Operational Year	2021

Utility Company Southern California Edison

CO2 Intensity (lb/MMWhr)	702.44	CH4 Intensity (lb/MMWhr)	0.029	N2O Intensity (lb/MMWhr)	0.006
--------------------------	--------	--------------------------	-------	--------------------------	-------

1.3 User Entered Comments & Non-Default Data

Bedford Market place (Grading & Import Activity) - Riverside-South Coast County, Summer

Project Characteristics -

Land Use -

Construction Phase - Preliminary Run

Off-road Equipment - Preliminary Run Only.

Off-road Equipment - Preliminary Run Only.

Trips and VMT - Preliminary Run

Grading - Preliminary Run

Vehicle Trips - Preliminary Run

Area Coating -

Energy Use - Preliminary Run

Water And Wastewater - Preliminary Run

Solid Waste - Preliminary Run

Construction Off-road Equipment Mitigation - Tier 4

Fleet Mix - Preliminary Run

Table Name	Column Name	Default Value	New Value
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstructionPhase	NumDays	20.00	126.00
tblConstructionPhase	NumDays	10.00	126.00
tblEnergyUse	LightingElect	2.93	0.00
tblEnergyUse	LightingElect	2.93	0.00
tblEnergyUse	LightingElect	3.03	0.00
tblEnergyUse	LightingElect	6.62	0.00
tblEnergyUse	LightingElect	2.93	0.00

Bedford Market place (Grading & Import Activity) - Riverside-South Coast County, Summer

tblEnergyUse	LightingElect	2.93	0.00
tblEnergyUse	LightingElect	6.62	0.00
tblEnergyUse	LightingElect	5.44	0.00
tblEnergyUse	LightingElect	6.62	0.00
tblEnergyUse	LightingElect	5.61	0.00
tblEnergyUse	NT24E	5.02	0.00
tblEnergyUse	NT24E	5.02	0.00
tblEnergyUse	NT24E	1.49	0.00
tblEnergyUse	NT24E	28.48	0.00
tblEnergyUse	NT24E	5.02	0.00
tblEnergyUse	NT24E	5.02	0.00
tblEnergyUse	NT24E	28.48	0.00
tblEnergyUse	NT24E	6.23	0.00
tblEnergyUse	NT24E	28.48	0.00
tblEnergyUse	NT24E	2.44	0.00
tblEnergyUse	NT24NG	17.13	0.00
tblEnergyUse	NT24NG	17.13	0.00
tblEnergyUse	NT24NG	1.79	0.00
tblEnergyUse	NT24NG	195.77	0.00
tblEnergyUse	NT24NG	17.13	0.00
tblEnergyUse	NT24NG	17.13	0.00
tblEnergyUse	NT24NG	195.77	0.00
tblEnergyUse	NT24NG	4.86	0.00
tblEnergyUse	NT24NG	195.77	0.00
tblEnergyUse	NT24NG	0.30	0.00
tblEnergyUse	T24E	2.20	0.00
tblEnergyUse	T24E	2.20	0.00

Bedford Market place (Grading & Import Activity) - Riverside-South Coast County, Summer

tblEnergyUse	T24E	2.78	0.00
tblEnergyUse	T24E	12.38	0.00
tblEnergyUse	T24E	2.20	0.00
tblEnergyUse	T24E	2.20	0.00
tblEnergyUse	T24E	12.38	0.00
tblEnergyUse	T24E	6.47	0.00
tblEnergyUse	T24E	12.38	0.00
tblEnergyUse	T24E	4.58	0.00
tblEnergyUse	T24NG	15.36	0.00
tblEnergyUse	T24NG	15.36	0.00
tblEnergyUse	T24NG	6.97	0.00
tblEnergyUse	T24NG	77.67	0.00
tblEnergyUse	T24NG	15.36	0.00
tblEnergyUse	T24NG	15.36	0.00
tblEnergyUse	T24NG	77.67	0.00
tblEnergyUse	T24NG	55.15	0.00
tblEnergyUse	T24NG	77.67	0.00
tblEnergyUse	T24NG	1.92	0.00
tblGrading	AcresOfGrading	378.00	441.00
tblGrading	AcresOfGrading	0.00	126.00
tblGrading	MaterialImported	0.00	440,000.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblSolidWaste	SolidWasteGenerationRate	13.75	0.00

Bedford Market place (Grading & Import Activity) - Riverside-South Coast County, Summer

tblSolidWaste	SolidWasteGenerationRate	5.60	0.00
tblSolidWaste	SolidWasteGenerationRate	12.99	0.00
tblSolidWaste	SolidWasteGenerationRate	25.34	0.00
tblSolidWaste	SolidWasteGenerationRate	9.70	0.00
tblSolidWaste	SolidWasteGenerationRate	216.60	0.00
tblSolidWaste	SolidWasteGenerationRate	69.38	0.00
tblSolidWaste	SolidWasteGenerationRate	73.91	0.00
tblSolidWaste	SolidWasteGenerationRate	12.04	0.00
tblSolidWaste	SolidWasteGenerationRate	53.55	0.00
tblTripsAndVMT	Hauling TripLength	20.00	2.80
tblTripsAndVMT	Hauling TripNumber	55,000.00	62,857.00
tblTripsAndVMT	Worker TripNumber	13.00	25.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TTP	48.00	0.00
tblVehicleTrips	CC_TTP	74.40	0.00
tblVehicleTrips	CC_TTP	82.30	0.00
tblVehicleTrips	CC_TTP	78.80	0.00
tblVehicleTrips	CC_TTP	79.00	0.00

Bedford Market place (Grading & Import Activity) - Riverside-South Coast County, Summer

tbiVehicleTrips	CC_TTP	64.10	0.00
tbiVehicleTrips	CC_TTP	72.50	0.00
tbiVehicleTrips	CC_TTP	61.60	0.00
tbiVehicleTrips	CC_TTP	69.00	0.00
tbiVehicleTrips	CC_TTP	64.70	0.00
tbiVehicleTrips	CNW_TL	6.90	0.00
tbiVehicleTrips	CNW_TL	6.90	0.00
tbiVehicleTrips	CNW_TL	6.90	0.00
tbiVehicleTrips	CNW_TL	6.90	0.00
tbiVehicleTrips	CNW_TL	6.90	0.00
tbiVehicleTrips	CNW_TL	6.90	0.00
tbiVehicleTrips	CNW_TL	6.90	0.00
tbiVehicleTrips	CNW_TL	6.90	0.00
tbiVehicleTrips	CNW_TL	6.90	0.00
tbiVehicleTrips	CNW_TTP	19.00	0.00
tbiVehicleTrips	CNW_TTP	19.00	0.00
tbiVehicleTrips	CNW_TTP	5.00	0.00
tbiVehicleTrips	CNW_TTP	19.00	0.00
tbiVehicleTrips	CNW_TTP	19.00	0.00
tbiVehicleTrips	CNW_TTP	19.00	0.00
tbiVehicleTrips	CNW_TTP	19.00	0.00
tbiVehicleTrips	CNW_TTP	19.00	0.00
tbiVehicleTrips	CNW_TTP	19.00	0.00
tbiVehicleTrips	CW_TL	16.60	0.00
tbiVehicleTrips	CW_TL	16.60	0.00

Bedford Market place (Grading & Import Activity) - Riverside-South Coast County, Summer

tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TTP	33.00	0.00
tblVehicleTrips	CW_TTP	6.60	0.00
tblVehicleTrips	CW_TTP	12.70	0.00
tblVehicleTrips	CW_TTP	2.20	0.00
tblVehicleTrips	CW_TTP	2.00	0.00
tblVehicleTrips	CW_TTP	16.90	0.00
tblVehicleTrips	CW_TTP	8.50	0.00
tblVehicleTrips	CW_TTP	19.40	0.00
tblVehicleTrips	CW_TTP	12.00	0.00
tblVehicleTrips	CW_TTP	16.30	0.00
tblVehicleTrips	DV_TP	51.00	0.00
tblVehicleTrips	DV_TP	26.00	0.00
tblVehicleTrips	DV_TP	58.00	0.00
tblVehicleTrips	DV_TP	21.00	0.00
tblVehicleTrips	DV_TP	27.00	0.00
tblVehicleTrips	DV_TP	39.00	0.00
tblVehicleTrips	DV_TP	20.00	0.00
tblVehicleTrips	DV_TP	38.00	0.00
tblVehicleTrips	DV_TP	18.00	0.00

Bedford Market place (Grading & Import Activity) - Riverside-South Coast County, Summer

tbiVehicleTrips	DV_TP	35.00	0.00
tbiVehicleTrips	PB_TP	28.00	0.00
tbiVehicleTrips	PB_TP	47.00	0.00
tbiVehicleTrips	PB_TP	14.00	0.00
tbiVehicleTrips	PB_TP	50.00	0.00
tbiVehicleTrips	PB_TP	59.00	0.00
tbiVehicleTrips	PB_TP	9.00	0.00
tbiVehicleTrips	PB_TP	43.00	0.00
tbiVehicleTrips	PB_TP	4.00	0.00
tbiVehicleTrips	PB_TP	44.00	0.00
tbiVehicleTrips	PB_TP	11.00	0.00
tbiVehicleTrips	PR_TP	21.00	0.00
tbiVehicleTrips	PR_TP	27.00	0.00
tbiVehicleTrips	PR_TP	28.00	0.00
tbiVehicleTrips	PR_TP	29.00	0.00
tbiVehicleTrips	PR_TP	14.00	0.00
tbiVehicleTrips	PR_TP	52.00	0.00
tbiVehicleTrips	PR_TP	37.00	0.00
tbiVehicleTrips	PR_TP	58.00	0.00
tbiVehicleTrips	PR_TP	38.00	0.00
tbiVehicleTrips	PR_TP	54.00	0.00
tbiVehicleTrips	ST_TR	23.72	0.00
tbiVehicleTrips	ST_TR	86.32	0.00
tbiVehicleTrips	ST_TR	6.21	0.00
tbiVehicleTrips	ST_TR	722.03	0.00
tbiVehicleTrips	ST_TR	168.56	0.00
tbiVehicleTrips	ST_TR	20.87	0.00

Bedford Market place (Grading & Import Activity) - Riverside-South Coast County, Summer

tblVehicleTrips	ST_TR	158.37	0.00
tblVehicleTrips	ST_TR	8.19	0.00
tblVehicleTrips	ST_TR	94.36	0.00
tblVehicleTrips	ST_TR	49.97	0.00
tblVehicleTrips	SU_TR	11.88	0.00
tblVehicleTrips	SU_TR	31.90	0.00
tblVehicleTrips	SU_TR	5.83	0.00
tblVehicleTrips	SU_TR	542.72	0.00
tblVehicleTrips	SU_TR	168.56	0.00
tblVehicleTrips	SU_TR	26.73	0.00
tblVehicleTrips	SU_TR	131.84	0.00
tblVehicleTrips	SU_TR	5.95	0.00
tblVehicleTrips	SU_TR	72.16	0.00
tblVehicleTrips	SU_TR	25.24	0.00
tblVehicleTrips	WD_TR	23.72	0.00
tblVehicleTrips	WD_TR	148.15	0.00
tblVehicleTrips	WD_TR	74.06	0.00
tblVehicleTrips	WD_TR	496.12	0.00
tblVehicleTrips	WD_TR	168.56	0.00
tblVehicleTrips	WD_TR	32.93	0.00
tblVehicleTrips	WD_TR	127.15	0.00
tblVehicleTrips	WD_TR	8.17	0.00
tblVehicleTrips	WD_TR	89.95	0.00
tblVehicleTrips	WD_TR	42.70	0.00
tblWater	IndoorWaterUseRate	338,691.99	0.00
tblWater	IndoorWaterUseRate	237,737.51	0.00
tblWater	IndoorWaterUseRate	428,466.78	0.00

Bedford Market place (Grading & Import Activity) - Riverside-South Coast County, Summer

tbiWater	IndoorWaterUseRate	667,774.17	0.00
tbiWater	IndoorWaterUseRate	239,074.00	0.00
tbiWater	IndoorWaterUseRate	2,247,439.47	0.00
tbiWater	IndoorWaterUseRate	1,769,601.54	0.00
tbiWater	IndoorWaterUseRate	3,424,513.95	0.00
tbiWater	IndoorWaterUseRate	4,006,645.00	0.00
tbiWater	IndoorWaterUseRate	3,777,698.60	0.00
tbiWater	OutdoorWaterUseRate	207,585.41	0.00
tbiWater	OutdoorWaterUseRate	145,710.09	0.00
tbiWater	OutdoorWaterUseRate	1,101,771.72	0.00
tbiWater	OutdoorWaterUseRate	42,623.88	0.00
tbiWater	OutdoorWaterUseRate	146,529.23	0.00
tbiWater	OutdoorWaterUseRate	1,377,462.90	0.00
tbiWater	OutdoorWaterUseRate	112,953.29	0.00
tbiWater	OutdoorWaterUseRate	380,501.55	0.00
tbiWater	OutdoorWaterUseRate	255,743.30	0.00
tbiWater	OutdoorWaterUseRate	2,315,363.66	0.00

2.0 Emissions Summary

Bedford Market place (Grading & Import Activity) - Riverside-South Coast County, Summer

2.2 Overall Operational
Unmitigated Operational

Category	lb/day															
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Area	7.3387	2.7000e-004	0.0290	0.0000	1.0000e-004	1.0000e-004	1.0000e-004	1.0000e-004	1.0000e-004	1.0000e-004	0.0619	0.0619	0.0619	1.6000e-004	0.0000	0.0660
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	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	0.0000	0.0000
Total	7.3387	2.7000e-004	0.0290	0.0000	1.0000e-004	1.0000e-004	1.0000e-004	0.0000	1.0000e-004	1.0000e-004	0.0619	0.0619	0.0619	1.6000e-004	0.0000	0.0660

Mitigated Operational

Category	lb/day															
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Area	7.3387	2.7000e-004	0.0290	0.0000	1.0000e-004	1.0000e-004	1.0000e-004	1.0000e-004	1.0000e-004	1.0000e-004	0.0619	0.0619	0.0619	1.6000e-004	0.0000	0.0660
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	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	0.0000	0.0000
Total	7.3387	2.7000e-004	0.0290	0.0000	1.0000e-004	1.0000e-004	1.0000e-004	0.0000	1.0000e-004	1.0000e-004	0.0619	0.0619	0.0619	1.6000e-004	0.0000	0.0660

Bedford Market place (Grading & Import Activity) - Riverside-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
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	Import Activities	Site Preparation	1/1/2020	6/24/2020	5	126	
2	Grading	Grading	1/1/2020	6/24/2020	5	126	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 441

Acres of Paving: 0

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

OffRoad Equipment

Bedford Market place (Grading & Import Activity) - Riverside-South Coast County, Summer

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Import Activities	Off-Highway Trucks	1	8.00	402	0.38
Import Activities	Other Construction Equipment	1	8.00	172	0.42
Import Activities	Rubber Tired Dozers	1	8.00	247	0.40
Import Activities	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Excavators	0	8.00	158	0.38
Grading	Graders	0	8.00	187	0.41
Grading	Off-Highway Trucks	1	8.00	402	0.38
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	3	8.00	367	0.48
Grading	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
Import Activities	4	10.00	0.00	62.857.00	14.70	6.90	2.80	LD_Mix	HDT_Mix	HHDT
Grading	5	25.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Water Exposed Area

Bedford Market place (Grading & Import Activity) - Riverside-South Coast County, Summer

3.2 Import Activities - 2020

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Fugitive Dust					7.5248	0.0000	7.5248	3.4917	0.0000	3.4917			0.0000			0.0000
Off-Road	2.4461	24.9992	14.3435	0.0310	1.1949	1.1949	1.1949	1.0993	1.0993	1.0993		3.005.537	3,005.537	0.9721		3,029.838
Total	2.4461	24.9992	14.3435	0.0310	7.5248	1.1949	8.7197	3.4917	1.0993	4.5910		3,005.537	3,005.537	0.9721		3,029.838

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	1.2140	63.3189	5.8295	0.1166	1.2309	0.0689	1.2998	0.3382	0.0660	0.4042		12.350.18	12,350.18	1.7834		12,394.76
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	0.0509	0.0301	0.4032	1.1100e-003	0.1118	6.8000e-004	0.1125	0.0296	6.2000e-004	0.0303		110.1595	110.1595	2.8200e-003		110.2301
Total	1.2649	63.3490	6.2327	0.1177	1.3427	0.0696	1.4123	0.3679	0.0666	0.4345		12,460.34	12,460.34	1.7862		12,504.99

Bedford Market place (Grading & Import Activity) - Riverside-South Coast County, Summer

3.2 Import Activities - 2020

Mitigated Construction On-Site

Category	lb/day											CO2e				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2		NBio- CO2	Total CO2	CH4	N2O
Fugitive Dust					2.9347	0.0000	2.9347	1.3618	0.0000	1.3618			0.0000			0.0000
Off-Road	1.4712	14.1201	14.0454	0.0310		0.6539	0.6539	0.6027	0.6027	0.6027	0.0000	3,005.537	3,005.537	0.9721		3,029.838
Total	1.4712	14.1201	14.0464	0.0310	2.9347	0.6539	3.5885	1.3618	0.6027	1.9644	0.0000	3,005.537	3,005.537	0.9721		3,029.838

Mitigated Construction Off-Site

Category	lb/day											CO2e				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2		NBio- CO2	Total CO2	CH4	N2O
Hauling	1.2140	63.3189	5.8295	0.1166	1.2309	0.0689	1.2998	0.3382	0.0660	0.4042		12,350.18	12,350.18	1.7834		12,394.76
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	0.0509	0.0301	0.4032	1.1100e-003	0.1118	6.8000e-004	0.1125	0.0296	6.2000e-004	0.0303		110.1595	110.1595	2.8200e-003		110.2301
Total	1.2649	63.3490	6.2327	0.1177	1.3427	0.0696	1.4123	0.3679	0.0666	0.4345		12,460.34	12,460.34	1.7862		12,504.99

Bedford Market place (Grading & Import Activity) - Riverside-South Coast County, Summer

3.3 Grading - 2020

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Fugitive Dust					9.7338	0.0000	9.7338	3.7110	0.0000	3.7110			0.0000			0.0000
Off-Road	4.7213	52.9112	30.3175	0.0672		2.1604	2.1604	1.9876	1.9876			6.507.009 ₉	6.507.009 ₉	2.1045		6,559.622 ₃
Total	4.7213	52.9112	30.3175	0.0672	9.7338	2.1604	11.8943	3.7110	1.9876	5.6986		6,507.009₉	6,507.009₉	2.1045		6,559.622₃

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	0.1272	0.0752	1.0080	2.7700e-003	0.2794	1.6900e-003	0.2811	0.0741	1.5600e-003	0.0757			275.3986	7.0600e-003		275.5751
Total	0.1272	0.0752	1.0080	2.7700e-003	0.2794	1.6900e-003	0.2811	0.0741	1.5600e-003	0.0757		275.3986	275.3986	7.0600e-003		275.5751

Bedford Market place (Grading & Import Activity) - Riverside-South Coast County, Summer

3.3 Grading - 2020

Mitigated Construction On-Site

Category	lb/day										lb/day					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Fugitive Dust	0.0000	0.0000	0.0000	0.0000	3.7962	0.0000	3.7962	1.4473	0.0000	1.4473	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.3269	9.1992	28.1494	0.0672	0.3189	0.3189	0.3189	0.3004	0.3004	0.3004	0.0000	6,507.0099	6,507.0099	2.1045	6,559.6223	
Total	1.3269	9.1992	28.1494	0.0672	3.7962	0.3189	4.1151	1.4473	0.3004	1.7477	0.0000	6,507.0099	6,507.0099	2.1045	6,559.6223	

Mitigated Construction Off-Site

Category	lb/day										lb/day					
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	0.1272	0.0752	1.0080	2.7700e-003	0.2794	1.6900e-003	0.2811	0.0741	1.5600e-003	0.0757	275.3986	275.3986	275.3986	7.0600e-003	7.0600e-003	275.5751
Total	0.1272	0.0752	1.0080	2.7700e-003	0.2794	1.6900e-003	0.2811	0.0741	1.5600e-003	0.0757	275.3986	275.3986	275.3986	7.0600e-003	7.0600e-003	275.5751

4.0 Operational Detail - Mobile

Bedford Market place (Grading & Import Activity) - Riverside-South Coast County, Summer

4.1 Mitigation Measures Mobile

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

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated Annual VMT		Mitigated Annual VMT	
	Weekday	Saturday	Sunday	Unmitigated Annual VMT	Mitigated Annual VMT	Unmitigated Annual VMT	Mitigated Annual VMT
Automobile Care Center	0.00	0.00	0.00				
Bank (with Drive-Through)	0.00	0.00	0.00				
Day-Care Center	0.00	0.00	0.00				
Fast Food Restaurant with Drive Thru	0.00	0.00	0.00				
Gasoline/Service Station	0.00	0.00	0.00				
Health Club	0.00	0.00	0.00				
High Turnover (Sit Down Restaurant)	0.00	0.00	0.00				
Hotel	0.00	0.00	0.00				
Quality Restaurant	0.00	0.00	0.00				
Regional Shopping Center	0.00	0.00	0.00				
Total	0.00	0.00	0.00				

4.3 Trip Type Information

Bedford Market place (Grading & Import Activity) - Riverside-South Coast County, Summer

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
Automobile Care Center	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Bank (with Drive-Through)	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Day-Care Center	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Fast Food Restaurant with Drive Thru	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Gasoline/Service Station	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Health Club	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
High Turnover (Sit Down)	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Hotel	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Quality Restaurant	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Regional Shopping Center	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Automobile Care Center	0.542116	0.037578	0.185203	0.118503	0.016241	0.005141	0.017392	0.068695	0.001383	0.001183	0.004582	0.000945	0.001038
Bank (with Drive-Through)	0.542116	0.037578	0.185203	0.118503	0.016241	0.005141	0.017392	0.068695	0.001383	0.001183	0.004582	0.000945	0.001038
Day-Care Center	0.542116	0.037578	0.185203	0.118503	0.016241	0.005141	0.017392	0.068695	0.001383	0.001183	0.004582	0.000945	0.001038
Fast Food Restaurant with Drive Thru	0.542116	0.037578	0.185203	0.118503	0.016241	0.005141	0.017392	0.068695	0.001383	0.001183	0.004582	0.000945	0.001038
Gasoline/Service Station	0.542116	0.037578	0.185203	0.118503	0.016241	0.005141	0.017392	0.068695	0.001383	0.001183	0.004582	0.000945	0.001038
Health Club	0.542116	0.037578	0.185203	0.118503	0.016241	0.005141	0.017392	0.068695	0.001383	0.001183	0.004582	0.000945	0.001038
High Turnover (Sit Down Restaurant)	0.542116	0.037578	0.185203	0.118503	0.016241	0.005141	0.017392	0.068695	0.001383	0.001183	0.004582	0.000945	0.001038
Hotel	0.542116	0.037578	0.185203	0.118503	0.016241	0.005141	0.017392	0.068695	0.001383	0.001183	0.004582	0.000945	0.001038
Quality Restaurant	0.542116	0.037578	0.185203	0.118503	0.016241	0.005141	0.017392	0.068695	0.001383	0.001183	0.004582	0.000945	0.001038
Regional Shopping Center	0.542116	0.037578	0.185203	0.118503	0.016241	0.005141	0.017392	0.068695	0.001383	0.001183	0.004582	0.000945	0.001038

5.0 Energy Detail

Historical Energy Use: N

Bedford Market place (Grading & Import Activity) - Riverside-South Coast County, Summer

5.2 Energy by Land Use - NaturalGas

Mitigated

Land Use	NaturalGas Use KBTU/yr	lb/day										lb/day						
		ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e	
Automobile Care Center	0	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Bank (with Drive-Through)	0	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Day-Care Center	0	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant with Drive Thru	0	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Gasoline/Service Station	0	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Health Club	0	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	0	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hotel	0	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	0	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	0	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	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							

6.0 Area Detail

6.1 Mitigation Measures Area

Bedford Market place (Grading & Import Activity) - Riverside-South Coast County, Summer

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Mitigated	7.3387	2.7000e-004	0.0290	0.0000	1.0000e-004	1.0000e-004	1.0000e-004	1.0000e-004	1.0000e-004	1.0000e-004		0.0619	0.0619	1.6000e-004		0.0660
Unmitigated	7.3387	2.7000e-004	0.0290	0.0000	1.0000e-004	1.0000e-004	1.0000e-004	1.0000e-004	1.0000e-004	1.0000e-004		0.0619	0.0619	1.6000e-004		0.0660

6.2 Area by SubCategory

Unmitigated

SubCategory	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Architectural Coating	0.8340					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	6.5020					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.7100e-003	2.7000e-004	0.0290	0.0000	1.0000e-004	1.0000e-004	1.0000e-004		1.0000e-004	1.0000e-004		0.0619	0.0619	1.6000e-004		0.0660
Total	7.3387	2.7000e-004	0.0290	0.0000	1.0000e-004	1.0000e-004	1.0000e-004		1.0000e-004	1.0000e-004		0.0619	0.0619	1.6000e-004		0.0660

Bedford Market place (Grading & Import Activity) - Riverside-South Coast County, Summer

6.2 Area by SubCategory

Mitigated

SubCategory	lb/day																
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Biogenic CO2	NBiogenic CO2	Total CO2	CH4	N2O	CO2e	
Architectural Coating	0.8340					0.0000	0.0000		0.0000	0.0000			0.0000				0.0000
Consumer Products	6.5020					0.0000	0.0000		0.0000	0.0000			0.0000				0.0000
Landscaping	2.7100e-003	2.7000e-004	0.0290	0.0000	1.0000e-004	1.0000e-004	1.0000e-004	1.0000e-004	1.0000e-004	1.0000e-004	0.0619	0.0619	0.0619	1.6000e-004			0.0660
Total	7.3387	2.7000e-004	0.0290	0.0000	1.0000e-004	1.0000e-004	1.0000e-004	1.0000e-004	1.0000e-004	1.0000e-004	0.0619	0.0619	0.0619	1.6000e-004			0.0660

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
----------------	--------	-----------	-----------	-------------	-------------	-----------

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Bedford Market place (Grading & Import Activity) - Riverside-South Coast County, Summer

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

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
----------------	--------	----------------	-----------------	---------------	-----------

User Defined Equipment

Equipment Type	Number
----------------	--------

11.0 Vegetation

Bedford Market place (Grading & Import Activity) - Riverside-South Coast County, Winter

Bedford Market place (Grading & Import Activity)

Riverside-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Bank (with Drive-Through)	6.00	1000sqft	0.14	6,000.00	0
Day-Care Center	9.99	1000sqft	0.23	9,990.00	0
Fast Food Restaurant with Drive Thru	2.20	1000sqft	0.05	2,200.00	0
Health Club	38.00	1000sqft	0.87	38,000.00	0
High Turnover (Sit Down Restaurant)	5.83	1000sqft	0.13	5,830.00	0
Hotel	135.00	Room	4.50	196,020.00	0
Quality Restaurant	13.20	1000sqft	0.30	13,200.00	0
Automobile Care Center	3.60	1000sqft	0.08	3,600.00	0
Gasoline/Service Station	18.00	Pump	0.06	2,541.15	0
Regional Shopping Center	51.00	1000sqft	1.17	51,000.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.4	Precipitation Freq (Days)	28
Climate Zone	10			Operational Year	2021

Utility Company Southern California Edison

CO2 Intensity (lb/MW/hr)	702.44	CH4 Intensity (lb/MW/hr)	0.029	N2O Intensity (lb/MW/hr)	0.006
--------------------------	--------	--------------------------	-------	--------------------------	-------

1.3 User Entered Comments & Non-Default Data

Bedford Market place (Grading & Import Activity) - Riverside-South Coast County, Winter

Project Characteristics -

Land Use -

Construction Phase - Preliminary Run

Off-road Equipment - Preliminary Run Only.

Off-road Equipment - Preliminary Run Only.

Trips and VMT - Preliminary Run

Grading - Preliminary Run

Vehicle Trips - Preliminary Run

Area Coating -

Energy Use - Preliminary Run

Water And Wastewater - Preliminary Run

Solid Waste - Preliminary Run

Construction Off-road Equipment Mitigation - Tier 4

Fleet Mix - Preliminary Run

Table Name	Column Name	Default Value	New Value
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	2.00
tblConstEquipMitigation	NumberOfEquipmentMitigated	0.00	3.00
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstEquipMitigation	Tier	No Change	Tier 4 Final
tblConstructionPhase	NumDays	20.00	126.00
tblConstructionPhase	NumDays	10.00	126.00
tblEnergyUse	LightingElect	2.93	0.00
tblEnergyUse	LightingElect	2.93	0.00
tblEnergyUse	LightingElect	3.03	0.00
tblEnergyUse	LightingElect	6.62	0.00
tblEnergyUse	LightingElect	2.93	0.00

Bedford Market place (Grading & Import Activity) - Riverside-South Coast County, Winter

tblEnergyUse	LightingElect	2.93	0.00
tblEnergyUse	LightingElect	6.62	0.00
tblEnergyUse	LightingElect	5.44	0.00
tblEnergyUse	LightingElect	6.62	0.00
tblEnergyUse	LightingElect	5.61	0.00
tblEnergyUse	NT24E	5.02	0.00
tblEnergyUse	NT24E	5.02	0.00
tblEnergyUse	NT24E	1.49	0.00
tblEnergyUse	NT24E	28.48	0.00
tblEnergyUse	NT24E	5.02	0.00
tblEnergyUse	NT24E	5.02	0.00
tblEnergyUse	NT24E	28.48	0.00
tblEnergyUse	NT24E	6.23	0.00
tblEnergyUse	NT24E	28.48	0.00
tblEnergyUse	NT24E	2.44	0.00
tblEnergyUse	NT24NG	17.13	0.00
tblEnergyUse	NT24NG	17.13	0.00
tblEnergyUse	NT24NG	1.79	0.00
tblEnergyUse	NT24NG	195.77	0.00
tblEnergyUse	NT24NG	17.13	0.00
tblEnergyUse	NT24NG	17.13	0.00
tblEnergyUse	NT24NG	195.77	0.00
tblEnergyUse	NT24NG	4.86	0.00
tblEnergyUse	NT24NG	195.77	0.00
tblEnergyUse	NT24NG	0.30	0.00
tblEnergyUse	T24E	2.20	0.00
tblEnergyUse	T24E	2.20	0.00

Bedford Market place (Grading & Import Activity) - Riverside-South Coast County, Winter

tblEnergyUse	T24E	2.78	0.00
tblEnergyUse	T24E	12.38	0.00
tblEnergyUse	T24E	2.20	0.00
tblEnergyUse	T24E	2.20	0.00
tblEnergyUse	T24E	12.38	0.00
tblEnergyUse	T24E	6.47	0.00
tblEnergyUse	T24E	12.38	0.00
tblEnergyUse	T24E	4.58	0.00
tblEnergyUse	T24NG	15.36	0.00
tblEnergyUse	T24NG	15.36	0.00
tblEnergyUse	T24NG	6.97	0.00
tblEnergyUse	T24NG	77.67	0.00
tblEnergyUse	T24NG	15.36	0.00
tblEnergyUse	T24NG	15.36	0.00
tblEnergyUse	T24NG	77.67	0.00
tblEnergyUse	T24NG	1.92	0.00
tblGrading	AcresOfGrading	378.00	441.00
tblGrading	AcresOfGrading	0.00	126.00
tblGrading	MaterialImported	0.00	440,000.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	0.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	0.00
tblSolidWaste	SolidWasteGenerationRate	13.75	0.00

Bedford Market place (Grading & Import Activity) - Riverside-South Coast County, Winter

tblSolidWaste	SolidWasteGenerationRate	5.60	0.00
tblSolidWaste	SolidWasteGenerationRate	12.99	0.00
tblSolidWaste	SolidWasteGenerationRate	25.34	0.00
tblSolidWaste	SolidWasteGenerationRate	9.70	0.00
tblSolidWaste	SolidWasteGenerationRate	216.60	0.00
tblSolidWaste	SolidWasteGenerationRate	69.38	0.00
tblSolidWaste	SolidWasteGenerationRate	73.91	0.00
tblSolidWaste	SolidWasteGenerationRate	12.04	0.00
tblSolidWaste	SolidWasteGenerationRate	53.55	0.00
tblTripsAndVMT	HaulingTripLength	20.00	2.80
tblTripsAndVMT	HaulingTripNumber	55,000.00	62,857.00
tblTripsAndVMT	WorkerTripNumber	13.00	25.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TL	8.40	0.00
tblVehicleTrips	CC_TTP	48.00	0.00
tblVehicleTrips	CC_TTP	74.40	0.00
tblVehicleTrips	CC_TTP	82.30	0.00
tblVehicleTrips	CC_TTP	78.80	0.00
tblVehicleTrips	CC_TTP	79.00	0.00

Bedford Market place (Grading & Import Activity) - Riverside-South Coast County, Winter

tblVehicleTrips	CC_TTP	64.10	0.00
tblVehicleTrips	CC_TTP	72.50	0.00
tblVehicleTrips	CC_TTP	61.60	0.00
tblVehicleTrips	CC_TTP	69.00	0.00
tblVehicleTrips	CC_TTP	64.70	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TL	6.90	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CNW_TTP	5.00	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CNW_TTP	19.00	0.00
tblVehicleTrips	CW_TL	16.60	0.00
tblVehicleTrips	CW_TL	16.60	0.00

Bedford Market place (Grading & Import Activity) - Riverside-South Coast County, Winter

tblVehicleTrips	DV_TP	35.00	0.00
tblVehicleTrips	PB_TP	28.00	0.00
tblVehicleTrips	PB_TP	47.00	0.00
tblVehicleTrips	PB_TP	14.00	0.00
tblVehicleTrips	PB_TP	50.00	0.00
tblVehicleTrips	PB_TP	59.00	0.00
tblVehicleTrips	PB_TP	9.00	0.00
tblVehicleTrips	PB_TP	43.00	0.00
tblVehicleTrips	PB_TP	4.00	0.00
tblVehicleTrips	PB_TP	44.00	0.00
tblVehicleTrips	PB_TP	11.00	0.00
tblVehicleTrips	PR_TP	21.00	0.00
tblVehicleTrips	PR_TP	27.00	0.00
tblVehicleTrips	PR_TP	28.00	0.00
tblVehicleTrips	PR_TP	29.00	0.00
tblVehicleTrips	PR_TP	14.00	0.00
tblVehicleTrips	PR_TP	52.00	0.00
tblVehicleTrips	PR_TP	37.00	0.00
tblVehicleTrips	PR_TP	58.00	0.00
tblVehicleTrips	PR_TP	38.00	0.00
tblVehicleTrips	PR_TP	54.00	0.00
tblVehicleTrips	ST_TR	23.72	0.00
tblVehicleTrips	ST_TR	86.32	0.00
tblVehicleTrips	ST_TR	6.21	0.00
tblVehicleTrips	ST_TR	722.03	0.00
tblVehicleTrips	ST_TR	168.56	0.00
tblVehicleTrips	ST_TR	20.87	0.00

Bedford Market place (Grading & Import Activity) - Riverside-South Coast County, Winter

tblVehicleTrips	ST_TR	158.37	0.00
tblVehicleTrips	ST_TR	8.19	0.00
tblVehicleTrips	ST_TR	94.36	0.00
tblVehicleTrips	ST_TR	49.97	0.00
tblVehicleTrips	SU_TR	11.88	0.00
tblVehicleTrips	SU_TR	31.90	0.00
tblVehicleTrips	SU_TR	5.83	0.00
tblVehicleTrips	SU_TR	542.72	0.00
tblVehicleTrips	SU_TR	168.56	0.00
tblVehicleTrips	SU_TR	26.73	0.00
tblVehicleTrips	SU_TR	131.84	0.00
tblVehicleTrips	SU_TR	5.95	0.00
tblVehicleTrips	SU_TR	72.16	0.00
tblVehicleTrips	SU_TR	25.24	0.00
tblVehicleTrips	WD_TR	23.72	0.00
tblVehicleTrips	WD_TR	148.15	0.00
tblVehicleTrips	WD_TR	74.06	0.00
tblVehicleTrips	WD_TR	496.12	0.00
tblVehicleTrips	WD_TR	168.56	0.00
tblVehicleTrips	WD_TR	32.93	0.00
tblVehicleTrips	WD_TR	127.15	0.00
tblVehicleTrips	WD_TR	8.17	0.00
tblVehicleTrips	WD_TR	89.95	0.00
tblVehicleTrips	WD_TR	42.70	0.00
tblWater	IndoorWaterUseRate	338,691.99	0.00
tblWater	IndoorWaterUseRate	237,737.51	0.00
tblWater	IndoorWaterUseRate	428,466.78	0.00

Bedford Market place (Grading & Import Activity) - Riverside-South Coast County, Winter

tblWater	IndoorWaterUseRate	667,774.17	0.00
tblWater	IndoorWaterUseRate	239,074.00	0.00
tblWater	IndoorWaterUseRate	2,247,439.47	0.00
tblWater	IndoorWaterUseRate	1,769,601.54	0.00
tblWater	IndoorWaterUseRate	3,424,513.95	0.00
tblWater	IndoorWaterUseRate	4,006,645.00	0.00
tblWater	IndoorWaterUseRate	3,777,698.60	0.00
tblWater	OutdoorWaterUseRate	207,585.41	0.00
tblWater	OutdoorWaterUseRate	145,710.09	0.00
tblWater	OutdoorWaterUseRate	1,101,771.72	0.00
tblWater	OutdoorWaterUseRate	42,623.88	0.00
tblWater	OutdoorWaterUseRate	146,529.23	0.00
tblWater	OutdoorWaterUseRate	1,377,462.90	0.00
tblWater	OutdoorWaterUseRate	112,953.29	0.00
tblWater	OutdoorWaterUseRate	380,501.55	0.00
tblWater	OutdoorWaterUseRate	255,743.30	0.00
tblWater	OutdoorWaterUseRate	2,315,363.66	0.00

2.0 Emissions Summary

Bedford Market place (Grading & Import Activity) - Riverside-South Coast County, Winter

2.2 Overall Operational
Unmitigated Operational

Category	lb/day											lb/day				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Area	7.3387	2.7000e-004	0.0290	0.0000	1.0000e-004	1.0000e-004	1.0000e-004	1.0000e-004	1.0000e-004	1.0000e-004	0.0619	0.0619	0.0619	1.6000e-004	0.0000	0.0660
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	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	0.0000	0.0000
Total	7.3387	2.7000e-004	0.0290	0.0000	1.0000e-004	1.0000e-004	1.0000e-004	0.0000	1.0000e-004	1.0000e-004	0.0619	0.0619	0.0619	1.6000e-004	0.0000	0.0660

Mitigated Operational

Category	lb/day											lb/day				
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Area	7.3387	2.7000e-004	0.0290	0.0000	1.0000e-004	1.0000e-004	1.0000e-004	1.0000e-004	1.0000e-004	1.0000e-004	0.0619	0.0619	0.0619	1.6000e-004	0.0000	0.0660
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	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	0.0000	0.0000
Total	7.3387	2.7000e-004	0.0290	0.0000	1.0000e-004	1.0000e-004	0.0000	1.0000e-004	1.0000e-004	1.0000e-004	0.0619	0.0619	0.0619	1.6000e-004	0.0000	0.0660

Bedford Market place (Grading & Import Activity) - Riverside-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	Import Activities	Site Preparation	1/1/2020	6/24/2020	5	126	
2	Grading	Grading	1/1/2020	6/24/2020	5	126	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 441

Acres of Paving: 0

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

OffRoad Equipment

Bedford Market place (Grading & Import Activity) - Riverside-South Coast County, Winter

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Import Activities	Off-Highway Trucks	1	8.00	402	0.38
Import Activities	Other Construction Equipment	1	8.00	172	0.42
Import Activities	Rubber Tired Dozers	1	8.00	247	0.40
Import Activities	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Excavators	0	8.00	158	0.38
Grading	Graders	0	8.00	187	0.41
Grading	Off-Highway Trucks	1	8.00	402	0.38
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Scrapers	3	8.00	367	0.48
Grading	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
Import Activities	4	10.00	0.00	62,857.00	14.70	6.90	2.80	LD_Mix	HDT_Mix	HHDT
Grading	5	25.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Use Cleaner Engines for Construction Equipment

Water Exposed Area

Bedford Market place (Grading & Import Activity) - Riverside-South Coast County, Winter

3.2 Import Activities - 2020

Unmitigated Construction On-Site

Category	lb/day															
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Fugitive Dust					7.5248	0.0000	7.5248	3.4917	0.0000	3.4917			0.0000			0.0000
Off-Road	2.4461	24.9992	14.3435	0.0310	1.1949	1.1949	1.1949	1.0993	1.0993	1.0993		3,005.537	3,005.537	0.9721		3,029.838
Total	2.4461	24.9992	14.3435	0.0310	7.5248	1.1949	8.7197	3.4917	1.0993	4.5910		3,005.537	3,005.537	0.9721		3,029.838

Unmitigated Construction Off-Site

Category	lb/day															
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	1.3476	61.4861	8.3656	0.1071	1.2309	0.0743	1.3052	0.3382	0.0711	0.4093			11,342.00	2.0108		11,392.27
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			42	0.0000		41
Worker	0.0498	0.0311	0.3262	9.9000e-004	0.1118	6.8000e-004	0.1125	0.0296	6.2000e-004	0.0303			98.8236	2.4500e-003		98.8849
Total	1.3976	61.5173	8.6918	0.1081	1.3427	0.0750	1.4176	0.3679	0.0717	0.4396			11,440.82	2.0132		11,491.15

Bedford Market place (Grading & Import Activity) - Riverside-South Coast County, Winter

3.2 Import Activities - 2020

Mitigated Construction On-Site

Category	lb/day															
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Fugitive Dust					2.9347	0.0000	2.9347	1.3618	0.0000	1.3618			0.0000			0.0000
Off-Road	1.4712	14.1201	14.0454	0.0310	0.6539	0.6539	0.6539	0.6027	0.6027	0.6027	0.0000	3,005.537	3,005.537	0.9721		3,029,838
Total	1.4712	14.1201	14.0454	0.0310	2.9347	0.6539	3.5885	1.3618	0.6027	1.9644	0.0000	3,005.537	3,005.537	0.9721		3,029,838

Mitigated Construction Off-Site

Category	lb/day															
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	1.3476	61.4861	8.3656	0.1071	1.2309	0.0743	1.3052	0.3382	0.0711	0.4093		11,342.00	11,342.00	2.0108		11,392,274
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	0.0498	0.0311	0.3262	9.9000e-004	0.1118	6.8000e-004	0.1125	0.0296	6.2000e-004	0.0303		98.8236	98.8236	2.4500e-003		98.8849
Total	1.3975	61.5173	8.6918	0.1081	1.3427	0.0750	1.4176	0.3679	0.0717	0.4396		11,440.82	11,440.82	2.0132		11,491,159

Bedford Market place (Grading & Import Activity) - Riverside-South Coast County, Winter

3.3 Grading - 2020

Unmitigated Construction On-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Fugitive Dust					9.7338	0.0000	9.7338	3.7110	0.0000	3.7110			0.0000			0.0000
Off-Road	4.7213	52.9112	30.3175	0.0672		2.1604	2.1604		1.9876	1.9876		6.507.009	6.507.009	2.1045		6.559.622
Total	4.7213	52.9112	30.3175	0.0672	9.7338	2.1604	11.8943	3.7110	1.9876	5.6986		6,507.009	6,507.009	2.1045		6,559.622

Unmitigated Construction Off-Site

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	0.1246	0.0778	0.8154	2.4800e-003	0.2794	1.6900e-003	0.2811	0.0741	1.5600e-003	0.0757		247.0590	247.0590	6.1400e-003		247.2124
Total	0.1246	0.0778	0.8154	2.4800e-003	0.2794	1.6900e-003	0.2811	0.0741	1.5600e-003	0.0757		247.0590	247.0590	6.1400e-003		247.2124

Bedford Market place (Grading & Import Activity) - Riverside-South Coast County, Winter

3.3 Grading - 2020

Mitigated Construction On-Site

Category	lb/day															
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Fugitive Dust					3.7962	0.0000	3.7962	1.4473	0.0000	1.4473			0.0000			0.0000
Off-Road	1.3269	9.1992	28.1494	0.0672	0.3189	0.3189	0.3189	0.3004	0.3004	0.3004	0.0000	6,507.0099	6,507.0099	2.1045		6,559.6223
Total	1.3269	9.1992	28.1494	0.0672	3.7962	0.3189	4.1151	1.4473	0.3004	1.7477	0.0000	6,507.0099	6,507.0099	2.1045		6,559.6223

Mitigated Construction Off-Site

Category	lb/day															
	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000	0.0000		0.0000
Worker	0.1246	0.0778	0.8154	2.4800e-003	0.2794	1.6900e-003	0.2811	0.0741	1.5600e-003	0.0757		247.0590	247.0590	6.1400e-003		247.2124
Total	0.1246	0.0778	0.8154	2.4800e-003	0.2794	1.6900e-003	0.2811	0.0741	1.5600e-003	0.0757		247.0590	247.0590	6.1400e-003		247.2124

4.0 Operational Detail - Mobile

Bedford Market place (Grading & Import Activity) - Riverside-South Coast County, Winter

4.1 Mitigation Measures Mobile

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

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated Annual VMT	Mitigated Annual VMT
	Weekday	Saturday	Sunday		
Automobile Care Center	0.00	0.00	0.00		
Bank (with Drive-Through)	0.00	0.00	0.00		
Day-Care Center	0.00	0.00	0.00		
Fast Food Restaurant with Drive Thru	0.00	0.00	0.00		
Gasoline/Service Station	0.00	0.00	0.00		
Health Club	0.00	0.00	0.00		
High Turnover (Sit Down Restaurant)	0.00	0.00	0.00		
Hotel	0.00	0.00	0.00		
Quality Restaurant	0.00	0.00	0.00		
Regional Shopping Center	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

4.3 Trip Type Information

Bedford Market place (Grading & Import Activity) - Riverside-South Coast County, Winter

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	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Automobile Care Center	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Bank (with Drive-Through)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Day-Care Center	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Fast Food Restaurant with Drive Thru	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Gasoline/Service Station	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Health Club	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
High Turnover (Sit Down)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Hotel	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Quality Restaurant	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0
Regional Shopping Center	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Automobile Care Center	0.542116	0.037578	0.185203	0.118503	0.016241	0.005141	0.017392	0.068695	0.001383	0.001183	0.004582	0.000945	0.001038
Bank (with Drive-Through)	0.542116	0.037578	0.185203	0.118503	0.016241	0.005141	0.017392	0.068695	0.001383	0.001183	0.004582	0.000945	0.001038
Day-Care Center	0.542116	0.037578	0.185203	0.118503	0.016241	0.005141	0.017392	0.068695	0.001383	0.001183	0.004582	0.000945	0.001038
Fast Food Restaurant with Drive Thru	0.542116	0.037578	0.185203	0.118503	0.016241	0.005141	0.017392	0.068695	0.001383	0.001183	0.004582	0.000945	0.001038
Gasoline/Service Station	0.542116	0.037578	0.185203	0.118503	0.016241	0.005141	0.017392	0.068695	0.001383	0.001183	0.004582	0.000945	0.001038
Health Club	0.542116	0.037578	0.185203	0.118503	0.016241	0.005141	0.017392	0.068695	0.001383	0.001183	0.004582	0.000945	0.001038
High Turnover (Sit Down Restaurant)	0.542116	0.037578	0.185203	0.118503	0.016241	0.005141	0.017392	0.068695	0.001383	0.001183	0.004582	0.000945	0.001038
Hotel	0.542116	0.037578	0.185203	0.118503	0.016241	0.005141	0.017392	0.068695	0.001383	0.001183	0.004582	0.000945	0.001038
Quality Restaurant	0.542116	0.037578	0.185203	0.118503	0.016241	0.005141	0.017392	0.068695	0.001383	0.001183	0.004582	0.000945	0.001038
Regional Shopping Center	0.542116	0.037578	0.185203	0.118503	0.016241	0.005141	0.017392	0.068695	0.001383	0.001183	0.004582	0.000945	0.001038

5.0 Energy Detail

Historical Energy Use: N

Bedford Market place (Grading & Import Activity) - Riverside-South Coast County, Winter

5.2 Energy by Land Use - NaturalGas

Mitigated

Land Use	NaturalGas Use KBTU/yr	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio-CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e	
		lb/day																
Automobile Care Center	0	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Bank (with Drive-Through)	0	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Day-Care Center	0	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Fast Food Restaurant with Drive Thru	0	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Gasoline/Service Station	0	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Health Club	0	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
High Turnover (Sit Down Restaurant)	0	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hotel	0	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Quality Restaurant	0	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	0	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	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							

6.0 Area Detail

6.1 Mitigation Measures Area

Bedford Market place (Grading & Import Activity) - Riverside-South Coast County, Winter

Category	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Mitigated	7.3387	2.7000e-004	0.0290	0.0000	1.0000e-004	1.0000e-004	1.0000e-004	1.0000e-004	1.0000e-004	1.0000e-004	0.0619	0.0619	0.0619	1.6000e-004		0.0660
Unmitigated	7.3387	2.7000e-004	0.0290	0.0000	1.0000e-004	1.0000e-004	1.0000e-004	1.0000e-004	1.0000e-004	1.0000e-004	0.0619	0.0619	0.0619	1.6000e-004		0.0660

6.2 Area by SubCategory

Unmitigated

SubCategory	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Architectural Coating	0.8340				0.0000	0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	6.5020				0.0000	0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	2.7100e-003	2.7000e-004	0.0290	0.0000	1.0000e-004	1.0000e-004	1.0000e-004	1.0000e-004	1.0000e-004	1.0000e-004	0.0619	0.0619	0.0619	1.6000e-004		0.0660
Total	7.3387	2.7000e-004	0.0290	0.0000	1.0000e-004	1.0000e-004	1.0000e-004	1.0000e-004	1.0000e-004	1.0000e-004	0.0619	0.0619	0.0619	1.6000e-004		0.0660

Bedford Market place (Grading & Import Activity) - Riverside-South Coast County, Winter

6.2 Area by SubCategory

Mitigated

SubCategory	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
lb/day																
Architectural Coating	0.8340				0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Consumer Products	6.5020				0.0000	0.0000	0.0000	0.0000	0.0000	0.0000			0.0000			0.0000
Landscaping	2.7100e-003	2.7000e-004	0.0290	0.0000	1.0000e-004	1.0000e-004	1.0000e-004	1.0000e-004	1.0000e-004	1.0000e-004		0.0619	0.0619	1.6000e-004		0.0660
Total	7.3387	2.7000e-004	0.0290	0.0000	1.0000e-004	1.0000e-004	1.0000e-004	1.0000e-004	1.0000e-004	1.0000e-004		0.0619	0.0619	1.6000e-004		0.0660

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

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Bedford Market place (Grading & Import Activity) - Riverside-South Coast County, Winter

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

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type
----------------	--------	----------------	-----------------	---------------	-----------

User Defined Equipment

Equipment Type	Number
----------------	--------

11.0 Vegetation
