

APPENDIX 2

HOTEL MURRIETA AIR QUALITY, GLOBAL CLIMATE CHANGE, HEALTH RISK ASSESSMENT, AND ENERGY IMPACT ANALYSIS

City of Murrieta

September 19, 2019



Traffic Engineering • Transportation Planning • Parking • Noise & Vibration
Air Quality • Global Climate Change • Health Risk Assessment

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EXECUTIVE SUMMARY

The purpose of this air quality, global climate change, and health risk assessment impact analysis is to provide an assessment of the impacts resulting from development of the proposed Hotel Murrieta project and to identify measures that may be necessary to reduce potentially significant impacts.

CONSTRUCTION-SOURCE EMISSIONS

Project construction-source emissions would not exceed applicable regional thresholds of significance established by the South Coast Air Quality Management District (SCAQMD). For localized emissions, the project will not exceed applicable Localized Significance Thresholds (LSTs) established by the SCAQMD.

Project construction-source emissions would not conflict with the Basin Air Quality Management Plan (AQMP). As discussed herein, the project will comply with all applicable SCAQMD construction-source emission reduction rules and guidelines. Project construction source emissions would not cause or substantively contribute to violation of the California Ambient Air Quality Standards (CAAQS) or National Ambient Air Quality Standards (NAAQS).

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.

OPERATIONAL-SOURCE EMISSIONS

The project operational-sourced emissions would not exceed applicable regional thresholds of significance established by the SCAQMD. Project operational-source emissions would not result in or cause a significant localized air quality impact as discussed in the Operations-Related Local Air Quality Impacts section of this report. Additionally, project-related trips will not cause or result in CO concentrations exceeding applicable state and/or federal standards (CO "hotspots"). Project operational-source emissions would therefore not adversely affect sensitive receptors within the vicinity of the project.

Project operational-source emissions would not conflict with the Basin Air Quality Management Plan (AQMP). The project's emissions would meet SCAQMD regional thresholds and would not result in a significant cumulative impact. The project does not propose any such uses or activities that would result in potentially significant operational-source odor impacts. Potential operational-source odor impacts are therefore considered less than significant.

GREENHOUSE GASES

The project would not conflict with the goals of SB-32, the CARB Scoping Plan, the City of Murrieta Climate Action Plan; or the Southern California Association of Governments 2016-2040 RTP/SCS Sustainable Growth Chapter; therefore, the project would not conflict with an applicable plan, policy or regulation of an agency adopted for the purpose of reducing the emissions of greenhouse gases and greenhouse gas-related impacts are considered to be less than significant.

ENERGY

For new development such as that proposed by the Hotel Murrieta Project, compliance with California Building Standards Code Title 24 energy efficiency requirements (CalGreen), are considered demonstrable evidence of efficient use of energy. As discussed below, the project would provide for, and promote, energy efficiencies required under other applicable federal and State of California standards and regulations, and in

so doing would meet or exceed all California Building Standards Code Title 24 standards. Moreover, energy consumed by the project's operation is calculated to be comparable to, or less than, energy consumed by other hotel uses of similar scale and intensity that are constructed and operating in California. On this basis, the project would not result in the inefficient, wasteful, or unnecessary consumption of energy. Further, the project would not cause or result in the need for additional energy producing facilities or energy delivery systems.

1. INTRODUCTION

This section describes the purpose of this air quality, global climate change, health risk assessment impact analysis; project location, proposed development, and study area. Figure 1 shows the project location map and Figure 2 illustrates the project site plan.

PURPOSE AND OBJECTIVES

This study was performed to address the possibility of regional/local air quality impacts and global climate change impacts, from project related air emissions. The objectives of the study include:

- documentation of the atmospheric setting
- discussion of criteria pollutants and greenhouse gases
- discussion of the air quality and global climate change regulatory framework
- discussion of the air quality and greenhouse gases thresholds of significance
- analysis of the construction related air quality and greenhouse gas emissions
- discussion of health risk-related impacts to project
- analysis of the operations related air quality and greenhouse gas emissions
- analysis of the conformity of the proposed project with the SCAQMD AQMP
- recommendations for mitigation measures

The City of Murrieta is the lead agency for this air quality and greenhouse gas analysis, in accordance with the California Environmental Quality Act authorizing legislation. Although this is a technical report, every effort has been made to write the report clearly and concisely. To assist the reader with terms unique to air quality and global climate change, a definition of terms has been provided in Appendix A.

PROJECT LOCATION

The project site is generally located between Monroe Avenue and the Interstate 15/Interstate 215 interchange between Newton Azrak Street and Fig Street in the City of Murrieta. The project location is provided on Figure 1.

According to the SCAQMD's MATES-IV study, the project area has an estimated, existing ambient cancer risk of 419.56 in one million risk of cancer. In comparison, the average cancer risk for Riverside County is 223 in one million. This increased cancer risk is largely due to the proximity to the Interstate 215 and Interstate 15 Freeways.

PROJECT DESCRIPTION

The proposed project involves developing the site with a 257-room hotel and a parking lot with 461 parking spaces. The proposed hotel would also include banquet facilities, restaurant with indoor and outdoor dining, rooftop lounge, bar with interior and exterior seating, resort style pool complex with spa and children's activity fountain. The project includes roadway improvements as follows: Newton Azrak Street will be extended from its current eastern terminus to Monroe Avenue, Monroe Avenue will be constructed from the south project driveway to Guava Street, and Guava Street will be extended from its current eastern terminus to Monroe Avenue. Figure 2 illustrates the site plan.

PHASING AND TIMING

The proposed project is anticipated for opening in 2021. The project is anticipated to be built in one phase. Construction is anticipated to begin no sooner than April 2020 and take approximately eighteen months to complete.

SENSITIVE RECEPTORS IN PROJECT VICINITY

Those who are sensitive to air pollution include children, the elderly, and persons with preexisting respiratory or cardiovascular illness. For purposes of CEQA, the SCAQMD considers a sensitive receptor to be a location where a sensitive individual could remain for 24 hours, such as residences, hospitals, or convalescent facilities (South Coast Air Quality Management District 2008). Commercial and industrial facilities are not included in the definition because employees do not typically remain on-site for 24 hours. The project proposes a hotel, which is a commercial use offering short-term lodging, and is not considered to be a sensitive receptor.

The nearest sensitive receptors to the hotel site include the single-family detached residential uses located approximately 335 feet southwest and the preschool located approximately 460 feet northwest. As the project includes some off-site roadway improvements too, the closest receptors to the roadway improvements will be the preschool located approximately 55 feet south of the Monroe Avenue improvements. Single-family detached residential dwelling units are also located approximately 0.2 miles northwest and 0.2 miles northeast (across the Interstate 15 and Interstate 215 Freeways).

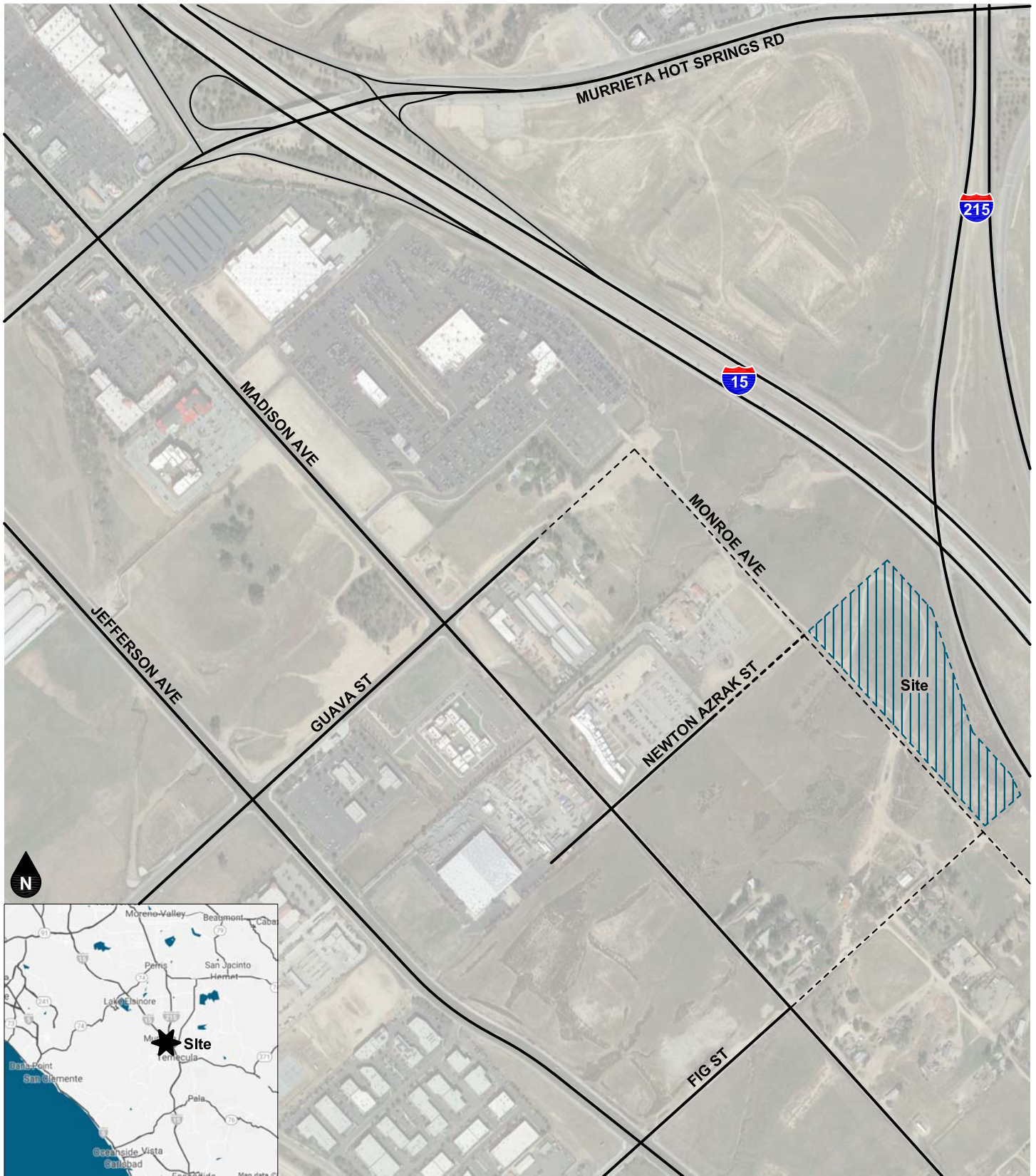


Figure 1
Project Location Map



MONROE AVENUE



Figure 2
Site Plan

2. ATMOSPHERIC SETTING

LOCAL AIR QUALITY

The project is located within the City of Murrieta in the portion of Riverside County that lies within the South Coast Air Basin (Basin). The project area is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD). The Basin is a 6,600-square-mile coastal plain bounded by the Pacific Ocean to the southwest and the San Gabriel, San Bernardino, and San Jacinto Mountains to the north and east. The Basin includes the non-desert portions of Los Angeles, Riverside, and San Bernardino counties, and all of Orange County.

The ambient concentrations of air pollutants are determined by the amount of emissions released by sources and the atmosphere's ability to transport and dilute such emissions. Natural factors that affect transport and dilution include terrain, wind, atmospheric stability, and sunlight. Therefore, existing air quality conditions in the area are determined by such natural factors as topography, meteorology, and climate, in addition to the amount of emissions released by existing air pollutant sources.

Atmospheric conditions such as wind speed, wind direction, and air temperature gradients interact with the physical features of the landscape to determine the movement and dispersal of air pollutants. The topography and climate of southern California combine to make the Basin an area of high air pollution potential. The Basin is a coastal plain with connecting broad valleys and low hills, bounded by the Pacific Ocean to the west and high mountains around the rest of the perimeter. The general region lies in the semi-permanent high-pressure zone of the eastern Pacific, resulting in a mild climate tempered by cool sea breezes with light average wind speeds.

The usually mild climatological pattern is disrupted occasionally by periods of extremely hot weather, winter storms, or Santa Ana winds. During the summer months, a warm air mass frequently descends over the cool, moist marine layer produced by the interaction between the ocean's surface and the lowest layer of the atmosphere. The warm upper layer forms a cap over the cool marine layer and inhibits the pollutants in the marine layer from dispersing upward. In addition, light winds during the summer further limit ventilation. Furthermore, sunlight triggers the photochemical reactions that produce ozone. The region experiences more days of sunlight than any other major urban area in the nation except Phoenix (SCAQMD, 2007).

The Murrieta area is an interior valley of the Basin. Clouds and fog that form along the coast infrequently extend as far inland as the Menifee valley, and usually burn off quickly after sunrise. Precipitation is greatest during the winter season from December through March. Average temperatures are typically highest during August and lowest during December. The highest and lowest average temperatures recorded were 98.6 degrees Fahrenheit (°F) and 35.4 °F, respectively (see Table 1).

**Table 1
Murrieta Monthly Climate Data¹**

Descriptor	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Avg. Max. Temperature	66.7	68.1	71.1	77.2	83.2	91.8	97.6	98.6	93.5	84.2	71.2	66.9
Avg. Min. Temperature	36.3	38.9	41.6	45.1	50.1	54.5	58.6	60.1	57.4	49.3	39.4	35.4
Avg. Total Precipitation (in.)	2.29	3.08	1.95	0.79	0.31	0.07	0.04	0.22	0.10	0.45	0.71	1.33

Notes:

(1) Source: <https://wrcc.dri.edu/cgi-bin/cliMAIN.pl?ca8655>.

Data taken from the Sun City, CA station (048655).

3. POLLUTANTS

Pollutants are generally classified as either criteria pollutants or non-criteria pollutants. Federal ambient air quality standards have been established for criteria pollutants, whereas no ambient standards have been established for non-criteria pollutants. For some criteria pollutants, separate standards have been set for different periods. Most standards have been set to protect public health. For some pollutants, standards have been based on other values (such as protection of crops, protection of materials, or avoidance of nuisance conditions). A summary of federal and state ambient air quality standards is provided in the Regulatory Framework section.

CRITERIA POLLUTANTS

The criteria pollutants consist of: ozone, nitrogen dioxide, carbon monoxide, sulfur dioxide, lead, and particulate matter. These pollutants can harm your health and the environment, and cause property damage. The Environmental Protection Agency (EPA) calls these pollutants “criteria” air pollutants because it regulates them by developing human health-based and/or environmentally-based criteria for setting permissible levels. The following provides descriptions of each of the criteria pollutants.

Nitrogen Dioxides

Nitrogen Oxides (NO_x) is the generic term for a group of highly reactive gases which contain nitrogen and oxygen. While most NO_x are colorless and odorless, concentrations of nitrogen dioxide (NO₂) can often be seen as a reddish-brown layer over many urban areas. NO_x form when fuel is burned at high temperatures, as in a combustion process. The primary manmade sources of NO_x are motor vehicles, electric utilities, and other industrial, commercial, and residential sources that burn fuel. NO_x reacts with other pollutants to form, ground-level ozone, nitrate particles, acid aerosols, as well as NO₂, which cause respiratory problems. NO_x and the pollutants formed from NO_x can be transported over long distances, following the patterns of prevailing winds. Therefore controlling NO_x is often most effective if done from a regional perspective, rather than focusing on the nearest sources.

Ozone

Ozone (O₃) is not usually emitted directly into the air but at ground-level is created by a chemical reaction between NO_x and volatile organic compounds (VOC) in the presence of sunlight. Motor vehicle exhaust, industrial emissions, gasoline vapors, chemical solvents as well as natural sources emit NO_x and VOC that help form ozone. Ground-level ozone is the primary constituent of smog. Sunlight and hot weather cause ground-level ozone to form with the greatest concentrations usually occurring downwind from urban areas. Ozone is subsequently considered a regional pollutant. Ground-level ozone is a respiratory irritant and an oxidant that increases susceptibility to respiratory infections and can cause substantial damage to vegetation and other materials. Because NO_x and VOC are ozone precursors, the health effects associated with ozone are also indirect health effects associated with significant levels of NO_x and VOC emissions.

Carbon Monoxide

Carbon monoxide (CO) is a colorless, odorless gas that is formed when carbon in fuel is not burned completely. It is a component of motor vehicle exhaust, which contributes about 56 percent of all CO emissions nationwide. In cities, 85 to 95 percent of all CO emissions may come from motor vehicle exhaust. Other sources of CO emissions include industrial processes (such as metals processing and chemical manufacturing), residential wood burning, and natural sources such as forest fires. Woodstoves, gas stoves, cigarette smoke, and unvented gas and kerosene space heaters are indoor sources of CO. The highest levels of CO in the outside air typically occur during the colder months of the year when inversion conditions are more frequent. The air pollution becomes trapped near the ground beneath a layer of warm air. CO is described as having only a local influence because it dissipates quickly. Since CO concentrations are strongly associated with motor

vehicle emissions, high CO concentrations generally occur in the immediate vicinity of roadways with high traffic volumes and traffic congestion, active parking lots, and in automobile tunnels. Areas adjacent to heavily traveled and congested intersections are particularly susceptible to high CO concentrations.

CO is a public health concern because it combines readily with hemoglobin and thus reduces the amount of oxygen transported in the bloodstream. The health threat from lower levels of CO is most serious for those who suffer from heart disease such as angina, clogged arteries, or congestive heart failure. For a person with heart disease, a single exposure to CO at low levels may cause chest pain and reduce that person's ability to exercise; repeated exposures may contribute to other cardiovascular effects. High levels of CO can affect even healthy people. People who breathe high levels of CO can develop vision problems, reduced ability to work or learn, reduced manual dexterity, and difficulty performing complex tasks. At extremely high levels, CO is poisonous and can cause death.

Sulfur Dioxide

Sulfur Oxide (SO_x) gases (including sulfur dioxide [SO₂]) are formed when fuel containing sulfur, such as coal and oil is burned, and from the refining of gasoline. SO_x dissolves easily in water vapor to form acid and interacts with other gases and particles in the air to form sulfates and other products that can be harmful to people and the environment.

Lead

Lead (Pb) is a metal found naturally in the environment as well as manufactured products. The major sources of lead emissions have historically been motor vehicles and industrial sources. Due to the phase out of leaded gasoline, metal processing is now the primary source of lead emissions to the air. High levels of lead in the air are typically only found near lead smelters, waste incinerators, utilities, and lead-acid battery manufacturers. Exposure of fetuses, infants and children to low levels of lead 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 lead levels are associated with increased blood pressure.

Particulate Matter

Particulate matter (PM) is the term for a mixture of solid particles and liquid droplets found in the air. Particulate matter is made up of a number of components including acids (such as nitrates and sulfates), organic chemicals, metals, and soil or dust particles. The size of particles is directly linked to their potential for causing health problems. Particles that are less than 10 micrometers in diameter (PM₁₀) are the particles that generally pass through the throat and nose and enter the lungs. Once inhaled, these particles can affect the heart and lungs and cause serious health effects. Particles that are less than 2.5 micrometers in diameter (PM_{2.5}) have been designated as a subset of PM₁₀ due to their increased negative health impacts and its ability to remain suspended in the air longer and travel further.

Reactive Organic Gases (ROG)

Although not a criteria pollutant, reactive organic gases (ROGs), or VOCs, are defined as any compound of carbon—excluding carbon monoxide, carbon dioxide, carbonic acid, metallic carbides or carbonates, and ammonium carbonate—that participates in atmospheric photochemical reactions. Although there are slight differences in the definition of ROGs and VOCs, the two terms are often used interchangeably. Indoor sources of VOCs include paints, solvents, aerosol sprays, cleansers, tobacco smoke, etc. Outdoor sources of VOCs are from combustion and fuel evaporation. A reduction in VOC emissions reduces certain chemical reactions that contribute to the formulation of ozone. VOCs are transformed into organic aerosols in the atmosphere, which contribute to higher PM₁₀ and lower visibility.

OTHER POLLUTANTS OF CONCERN

Toxic Air Contaminants

In addition to the above-listed criteria pollutants, toxic air contaminants (TACs) are another group of pollutants of concern. Sources of toxic air contaminants include industrial processes such as petroleum refining and chrome plating operations, commercial operations such as gasoline stations and dry cleaners, and motor vehicle exhaust. Cars and trucks release at least forty different toxic air contaminants. The most important of these toxic air contaminants, in terms of health risk, are diesel particulates, benzene, formaldehyde, 1,3-butadiene, and acetaldehyde. Public exposure to toxic air contaminants can result from emissions from normal operations as well as from accidental releases. Health effects of toxic air contaminants include cancer, birth defects, neurological damage, and death.

Toxic air contaminants are less pervasive in the urban atmosphere than criteria air pollutants, however they are linked to short-term (acute) or long-term (chronic or carcinogenic) adverse human health effects. There are hundreds of different types of toxic air contaminants with varying degrees of toxicity. Sources of toxic air contaminants include industrial processes, commercial operations (e.g., gasoline stations and dry cleaners), and motor vehicle exhaust.

According to the 2013 California Almanac of Emissions and Air Quality, the majority of the estimated health risk from toxic air contaminants can be attributed to relatively few compounds, the most important of which is diesel particulate matter (DPM). Diesel particulate matter is a subset of PM_{2.5} because the size of diesel particles are typically 2.5 microns and smaller. The identification of diesel particulate matter as a toxic air contaminant in 1998 led the California Air Resources Board (CARB) to adopt the Risk Reduction Plan to Reduce Particulate Matter Emissions from Diesel-fueled Engines and Vehicles in September 2000. The plan's goals are a 75-percent reduction in diesel particulate matter by 2010 and an 85-percent reduction by 2020 from the 2000 baseline. Diesel engines emit a complex mixture of air pollutants, composed of gaseous and solid material. The visible emissions in diesel exhaust are known as particulate matter or PM, which includes carbon particles or "soot". Diesel exhaust also contains a variety of harmful gases and over 40 other cancer-causing substances. California's identification of diesel particulate matter as a toxic air contaminant was based on its potential to cause cancer, premature deaths, and other health problems. Exposure to diesel particulate matter is a health hazard, particularly to children whose lungs are still developing and the elderly who may have other serious health problems. Overall, diesel engine emissions are responsible for the majority of California's potential airborne cancer risk from combustion sources.

Asbestos

Asbestos is listed as a TAC by the ARB and as a Hazardous Air Pollutant by the EPA. Asbestos occurs naturally in mineral formations and crushing or breaking these rocks, through construction or other means, can release asbestiform fibers into the air. Asbestos emissions can result from the sale or use of asbestos-containing materials, road surfacing with such materials, grading activities, and surface mining. The risk of disease is dependent upon the intensity and duration of exposure. When inhaled, asbestos fibers may remain in the lungs and with time may be linked to such diseases as asbestosis, lung cancer, and mesothelioma. Naturally occurring asbestos is not present in Riverside County. The nearest likely locations of naturally occurring asbestos, as identified in the [General Location Guide for Ultramafic Rocks in California](#) prepared by the California Division of Mines and Geology, is located in Santa Barbara County. Due to the distance to the nearest natural occurrences of asbestos, the project site is not likely to contain asbestos.

GREENHOUSE GASES

Constituent gases of the Earth's atmosphere, called atmospheric greenhouse gases (GHG), play a critical role in the Earth's radiation amount by trapping infrared radiation emitted from the Earth's surface, which otherwise would have escaped to space. Prominent greenhouse gases contributing to this process include carbon dioxide (CO₂), methane (CH₄), ozone, water vapor, nitrous oxide (N₂O), and chlorofluorocarbons

(CFCs). This phenomenon, known as the Greenhouse Effect, is responsible for maintaining a habitable climate. Anthropogenic (caused or produced by humans) emissions of these greenhouse gases in excess of natural ambient concentrations are responsible for the enhancement of the Greenhouse Effect and have led to a trend of unnatural warming of the Earth's natural climate, known as global warming or climate change. Emissions of gases that induce global warming are attributable to human activities associated with industrial/manufacturing, agriculture, utilities, transportation, and residential land uses. Transportation is responsible for 41 percent of the State's greenhouse gas emissions, followed by electricity generation. Emissions of CO₂ and nitrous oxide (NO_x) are byproducts of fossil fuel combustion. Methane, a potent greenhouse gas, results from off-gassing associated with agricultural practices and landfills. Sinks of CO₂, where CO₂ is stored outside of the atmosphere, include uptake by vegetation and dissolution into the ocean. The following provides a description of each of the greenhouse gases and their global warming potential.

Water Vapor

Water vapor is the most abundant, important, and variable GHG in the atmosphere. Water vapor is not considered a pollutant; in the atmosphere it maintains a climate necessary for life. Changes in its concentration are primarily considered a result of climate feedbacks related to the warming of the atmosphere rather than a direct result of industrialization. The feedback loop in which water is involved is critically important to projecting future climate change. As the temperature of the atmosphere rises, more water is evaporated from ground storage (rivers, oceans, reservoirs, soil). Because the air is warmer, the relative humidity can be higher (in essence, the air is able to "hold" more water when it is warmer), leading to more water vapor in the atmosphere. As a GHG, the higher concentration of water vapor is then able to absorb more thermal indirect energy radiated from the Earth, thus further warming the atmosphere. The warmer atmosphere can then hold more water vapor and so on and so on. This is referred to as a "positive feedback loop". The extent to which this positive feedback loop will continue is unknown as there is also dynamics that put the positive feedback loop in check. As an example, when water vapor increases in the atmosphere, more of it will eventually also condense into clouds, which are more able to reflect incoming solar radiation (thus allowing less energy to reach the Earth's surface and heat it up).

Carbon Dioxide (CO₂)

The natural production and absorption of CO₂ is achieved through the terrestrial biosphere and the ocean. However, humankind has altered the natural carbon cycle by burning coal, oil, natural gas, and wood. Since the industrial revolution began in the mid-1700s. Each of these activities has increased in scale and distribution. CO₂ was the first GHG demonstrated to be increasing in atmospheric concentration with the first conclusive measurements being made in the last half of the 20th century. Prior to the industrial revolution, concentrations were fairly stable at 280 parts per million (ppm). The International Panel on Climate Change (IPCC Fifth Assessment Report, 2014) Emissions of CO₂ from fossil fuel combustion and industrial processes contributed about 78% of the total GHG emissions increase from 1970 to 2010, with a similar percentage contribution for the increase during the period 2000 to 2010. Globally, economic and population growth continued to be the most important drivers of increases in CO₂ emissions from fossil fuel combustion. The contribution of population growth between 2000 and 2010 remained roughly identical to the previous three decades, while the contribution of economic growth has risen sharply.

Methane (CH₄)

CH₄ is an extremely effective absorber of radiation, although its atmospheric concentration is less than that of CO₂. Its lifetime in the atmosphere is brief (10 to 12 years), compared to some other GHGs (such as CO₂, N₂O, and Chlorofluorocarbons (CFCs)). CH₄ has both natural and anthropogenic sources. It is released as part of the biological processes in low oxygen environments, such as in swamplands or in rice production (at the roots of the plants). Over the last 50 years, human activities such as growing rice, raising cattle, using natural gas, and mining coal have added to the atmospheric concentration of methane. Other anthropocentric sources include fossil-fuel combustion and biomass burning.

Nitrous Oxide (N₂O)

Concentrations of N₂O also began to rise at the beginning of the industrial revolution. In 1998, the global concentration of this GHG was documented at 314 parts per billion (ppb). N₂O is produced by microbial processes in soil and water, including those reactions which occur in fertilizer containing nitrogen. In addition to agricultural sources, some industrial processes (fossil fuel-fired power plants, nylon production, nitric acid production, and vehicle emissions) also contribute to its atmospheric load. It is also commonly used as an aerosol spray propellant, (i.e., in whipped cream bottles, in potato chip bags to keep chips fresh, and in rocket engines and in race cars).

Chlorofluorocarbons (CFC)

CFCs are gases formed synthetically by replacing all hydrogen atoms in methane or ethane (C₂H₆) with chlorine and/or fluorine atoms. CFCs are nontoxic, nonflammable, insoluble, and chemically unreactive in the troposphere (the level of air at the Earth's surface). CFCs have no natural source, but were first synthesized in 1928. It was used for refrigerants, aerosol propellants, and cleaning solvents. Due to the discovery that they are able to destroy stratospheric ozone, a global effort to halt their production was undertaken and in 1989 the European Community agreed to ban CFCs by 2000 and subsequent treaties banned CFCs worldwide by 2010. This effort was extremely successful, and the levels of the major CFCs are now remaining level or declining. However, their long atmospheric lifetimes mean that some of the CFCs will remain in the atmosphere for over 100 years.

Hydrofluorocarbons (HFC)

HFCs are synthetic man-made chemicals that are used as a substitute for CFCs. Out of all the GHGs, they are one of three groups with the highest global warming potential. The HFCs with the largest measured atmospheric abundances are (in order), HFC-23 (CHF₃), HFC-134a (CF₃CH₂F), and HFC-152a (CH₃CHF₂). Prior to 1990, the only significant emissions were HFC-23. HFC-134a use is increasing due to its use as a refrigerant. Concentrations of HFC-23 and HFC-134a in the atmosphere are now about 10 parts per trillion (ppt) each. Concentrations of HFC-152a are about 1 ppt. HFCs are manmade for applications such as automobile air conditioners and refrigerants.

Perfluorocarbons (PFC)

PFCs have stable molecular structures and do not break down through the chemical processes in the lower atmosphere. High-energy ultraviolet rays about 60 kilometers above Earth's surface are able to destroy the compounds. Because of this, PFCs have very long lifetimes, between 10,000 and 50,000 years. Two common PFCs are tetrafluoromethane (CF₄) and hexafluoroethane (C₂F₆). Concentrations of CF₄ in the atmosphere are over 70 ppt. The two main sources of PFCs are primary aluminum production and semiconductor manufacturing.

Sulfur Hexafluoride (SF₆)

SF₆ is an inorganic, odorless, colorless, nontoxic, nonflammable gas. SF₆ has the highest global warming potential of any gas evaluated; 23,900 times that of CO₂. Concentrations in the 1990s were about 4 ppt. Sulfur hexafluoride is used for insulation in electric power transmission and distribution equipment, in the magnesium industry, in semiconductor manufacturing, and as a tracer gas for leak detection.

Aerosols

Aerosols are particles emitted into the air through burning biomass (plant material) and fossil fuels. Aerosols can warm the atmosphere by absorbing and emitting heat and can cool the atmosphere by reflecting light.

Cloud formation can also be affected by aerosols. Sulfate aerosols are emitted when fuel containing sulfur is burned. Black carbon (or soot) is emitted during biomass burning due to the incomplete combustion of fossil fuels. Particulate matter regulation has been lowering aerosol concentrations in the United States; however, global concentrations are likely increasing.

Global Warming Potential

The Global Warming Potential (GWP) was developed to allow comparisons of the global warming impacts of different gases. Specifically, it is a measure of how much energy the emissions of 1 ton of a gas will absorb over a given period of time, relative to the emissions of 1 ton of carbon dioxide (CO₂). The larger the GWP, the more that a given gas warms the Earth compared to CO₂ over that time period. The time period usually used for GWPs is 100 years. GWPs provide a common unit of measure, which allows analysts to add up emissions estimates of different gases (e.g., to compile a national GHG inventory), and allows policymakers to compare emissions reduction opportunities across sectors and gases. A summary of the atmospheric lifetime and the global warming potential of selected gases are summarized in Table 2. As shown in Table 2, the global warming potential of GHGs ranges from 1 to 22,800.

Table 2
Global Warming Potentials and Atmospheric Lifetimes¹

Gas	Atmospheric Lifetime	Global Warming Potential ² (100 Year Horizon)
Carbon Dioxide (CO ₂)	— ³	1
Methane (CH ₄)	12	28-36
Nitrous Oxide (NO)	114	298
Hydrofluorocarbons (HFCs)	1-270	12-14,800
Perfluorocarbons (PFCs)	2,600-50,000	7,390-12,200
Nitrogen trifluoride (NF ₃)	740	17,200
Sulfur Hexafluoride (SF ₆)	3,200	22,800

Notes:

- (1) Source: <http://www3.epa.gov/climatechange/ghgemissions/gases.html>
- (2) Compared to the same quantity of CO₂ emissions.
- (3) Carbon dioxide's lifetime is poorly defined because the gas is not destroyed over time, but instead moves among different parts of the ocean-atmosphere-land system. Some of the excess carbon dioxide will be absorbed quickly (for example, by the ocean surface), but some will remain in the atmosphere for thousands of years, due in part to the very slow process by which carbon is transferred to ocean sediments.

4. AIR QUALITY MANAGEMENT

REGULATORY SETTING

The proposed project is addressed through the efforts of various international, federal, state, regional, and local government agencies. These agencies work jointly, as well as individually, to improve air quality through legislation, regulations, planning, policy-making, education, and a variety of programs. The agencies responsible for improving the air quality are discussed below.

International

Montreal Protocol

In 1988, the United Nations established the Intergovernmental Panel on Climate Change (IPCC) to evaluate the impacts of global climate change and to develop strategies that nations could implement to curtail global climate change. In 1992, the United States joined other countries around the world in signing the United Nations' Framework Convention on Climate Change (UNFCCC) agreement with the goal of controlling GHG emissions. As a result, the Climate Change Action Plan was developed to address the reduction of GHGs in the United States. The plan consists of more than 50 voluntary programs.

Additionally, the Montreal Protocol was originally signed in 1987 and substantially amended in 1990 and 1992. The Montreal Protocol stipulates that the production and consumption of compounds that deplete ozone in the stratosphere—CFCs, halons, carbon tetrachloride, and methyl chloroform—were to be phased out, with the first three by the year 2000 and methyl chloroform by 2005.

The Paris Agreement

The Paris Agreement became effective on November 4, 2016. Thirty days after this date at least 55 Parties to the United Nations Framework Convention on Climate Change (Convention), accounting in total for at least an estimated 55 % of the total global greenhouse gas emissions, had deposited their instruments of ratification, acceptance, approval or accession with the Depositary.

The Paris Agreement built upon the Convention and – for the first time – attempted to bring all nations into a common cause to undertake ambitious efforts to combat climate change and adapt to its effects, with enhanced support to assist developing countries to do so. As such, it charts a new course in the global climate effort.

The Paris Agreement's central aim is to strengthen the global response to the threat of climate change by keeping a global temperature rise this century well below 2 degrees Celsius above pre-industrial levels and to pursue efforts to limit the temperature increase even further to 1.5 degrees Celsius. Additionally, the agreement aims to strengthen the ability of countries to deal with the impacts of climate change. To reach these ambitious goals, appropriate financial flows, a new technology framework and an enhanced capacity building framework will be put in place, thus supporting action by developing countries and the most vulnerable countries, in line with their own national objectives. The Agreement also provides for enhanced transparency of action and support through a more robust transparency framework. The Trump administration has recently indicated the United States federal government will no longer participate in the Paris agreement. However, the U.S. cannot technically withdraw from the Agreement until 2020.

Federal – United States Environmental Protection Agency

The United States Environmental Protection Agency (EPA) is responsible for setting and enforcing the National Ambient Air Quality Standards (NAAQS) for atmospheric pollutants. It regulates emission sources that are under the exclusive authority of the federal government, such as aircraft, ships, and certain locomotives. The

National Ambient Air Quality Standards (NAAQS) pollutants were identified using medical evidence and are shown below in Table 3.

The EPA and the CARB designate air basins where ambient air quality standards are exceeded as “nonattainment” areas. If standards are met, the area is designated as an “attainment” area. If there is inadequate or inconclusive data to make a definitive attainment designation, they are considered “unclassified.” National nonattainment areas are further designated as marginal, moderate, serious, severe, or extreme as a function of deviation from standards. Each standard has a different definition, or ‘form’ of what constitutes attainment, based on specific air quality statistics. For example, the Federal 8-hour CO standard is not to be exceeded more than once per year; therefore, an area is in attainment of the CO standard if no more than one 8-hour ambient air monitoring values exceeds the threshold per year. In contrast, the Federal annual PM2.5 standard is met if the three-year average of the annual average PM2.5 concentration is less than or equal to the standard. Attainment status is shown in Table 4.

As part of its enforcement responsibilities, the EPA requires each state with federal nonattainment areas to prepare and submit a State Implementation Plan (SIP) that demonstrates the means to attain the national standards. The State Implementation Plan (SIP) must integrate federal, state, and local components and regulations to identify specific measures to reduce pollution, using a combination of performance standards and market-based programs within the timeframe identified in the State Implementation Plan (SIP).

As indicated below in Table 4, the Basin has been designated by the EPA as a non-attainment area for ozone (O₃) and suspended particulates (PM₁₀ and PM_{2.5}). Currently, the Basin is in attainment with the ambient air quality standards for carbon monoxide (CO), lead, sulfur dioxide (SO₂), suspended particulate matter (PM-2.5), and nitrogen dioxide (NO₂).

In *Massachusetts v. Environmental Protection Agency* (Docket No. 05–1120), argued November 29, 2006 and decided April 2, 2007, the U.S. Supreme Court held that not only did the EPA have authority to regulate greenhouse gases, but the EPA's reasons for not regulating this area did not fit the statutory requirements. As such, the U.S. Supreme Court ruled that the EPA should be required to regulate CO₂ and other greenhouse gases as pollutants under the federal Clean Air Act (CAA).

In response to the FY2008 Consolidations Appropriations Act (H.R. 2764; Public Law 110-161), EPA proposed a rule on March 10, 2009 that requires mandatory reporting of GHG emissions from large sources in the United States. On September 22, 2009, the Final Mandatory Reporting of GHG Rule was signed and published in the Federal Register on October 30, 2009. The rule became effective on December 29, 2009. This rule requires suppliers of fossil fuels or industrial GHGs, manufacturers of vehicles and engines, and facilities that emit 25,000 metric tons or more per year of GHG emissions to submit annual reports to EPA.

On December 7, 2009, the EPA Administrator signed two distinct findings under section 202(a) of the Clean Air Act. One is an endangerment finding that finds concentrations of the six GHGs in the atmosphere threaten the public health and welfare of current and future generations. The other is a cause or contribute finding, that finds emissions from new motor vehicles and new motor vehicle engines contribute to the GHG pollution which threatens public health and welfare. These actions will not themselves impose any requirements on industry or other entities. However, it is a prerequisite to finalizing the EPA's proposed GHG emission standards for light-duty vehicles, which were jointly proposed by the EPA and Department of Transportation on September 15, 2009.

State – California Air Resources Board

The CARB, which is a part of the California Environmental Protection Agency, is responsible for the coordination and administration of both federal and state air pollution control programs within California. In this capacity, the CARB conducts research, sets the California Ambient Air Quality Standards (CAAQS), compiles emission inventories, develops suggested control measures, provides oversight of local programs, and prepares the State Implementation Plan (SIP). The California Ambient Air Quality Standards (CAAQS) for

criteria pollutants are shown in Table 3. In addition, the CARB establishes emission standards for motor vehicles sold in California, consumer products (e.g., hairspray, aerosol paints, and barbecue lighter fluid), and various types of commercial equipment. It also sets fuel specifications to further reduce vehicular emissions.

The South Coast Air Basin has been designated by the CARB as a nonattainment area for ozone, PM10 and PM2.5. Currently, the South Coast Air Basin is in attainment with the ambient air quality standards for CO, lead, SO2, NO2, and sulfates and is unclassified for visibility reducing particles and Hydrogen Sulfide.

On June 20, 2002, the CARB revised the PM10 annual average standard to 20 µg/m3 and established an annual average standard for PM2.5 of 12 µg/m3. These standards were approved by the Office of Administrative Law in June 2003 and are now effective. On September 27, 2007 the CARB approved the South Coast Air Basin and the Coachella Valley 2007 Air Quality Management Plan for Attaining the Federal 8-hour Ozone and PM2.5 Standards. The plan projects attainment for the 8-hour Ozone standard by 2024 and the PM2.5 standard by 2015.

On December 12, 2008, the CARB adopted Resolution 08-43, which limits NOx, PM10 and PM2.5 emissions from on-road diesel truck fleets that operate in California. On October 12, 2009 Executive Order R-09-010 was adopted that codified Resolution 08-43 into Section 2025, Title 13 of the California Code of Regulations. This regulation requires that by the year 2023 all commercial diesel trucks that operate in California shall meet model year 2010 (Tier 4) or latter emission standards. In the interim period, this regulation provides annual interim targets for fleet owners to meet. This regulation also provides a few exemptions including a onetime per year 3-day pass for trucks registered outside of California.

The CARB is also responsible for regulations pertaining to toxic air contaminants. The Air Toxics “Hot Spots” Information and Assessment Act (AB 2588, 1987, Connelly) was enacted in 1987 as a means to establish a formal air toxics emission inventory risk quantification program. AB 2588, as amended, establishes a process that requires stationary sources to report the type and quantities of certain substances their facilities routinely release into the South Coast Air Basin. The data is ranked by high, intermediate, and low categories, which are determined by: the potency, toxicity, quantity, volume, and proximity of the facility to nearby receptors.

The State currently has no regulations that establish ambient air quality standards for GHGs. However, the State has passed laws directing the CARB to develop actions to reduce GHG emissions, which are listed below.

Assembly Bill 1493

California Assembly Bill 1493 enacted on July 22, 2002, required the CARB to develop and adopt regulations that reduce GHGs emitted by passenger vehicles and light duty trucks. In 2005, the CARB submitted a “waiver” request to the EPA from a portion of the federal Clean Air Act in order to allow the State to set more stringent tailpipe emission standards for CO₂ and other GHG emissions from passenger vehicles and light duty trucks. On December 19, 2007 the EPA announced that it denied the “waiver” request. On January 21, 2009, the CARB submitted a letter to the EPA administrator regarding the State’s request to reconsider the waiver denial. The EPA approved the waiver on June 30, 2009.

Executive Order S-3-05

The California Governor issued Executive Order S-3-05, GHG Emission, in June 2005, which established the following reduction targets:

- 2010: Reduce greenhouse gas emissions to 2000 levels
- 2020: Reduce greenhouse gas emissions to 1990 levels
- 2050: Reduce greenhouse gas emissions to 80 percent below 1990 levels.

The Executive Order directed the secretary of the California Environmental Protection Agency (CalEPA) to coordinate a multi-agency effort to reduce GHG emissions to the target levels. To comply with the Executive Order, the secretary of CalEPA created the California Climate Action Team (CAT), made up of members from various state agencies and commissions. The team released its first report in March 2006. The report proposed to achieve the targets by building on the voluntary actions of businesses, local governments, and communities and through State incentive and regulatory programs.

Assembly Bill 32

In 2006, the California State Legislature adopted Assembly Bill 32 (AB 32), the California Global Warming Solutions Act of 2006. AB 32 requires the CARB, to adopt rules and regulations that would achieve GHG emissions equivalent to statewide levels in 1990 by 2020 through an enforceable statewide emission cap which will be phased in starting in 2012. Emission reductions shall include carbon sequestration projects that would remove carbon from the atmosphere and best management practices that are technologically feasible and cost effective.

On December 6, 2007 the CARB released the calculated Year 1990 GHG emissions of 427 million metric tons of CO₂e (MMTCO₂e). The 2020 target of 427 MMTCO₂e requires the reduction of 169 MMTCO₂e, or approximately 30 percent from the State's projected 2020 business as usual emissions of 596 MMTCO₂e and the reduction of 42 MMTCO₂e, or almost 10 percent from the 2002-2004 average GHG emissions. Under AB 32, the CARB was required to adopt regulations by January 1, 2011 to achieve reductions in GHGs to meet the 1990 cap by 2020. Early measures the CARB took to lower GHG emissions included requiring operators of the largest industrial facilities that emit 25,000 metric tons of CO₂ in a calendar year to submit verification of GHG emissions by December 1, 2010. The CARB also approved nine discrete early action measures that include regulations affecting landfills, motor vehicle fuels, refrigerants in cars, port operations and other sources that became enforceable on or before January 1, 2010.

On December 11, 2008 the CARB approved a Scoping Plan, with final adoption May 11, 2009 that proposed a variety of measures including direct regulations, alternative compliance mechanisms, monetary and non-monetary incentives, voluntary actions, a market-based cap-and-trade system, and a fee regulation to fund the program. In the *Association of Irrigated Residents v. California Air Resources Board*, a California State trial court found that the analysis of the alternatives identified in the AB 32 Scoping Plan Functional Equivalent Document (FED) was not sufficient for informed decision-making and public review under CEQA. In response, the CARB has appealed the decision. In addition, the CARB prepared the *Supplement to the AB 32 Scoping Plan Functional Equivalent Document* (June 13, 2011). On August 24, 2011 the CARB recertified the complete AB 32 Scoping Plan Functional Equivalent Environmental Document revised by the Final Supplement. In December, 2011 the Final Supplement was accepted as sufficient to fulfill the trial court's March order.

While local government operations were not accounted for in achieving the 2020 emissions reduction, local land use changes are estimated to result in a reduction of 5 metric tons of CO₂e, which is approximately 3 percent of the 2020 GHG emissions reduction goal. In recognition of the critical role local governments will play in successful implementation of AB 32, the CARB is recommending GHG reduction goals of 15 percent of 2010 levels by 2020 to ensure that municipal and community-wide emissions match the state's reduction target. According to the Measure Documentation Supplement to the Scoping Plan, local government actions and targets are anticipated to reduce vehicle miles by approximately 2 percent through land use planning, resulting in a potential GHG reduction of 2 metric tons of CO₂e (or approximately 1.2 percent of the GHG reduction target).

In May 2014, the CARB released its *First Update to the Climate Change Scoping Plan* (CARB 2014). This *Update* identifies the next steps for California's leadership on climate change. While California continues on its path to meet the near-term 2020 greenhouse gas limit, it must also set a clear path toward long-term, deep GHG emission reductions. This report highlights California's success to date in reducing its GHG emissions and lays the foundation for establishing a broad framework for continued emission reductions beyond 2020, on the path to 80 percent below 1990 levels by 2050.

On January 20, 2017, the CARB announced its release of a proposed plan to reduce greenhouse gas emissions by 40 percent below 1990 levels by 2030 – the most ambitious target in North America. The plan builds on the State’s successful efforts to reduce emissions and outlines the most effective ways to reach the 2030 goal, including continuing California’s Cap-and-Trade Program. The Final 2017 Scoping Plan Update was released in late March and was approved by the CARB on December 14, 2017. Implementing this Scoping Plan will ensure that California’s climate actions continue to promote innovation, drive the generation of new jobs, and achieve continued reductions of smog and air toxics. The ambitious approach draws on a decade of successful programs that address the major sources of climate-changing gases in every sector of the economy:

- **More Clean Cars and Trucks:** The plan sets out far-reaching programs to incentivize the sale of millions of zero-emission vehicles, drive the deployment of zero-emission trucks, and shift to a cleaner system of handling freight statewide.
- **Increased Renewable Energy:** California’s electric utilities are ahead of schedule meeting the requirement that 33 percent of electricity come from renewable sources by 2020. The Scoping Plan guides utilities to 50 percent renewables, as required under SB 350.
- **Slashing Super-Pollutants:** The plan calls for a significant cut in super-pollutants such as methane and HFC refrigerants, which are responsible for as much as 40 percent of global warming.
- **Cleaner Industry and Electricity:** California’s renewed cap-and-trade program extends the declining cap on emissions from utilities and industries and the carbon allowance auctions. The auctions will continue to fund investments in clean energy and efficiency, particularly in disadvantaged communities.
- **Cleaner Fuels:** The Low Carbon Fuel Standard will drive further development of cleaner, renewable transportation fuels to replace fossil fuels.
- **Smart Community Planning:** Local communities will continue developing plans which will further link transportation and housing policies to create sustainable communities.
- **Improved Agriculture and Forests:** The Scoping Plan also outlines innovative programs to account for and reduce emissions from agriculture, as well as forests and other natural lands.

The 2017 Scoping Plan also evaluates reductions of smog-causing pollutants through California’s climate programs.

SB 32, Pavley. California Global Warming Solutions Act of 2006

- (1) The California Global Warming Solutions Act of 2006 designates the State Air Resources Board as the state agency charged with monitoring and regulating sources of emissions of greenhouse gases. The state board is required to approve a statewide greenhouse gas emissions limit equivalent to the statewide greenhouse gas emissions level in 1990 to be achieved by 2020 and to adopt rules and regulations in an open public process to achieve the maximum, technologically feasible, and cost-effective greenhouse gas emissions reductions. This bill would require the state board to ensure that statewide greenhouse gas emissions are reduced to 40% below the 1990 level by 2030.
- (2) This bill would become operative only if AB 197 of the 2015–16 Regular Session is enacted and becomes effective on or before January 1, 2017. AB 197 requires that the California Air Resources Board, which directs implementation of emission-reduction programs, should target direct reductions at both stationary and mobile sources. AB 197 of the 2015-2016 Regular Session was approved on September 8, 2016.

Senate Bill 1368

Senate Bill 1368 (SB 1368) is the companion Bill of AB 32 and was adopted September, 2006. SB 1368 requires the California Public Utilities Commission (CPUC) to establish a performance standard for baseload generation of GHG emissions by investor-owned utilities by February 1, 2007, and for local publicly owned utilities by June 30, 2007. These standards could not exceed the GHG emissions rate from a baseload combined-cycle, natural gas-fired plant. Furthermore, the legislation states that all electricity provided to the

State, including imported electricity, must be generated by plants that meet the standards set by California Public Utilities Commission (CPUC) and California Energy Commission (CEC).

Executive Order S-1-07

Executive Order S-1-07 was issued in 2007 and proclaims that the transportation sector is the main source of GHG emissions in the State, since it generates more than 40 percent of the State's GHG emissions. It establishes a goal to reduce the carbon intensity of transportation fuels sold in the State by at least ten percent by 2020. This Order also directs the CARB to determine whether this Low Carbon Fuel Standard (LCFS) could be adopted as a discrete early-action measure as part of the effort to meet the mandates in AB 32.

On April 23, 2009, the CARB approved the proposed regulation to implement the low carbon fuel standard. The low carbon fuel standard is anticipated to reduce GHG emissions by about 16 MMT per year by 2020. The low carbon fuel standard is designed to provide a framework that uses market mechanisms to spur the steady introduction of lower carbon fuels. The framework establishes performance standards that fuel producers and importers must meet each year beginning in 2011. Separate standards are established for gasoline and diesel fuels and the alternative fuels that can replace each. The standards are "back-loaded", with more reductions required in the last five years, than during the first five years. This schedule allows for the development of advanced fuels that are lower in carbon than today's fuels and the market penetration of plug-in hybrid electric vehicles, battery electric vehicles, fuel cell vehicles, and flexible fuel vehicles. It is anticipated that compliance with the low carbon fuel standard will be based on a combination of both lower carbon fuels and more efficient vehicles.

Reformulated gasoline mixed with corn-derived ethanol at ten percent by volume and low sulfur diesel fuel represent the baseline fuels. Lower carbon fuels may be ethanol, biodiesel, renewable diesel, or blends of these fuels with gasoline or diesel as appropriate. Compressed natural gas and liquefied natural gas also may be low carbon fuels. Hydrogen and electricity, when used in fuel cells or electric vehicles are also considered as low carbon fuels for the low carbon fuel standard.

Senate Bill 97

Senate Bill 97 (SB 97) was adopted August 2007 and acknowledges that climate change is a prominent environmental issue that requires analysis under CEQA. SB 97 directed the Governor's Office of Planning and Research (OPR), which is part of the State Natural Resources Agency, to prepare, develop, and transmit to the CARB guidelines for the feasible mitigation of GHG emissions or the effects of GHG emissions, as required by CEQA, by July 1, 2009. The Natural Resources Agency was required to certify and adopt those guidelines by January 1, 2010.

Pursuant to the requirements of SB 97 as stated above, on December 30, 2009, the Natural Resources Agency adopted amendments to the state CEQA guidelines that address GHG emissions. The CEQA Guidelines Amendments changed 14 sections of the CEQA Guidelines and incorporate GHG language throughout the Guidelines. However, no GHG emissions thresholds of significance were provided and no specific mitigation measures were identified. The GHG emission reduction amendments went into effect on March 18, 2010, and are summarized below:

- Climate action plans and other greenhouse gas reduction plans can be used to determine whether a project has significant impacts, based upon its compliance with the plan.
- Local governments are encouraged to quantify the greenhouse gas emissions of proposed projects, noting that they have the freedom to select the models and methodologies that best meet their needs and circumstances. The section also recommends consideration of several qualitative factors that may be used in the determination of significance, such as the extent to which the given project complies with state, regional, or local GHG reduction plans and policies. OPR does not set or dictate specific thresholds of

significance. Consistent with existing CEQA Guidelines, OPR encourages local governments to develop and publish their own thresholds of significance for GHG impacts assessment.

- When creating their own thresholds of significance, local governments may consider the thresholds of significance adopted or recommended by other public agencies, or recommended by experts.
- New amendments include guidelines for determining methods to mitigate the effects of greenhouse gas emissions in Appendix F of the CEQA Guidelines.
- OPR is clear to state that “to qualify as mitigation, specific measures from an existing plan must be identified and incorporated into the project; general compliance with a plan, by itself, is not mitigation”.
- OPR’s emphasizes the advantages of analyzing GHG impacts on an institutional, programmatic level. OPR therefore approves tiering of environmental analyses and highlights some benefits of such an approach.
- Environmental impact reports (EIRs) must specifically consider a project’s energy use and energy efficiency potential.

Senate Bills 1078, 107, and X1-2 and Executive Orders S-14-08 and S-21-09

Senate Bill 1078 (SB 1078) requires retail sellers of electricity, including investor-owned utilities and community choice aggregators, to provide at least 20 percent of their supply from renewable sources by 2017. Senate Bill 107 (SB 107) changed the target date to 2010. Executive Order S-14-08 was signed on November 2008 and expands the State’s Renewable Energy Standard to 33 percent renewable energy by 2020. Executive Order S-21-09 directed the CARB to adopt regulations by July 31, 2010 to enforce S-14-08. Senate Bill X1-2 codifies the 33 percent renewable energy requirement by 2020.

Senate Bill 375

Senate Bill 375 (SB 375) was adopted September 2008 and aligns regional transportation planning efforts, regional GHG emission reduction targets, and land use and housing allocation. SB 375 requires Metropolitan Planning Organizations (MPO) to adopt a sustainable communities strategy (SCS) or alternate planning strategy (APS) that will prescribe land use allocation in that MPOs Regional Transportation Plan (RTP). The CARB, in consultation with each MPO, will provide each affected region with reduction targets for GHGs emitted by passenger cars and light trucks in the region for the years 2020 and 2035. These reduction targets will be updated every eight years but can be updated every four years if advancements in emissions technologies affect the reduction strategies to achieve the targets. The CARB is also charged with reviewing each MPO’s sustainable communities strategy or alternate planning strategy for consistency with its assigned targets.

The proposed project is located within the Southern California Association of Governments (SCAG) jurisdiction, which has authority to develop the SCS or APS. For the SCAG region, the targets set by the CARB are at eight percent below 2005 per capita GHG emissions levels by 2020 and 19 percent below 2005 per capita GHG emissions levels by 2035. These reduction targets became effective October 2018.

Senate Bill X7-7

Senate Bill X7-7 (SB X7-7), enacted on November 9, 2009, mandates water conservation targets and efficiency improvements for urban and agricultural water suppliers. SB X7-7 requires the Department of Water Resources (DWR) to develop a task force and technical panel to develop alternative best management practices for the water sector. In addition SB X7-7 required the DWR to develop criteria for baseline uses for residential, commercial, and industrial uses for both indoor and landscaped area uses. The DWR was also required to develop targets and regulations that achieve a statewide 20 percent reduction in water usage.

Assembly Bill 939 and Senate Bill 1374

Assembly Bill 939 (AB 939) requires that each jurisdiction in California to divert at least 50 percent of its waste away from landfills, whether through waste reduction, recycling or other means. Senate Bill 1374 (SB 1374) requires the California Integrated Waste Management Board to adopt a model ordinance by March 1,

2004, suitable for adoption by any local agency to require 50 to 75 percent diversion of construction and demolition of waste materials from landfills.

California Code of Regulations (CCR) Title 24, Part 6

CCR Title 24, Part 6: California's Energy Efficiency Standards for Residential and Nonresidential Buildings (Title 24) were first established 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 efficiency technologies and methods. Although it was not originally intended to reduce GHG emissions, electricity production by fossil fuels results in GHG emissions and energy efficient buildings require less electricity. Therefore, increased energy efficiency results in decreased GHG emissions.

The Energy Commission adopted 2008 Standards on April 23, 2008, and Building Standards Commission approved them for publication on September 11, 2008. These updates became effective on August 1, 2009. CalEEMod modeling defaults to 2008 standards. 2013 Standards have been approved and are effective July 1, 2014.

California Code of Regulations (CCR) Title 24, Part 11

CCR Title 24, Part 6: California's Energy Efficiency Standards for Residential and Nonresidential Buildings (Title 24) were first established 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 efficiency technologies and methods. Although it was not originally intended to reduce GHG emissions, electricity production by fossil fuels results in GHG emissions and energy efficient buildings require less electricity. Therefore, increased energy efficiency results in decreased GHG emissions.

The Energy Commission adopted 2008 Standards on April 23, 2008, and Building Standards Commission approved them for publication on September 11, 2008. These updates became effective on August 1, 2009. 2013 Standards have been approved and were effective July 1, 2014. 2016 Standards were adopted January 1, 2017.

All buildings for which an application for a building permit is submitted on or after January 1, 2017 must follow the 2016 standards. The 2016 standards are estimated to be approximately 28 percent more efficient than the 2013 standards. Energy efficient buildings require less electricity; therefore, increased energy efficiency reduces fossil fuel consumption and decreases greenhouse gas emissions.

California Green Building Standards

On January 12, 2010, the State Building Standards Commission unanimously adopted updates to the California Green Building Standards Code, which went into effect on January 1, 2011.

2016 CALGreen Code: During the 2016-2017 fiscal year, the Department of Housing and Community Development (HCD) updated CALGreen through the 2015 Triennial Code Adoption Cycle. HCD adopted three new definitions related to electric vehicle charging regulations. These definitions provided clarity to the code user as to the differences between an electric vehicle charging space and an electric vehicle charging station. HCD replaced the term "electric vehicle charging stations" with "electric vehicle charging spaces" since the term "electric vehicle charging space" better describes a space available for future installation of electric vehicle supply equipment, but with no electric vehicle charger installed.

HCD also increased the required construction waste reduction from 50 percent to 65 percent of the total building site waste. This increase aids in meeting CalRecycle's statewide solid waste recycling goal of 75 percent for 2020 as stated in Chapter 476, Statutes of 2011 (AB 341). HCD adopted new regulations requiring recycling areas for multifamily projects of five or more dwelling units. This regulation requires developers to provide readily accessible areas adequate in size to accommodate containers for depositing,

storage and collection of non-hazardous materials (including organic waste) for recycling. This requirement assists businesses that were required as of April 1, 2016, to meet the requirements of Chapter 727, Statutes of 2014 (AB 1826).

HCD adopted new regulations to require information on photovoltaic systems and electric vehicle chargers to be included in operation and maintenance manuals. Currently, CALGreen section 4.410.1 Item 2(a) requires operation and maintenance instructions for equipment and appliances. Photovoltaic systems and electric vehicle chargers are systems that play an important role in many households in California, and their importance is increasing every day. HCD incorporated these two terms in the existing language in order to provide clarity to code users as to additional systems requiring operation and maintenance instructions.

HCD updated the reference to Clean Air Standards of the United States Environmental Protection Agency applicable to woodstoves and pellet stoves. HCD also adopted a new requirement for woodstoves and pellet stoves to have a permanent label indicating they are certified to meet the emission limits. This requirement provides clarity to the code user and is consistent with the United States Environmental Protection Agency's New Source Performance Standards. HCD updated the list of standards which can be used for verification of compliance for exterior grade composite wood products. This list now includes four standards from the Canadian Standards Association (CSA): CSA O121, CSA O151, CSA O153 and CSA O325. HCD updated heating and air-conditioning system design references to the ANSI/ACCA 2 Manual J, ANSI/ACCA 1 Manual D, and ANSI/ACCA 3 Manual S to the most recent versions approved by ANSI. HCD adopted a new elective measure for hot water recirculation systems for water conservation. The United States Department of Energy estimates that 3,600 to 12,000 gallons of water per year can be saved by the typical household (with four points of hot water use) if a hot water recirculation system is installed.

Executive Order B-30-15

Executive Order B-30-15, establishing a new interim statewide greenhouse gas emission reduction target to reduce greenhouse gas emissions to 40 percent below 1990 levels by 2030, was signed by Governor Brown in April 2015.

Executive Order B-29-15

Executive Order B-29-15, mandates a statewide 25 percent reduction in potable water usage. EO B-29-15 signed into law on April 1, 2015.

Executive Order B-37-16

Executive Order B-37-16, continuing the State's adopted water reductions, was signed into law on May 9, 2016. The water reductions build off the mandatory 25 percent reduction called for in EO B-29-15.

SBX1 2

Signed into law in April 2011, SBX1 2, requires one-third of the State's electricity to come from renewable sources. The legislation increases California's current 20 percent renewables portfolio standard target in 2010 to a 33 percent renewables portfolio standard by December 31, 2020.

Senate Bill 350

Signed into law October 7, 2015, SB 350 increases California's renewable electricity procurement goal from 33 percent by 2020 to 50 percent by 2030. This will increase the use of Renewables Portfolio Standard (RPS) eligible resources, including solar, wind, biomass, geothermal, and others. In addition, SB 350 requires the state to double statewide energy efficiency savings in electricity and natural gas end uses by 2030. To help ensure these goals are met and the greenhouse gas emission reductions are realized, large utilities will be required to develop and submit Integrated Resource Plans (IRPs). These IRPs will detail how each entity will

meet their customers resource needs, reduce greenhouse gas emissions and ramp up the deployment of clean energy resources.

AB 617 Nonvehicular air pollution: criteria air pollutants and toxic air contaminants

This bill requires the CARB to develop a uniform statewide system of annual reporting of emissions of criteria air pollutants and toxic air contaminants for use by certain categories of stationary sources. The bill requires those stationary sources to report their annual emissions of criteria air pollutants and toxic air contaminants, as specified. This bill required the CARB, by October 1, 2018, to prepare a monitoring plan regarding technologies for monitoring criteria air pollutants and toxic air contaminants and the need for and benefits of additional community air monitoring systems, as defined. The bill requires the CARB to select, based on the monitoring plan, the highest priority locations in the state for the deployment of community air monitoring systems. The bill requires an air district containing a selected location, by July 1, 2019, to deploy a system in the selected location. The bill would authorize the air district to require a stationary source that emits air pollutants in, or that materially affect, the selected location to deploy a fence-line monitoring system, as defined, or other specified real-time, on-site monitoring. The bill authorizes the CARB, by January 1, 2020, and annually thereafter, to select additional locations for the deployment of the systems. The bill would require air districts that have deployed a system to provide to the CARB air quality data produced by the system. By increasing the duties of air districts, this bill would impose a state-mandated local program. The bill requires the CARB to publish the data on its Internet Web site.

Regional

The SCAQMD is the agency principally responsible for comprehensive air pollution control in the South Coast Air Basin. To that end, as a regional agency, the SCAQMD works directly with the Southern California Association of Governments (SCAG), county transportation commissions, and local governments and cooperates actively with all federal and state agencies.

South Coast Air Quality Management District

The SCAQMD develops rules and regulations, establishes permitting requirements for stationary sources, inspects emission sources, and enforces such measures through educational programs or fines, when necessary. The SCAQMD is directly responsible for reducing emissions from stationary, mobile, and indirect sources. It has responded to this requirement by preparing a sequence of AQMPs. On June 30, 2016, the SCAQMD released its Draft 2016 AQMP. The 2016 AQMP is a regional blueprint for achieving the federal air quality standards and healthful air.

The 2016 AQMP includes both stationary and mobile source strategies to ensure that rapidly approaching attainment deadlines are met, that public health is protected to the maximum extent feasible, and that the region is not faced with burdensome sanctions if the Plan is not approved or if the NAAQS are not met on time. As with every AQMP, a comprehensive analysis of emissions, meteorology, atmospheric chemistry, regional growth projections, and the impact of existing control measures is updated with the latest data and methods. The most significant air quality challenge in the Basin is to reduce nitrogen oxide (NOx) emissions sufficiently to meet the upcoming ozone standard deadlines. On March 23, 2017 the CARB approved the 2016 AQMP. The primary goal of this Air Quality Management Plan is to meet clean air standards and protect public health, including ensuring benefits to environmental justice and disadvantaged communities. Now that the Plan has been approved by CARB, it has been forwarded to the U.S. EPA for its review. The Plan was approved by the EPA on June 15, 2017.

During construction and operation, the project must comply with applicable rules and regulations. The following are rules the project may be required to comply with, either directly, or indirectly:

SCAQMD Rule 402

Prohibits a person from discharging from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

SCAQMD Rule 403

Governs emissions of fugitive dust during construction and operation activities. Compliance with this rule is achieved through application of standard Best Management Practices, such as application of water or chemical stabilizers to disturbed soils, covering haul vehicles, restricting vehicle speeds on unpaved roads to 15 miles per hour, sweeping loose dirt from paved site access roadways, cessation of construction activity when winds exceed 25 mph, and establishing a permanent ground cover on finished sites.

Rule 403 requires that fugitive dust be controlled with best available control measures so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. In addition, SCAQMD Rule 403 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance off-site. Applicable dust suppression techniques from Rule 403 are summarized below. Implementation of these dust suppression techniques can reduce the fugitive dust generation (and thus the PM₁₀ component). Compliance with these rules would reduce impacts on nearby sensitive receptors. Rule 403 measures may include but are not limited to the following:

- Apply nontoxic chemical soil stabilizers according to manufacturers' specifications to all inactive construction areas (previously graded areas inactive for 10 days or more).
- Water active sites at least three times daily. (Locations where grading is to occur will be thoroughly watered prior to earthmoving.)
- Cover all trucks hauling dirt, sand, soil, or other loose materials, or maintain at least 0.6 meters (2 feet) of freeboard (vertical space between the top of the load and top of the trailer) in accordance with the requirements of California Vehicle Code section 23114.
- Reduce traffic speeds on all unpaved roads to 15 miles per hour (mph) or less.
- Suspension of all grading activities when wind speeds (including instantaneous wind gusts) exceed 25 mph.
- Bumper strips or similar best management practices shall be provided where vehicles enter and exit the construction site onto paved roads or wash off trucks and any equipment leaving the site each trip.
- Replanting disturbed areas as soon as practical.
- During all construction activities, construction contractors shall sweep on-site and off-site streets if silt is carried to adjacent public thoroughfares, to reduce the amount of particulate matter on public streets. All sweepers shall be compliant with SCAQMD Rule 1186.1, Less Polluting Sweepers.

SCAQMD Rule 445

Prohibits permanently installed wood burning devices into any new development. A wood burning device means any fireplace, wood burning heater, or pellet-fueled wood heater, or any similarly enclosed, permanently installed, indoor or outdoor device burning any solid fuel for aesthetic or space-heating purposes, which has a heat input of less than one million British thermal units per hour.

SCAQMD Rule 481

Applies to all spray painting and spray coating operations and equipment. The rule states that a person shall not use or operate any spray painting or spray coating equipment unless one of the following conditions is met:

- (1) The spray coating equipment is operated inside a control enclosure, which is approved by the Executive Officer. Any control enclosure for which an application for permit for new construction, alteration, or change of ownership or location is submitted after the date of adoption of this rule shall be exhausted only through filters at a design face velocity not less than 100 feet per minute nor greater than 300 feet per minute, or through a water wash system designed to be equally effective for the purpose of air pollution control.
- (2) Coatings are applied with high-volume low-pressure, electrostatic and/or airless spray equipment.
- (3) An alternative method of coating application or control is used which has effectiveness equal to or greater than the equipment specified in the rule.

SCAQMD Rule 1108

Governs the sale, use, and manufacturing of asphalt and limits the volatile organic compound (VOC) content in asphalt used in the South Coast Air Basin. This rule would regulate the VOC content of asphalt used during construction. Therefore, all asphalt used during construction of the project must comply with SCAQMD Rule 1108.

SCAQMD Rule 1113

Governs the sale, use, and manufacturing of architectural coating and limits the VOC content in paints and paint solvents. This rule regulates the VOC content of paints available during construction. Therefore, all paints and solvents used during construction and operation of the project must comply with SCAQMD Rule 1113.

SCAQMD Rule 1143

Governs the manufacture, sale, and use of paint thinners and solvents used in thinning of coating materials, cleaning of coating application equipment, and other solvent cleaning operations by limiting their VOC content. This rule regulates the VOC content of solvents used during construction. Solvents used during the construction phase must comply with this rule.

SCAQMD Rule 1186

Limits the presence of fugitive dust on paved and unpaved roads and sets certification protocols and requirements for street sweepers that are under contract to provide sweeping services to any federal, state, county, agency or special district such as water, air, sanitation, transit, or school district.

SCAQMD Rule 1303

Governs the permitting of re-located or new major emission sources, requiring Best Available Control Measures and setting significance limits for PM₁₀ among other pollutants.

SCAQMD Rule 1401

New Source Review of Toxic Air Contaminants, specifies limits for maximum individual cancer risk, cancer burden, and non-cancer acute and chronic hazard index from new permit units, relocations, or modifications to existing permit units, which emit toxic air contaminants.

SCAQMD Rule 2202

On-Road Motor Vehicle Mitigation Options, is to provide employers with a menu of options to reduce mobile source emissions generated from employee commutes, to comply with federal and state Clean Air Act requirements, Health & Safety Code Section 40458, and Section 182(d)(1)(B) of the federal Clean Air Act. It

applies to any employer who employs 250 or more employees on a full or part-time basis at a worksite for a consecutive six-month period calculated as a monthly average.

In order to assist local agencies with direction on GHG emissions, the SCAQMD organized a working group and adopted Rules 2700, 2701, 2702, and 3002 which are described below.

SCAQMD Rules 2700 and 2701

The SCAQMD adopted Rules 2700 and 2701 on December 5, 2008, which establishes the administrative structure for a voluntary program designed to quantify GHG emission reductions. Rule 2700 establishes definitions for the various terms used in Regulation XXVII – Global Climate Change. Rule 2701 provides specific protocols for private parties to follow to generate certified GHG emission reductions for projects within the district. Approved protocols include forest projects, urban tree planting, and manure management. The SCAQMD is currently developing additional protocols for other reduction measures. For a GHG emission reduction project to qualify, it must be verified and certified by the SCAQMD Executive Officer, who has 60 days to approve or deny the Plan to reduce GHG emissions. Upon approval of the Plan, the Executive Officer issues required to issue a certified receipt of the GHG emission reductions within 90 days.

SCAQMD Rule 2702

The SCAQMD adopted Rule 2702 on February 6, 2009, which establishes a voluntary air quality investment program from which SCAQMD can collect funds from parties that desire certified GHG emission reductions, pool those funds, and use them to purchase or fund GHG emission reduction projects within two years, unless extended by the Governing Board. Priority will be given to projects that result in co-benefit emission reductions of GHG emissions and criteria or toxic air pollutants within environmental justice areas. Further, this voluntary program may compete with the cap-and-trade program identified for implementation in the CARB's Scoping Plan, or a Federal cap and trade program.

SCAQMD Rule 3002

The SCAQMD amended Rule 3002 on November 5, 2010 to include facilities that emit greater than 100,000 tons per year of CO₂e are required to apply for a Title V permit by July 1, 2011. A Title V permit is for facilities that are considered major sources of emissions.

Although the SCAQMD is responsible for regional air quality planning efforts, it does not have the authority to directly regulate air quality issues associated with plans and new development projects throughout the South Coast Air Basin. Instead, this is controlled through local jurisdictions in accordance with the California Environmental Quality Act (CEQA). In order to assist local jurisdictions with air quality compliance issues the [CEQA Air Quality Handbook \(SCAQMD CEQA Handbook\)](http://www.aqmd.gov/ceqa/hdbk.html) prepared by the SCAQMD (1993) with the most current updates found at <http://www.aqmd.gov/ceqa/hdbk.html>, was developed in accordance with the projections and programs of the AQMP. The purpose of the SCAQMD CEQA Handbook is to assist Lead Agencies, as well as consultants, project proponents, and other interested parties in evaluating a proposed project's potential air quality impacts. Specifically, the SCAQMD CEQA Handbook explains the procedures that the SCAQMD recommends be followed for the environmental review process required by CEQA. The SCAQMD CEQA Handbook provides direction on how to evaluate potential air quality impacts, how to determine whether these impacts are significant, and how to mitigate these impacts. SCAQMD is in the process of developing an "Air Quality Analysis Guidance Handbook" to replace the CEQA Air Quality Handbook approved by the AQMD Governing Board in 1993. The 1993 CEQA Air Quality Handbook is still available but not online. In addition, there are sections of the 1993 Handbook that are obsolete. In order to assist the CEQA practitioner in conducting an air quality analysis while the new Handbook is being prepared, supplemental information regarding: significance thresholds and analysis, emissions factors, cumulative impacts emissions analysis, and other useful subjects, are available at the SCAQMD website¹.

¹ <http://www.aqmd.gov/home/regulations/ceqa/air-quality-analysis-handbook>.

SCAQMD Working Group

Since neither the CARB nor the OPR has developed GHG emissions threshold, the SCAQMD formed a Working Group to develop significance thresholds related to GHG emissions. At the September 28, 2010 Working Group meeting, the SCAQMD released its most current version of the draft GHG emissions thresholds, which recommends a tiered approach that provides a quantitative annual thresholds of 10,000 MTCO₂e for industrial uses.

Southern California Association of Governments

The SCAG is the regional planning agency for Los Angeles, Orange, Ventura, Riverside, San Bernardino and Imperial Counties and addresses regional issues relating to transportation, the economy, community development and the environment. SCAG is the Federally designated MPO for the majority of the southern California region and is the largest MPO in the nation. With respect to air quality planning, SCAG has prepared the Regional Transportation Plan and Regional Transportation Improvement Plan (RTIP), which addresses regional development and growth forecasts. These plans form the basis for the land use and transportation components of the AQMP, which are utilized in the preparation of air quality forecasts and in the consistency analysis included in the AQMP. The Regional Transportation Plan, Regional Transportation Improvement Plan, and AQMP are based on projections originating within the City and County General Plans.

On April 7, 2016, SCAG's Regional Council adopted the 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy (2016 RTP/SCS or Plan). The Plan is a long-range visioning plan that balances future mobility and housing needs with economic, environmental and public health goals. The Plan charts a course for closely integrating land use and transportation – so that the region can grow smartly and sustainably. It outlines more than \$556.5 billion in transportation system investments through 2040. The Plan was prepared through a collaborative, continuous, and comprehensive process with input from local governments, county transportation commissions, tribal governments, non-profit organizations, businesses and local stakeholders within the counties of Imperial, Los Angeles, Orange, Riverside, San Bernardino and Ventura. In June 2016, SCAG received its conformity determination from the Federal Highway Administration (FHWA) and the Federal Transit Administration (FTA) indicating that all air quality conformity requirements for the 2016 RTP/SCS and associated 2015 FTIP Consistency Amendment through Amendment 15-12 have been met.

Local – City of Murrieta

Local jurisdictions, such as the City of Murrieta, have the authority and responsibility to reduce air pollution through its police power and decision-making authority. Specifically, the City is responsible for the assessment and mitigation of air emissions resulting from its land use decisions. The City is also responsible for the implementation of transportation control measures as outlined in the 2016 AQMP. Examples of such measures include bus turnouts, energy-efficient streetlights, and synchronized traffic signals. In accordance with CEQA requirements and the CEQA review process, the City assesses the air quality impacts of new development projects, requires mitigation of potentially significant air quality impacts by conditioning discretionary permits, and monitors and enforces implementation of such mitigation.

In accordance with the CEQA requirements, the City does not, however, have the expertise to develop plans, programs, procedures, and methodologies to ensure that air quality within the City and region will meet federal and state standards. Instead, the County relies on the expertise of the SCAQMD and utilizes the SCAQMD CEQA Handbook as the guidance document for the environmental review of plans and development proposals within its jurisdiction.

The City of Murrieta General Plan 2035 Air Quality Element contains the following air quality-related goals and policies that are applicable to the proposed project:

Goal AQ-1 Improved air quality through participation in regional and local efforts.

Goal AQ-2 The relationship between land use and air quality is considered in policy decisions in order to protect public health and improve air quality.

Policies

AQ-2.1 Locate sensitive receptors (i.e., residences, schools, playgrounds, childcare centers, athletic facilities, churches, long-term health care facilities, rehabilitation centers, convalescent centers, and retirement homes) away from significant pollution sources to the maximum extent feasible.

AQ-2.2 Avoid locating new homes, schools, childcare and elder care facilities, and health care facilities within 500 feet of freeways.

AQ-2.3 Consider air quality impacts from both existing and new development when making siting decisions.

AQ-2.5 Work with developers and/or builders of any sensitive land uses, such as hospitals, to determine compliance with California Air Resources Board (CARB) standards and to ensure any future plans or expansions are in compliance, and encourage retrofits to the facility such as plantings or air filters to improve indoor air quality, if necessary.

Goal AQ-3 Reduced emissions during construction activities.

Policies

AQ-3.1 Ensure that construction activities follow current South Coast Air Quality Management District (SCAQMD) rules, regulations, and thresholds.

AQ-3.2 Ensure all applicable best management practices are used in accordance with the South Coast Air Quality Management District (SCAQMD) to reduce emitting criteria pollutants during construction.

AQ-3.3 Require all construction equipment for public and private projects comply with California Air Resources Board's (CARB) vehicle standards. For projects that may exceed daily construction emissions established by the South Coast Air Quality Management District (SCAQMD), Best Available Control Measures will be incorporated to reduce construction emissions to below daily emission standards established by the SCAQMD.

AQ-3.4 Require project proponents to prepare and implement a Construction Management Plan, which will include Best Available Control Measures among others. Appropriate control measures will be determined on a project by project basis, and should be specific to the pollutant for which the daily threshold is exceeded. Such control measures may include but not be limited to:

- Minimizing simultaneous operation of multiple construction equipment units.
- Implementation of South Coast Air Quality Management District (SCAQMD) Rule 403, Fugitive Dust Control Measures.
- Watering the construction area to minimize fugitive dust.
- Require that off-road diesel powered vehicles used for construction shall be new low emission vehicles, or use retrofit emission control devices, such as diesel oxidation catalysts and diesel particulate filters verified by California Air Resources Board (CARB).
- Minimizing idling time by construction vehicles.

Goal AQ-4 Mobile source emissions are reduced by providing a balance of jobs and housing that serve the needs of the community.

Policies

AQ-4.2 Improve jobs/housing balance by encouraging the development, expansion, and retention of business.

Goal AQ-5 Air quality is improved through an efficient circulation system, reduced traffic congestion, and reduced vehicle miles traveled.

Policies

AQ-5.1 Encourage employers to implement transportation demand management (TDM) measures, such as the following programs to reduce trips and vehicle miles traveled:

- Transit subsidies, Bicycle facilities, Alternative work schedules, Ridesharing, Telecommuting, and work-at-home programs, Employee education, and preferential parking for carpools/vanpools

AQ-5.3 Promote use of fuel-efficient and low-emissions vehicles, including Neighborhood Electric Vehicles.

Goal AQ-6 Stationary source pollution (point source and area source) are minimized through existing and future regulations and new technology.

Policies

AQ-6.1 The City shall continue to minimize stationary source pollution through the following:

- Ensure that industrial and commercial land uses are meeting existing South Coast Air Quality Management District (SCAQMD) air quality thresholds by adhering to established rules and regulations.
- Encourage the use of new technology to neutralize harmful criteria pollutants from stationary sources.
- Reduce exposure of the City's sensitive receptors to poor air quality nodes through smart land use decisions.

AQ-6.2 Encourage and support the use of innovative ideas and technology to improve air quality.

AQ-6.3 Encourage non-polluting industry and clean green technology companies to locate to the City.

AQ-6.5 New multi-family residential buildings and other sensitive land uses in areas with high levels of localized air pollution should be designed to achieve good indoor air quality through landscaping, ventilation systems, or other measures.

AQ-6.6 Encourage green building techniques that improve indoor air quality, energy efficiency and conservation in buildings, and utilization of renewable energy sources.

Goal AQ-7 Particulate matter and fugitive dust emissions are reduced throughout the City.

MONITORED AIR QUALITY

The air quality at any site is dependent on the regional air quality and local pollutant sources. Regional air quality is determined by the release of pollutants throughout the air basin. Estimates of the existing emissions in the Basin provided in the Final 2016 Air Quality Management Plan prepared by SCAQMD (March 2017) indicate that collectively, mobile sources account for 60 percent of the VOC, 90 percent of the NOx emissions, 95 percent of the CO emissions and 34 percent of directly emitted PM2.5, with another 13 percent of PM2.5 from road dust.

The EPA and the ARB designate air basins where ambient air quality standards are exceeded as "nonattainment" areas. If standards are met, the area is designated as an "attainment" area. If there is inadequate or inconclusive data to make a definitive attainment designation, they are considered "unclassified". National nonattainment areas are further designated as marginal, moderate, serious, severe, or extreme as a function of deviation from standards. Each standard has a different definition, or 'form' of what

constitutes attainment, based on specific air quality statistics. For example, the Federal 8-hour CO standard is not to be exceeded more than once per year; therefore, an area is in attainment of the CO standard if no more than one 8-hour ambient air monitoring values exceeds the threshold per year. In contrast, the Federal annual PM2.5 standard is met if the three-year average of the annual average PM2.5 concentration is less than or equal to the standard. Attainment status is shown in Table 4.

The SCAQMD has divided the South Coast Air Basin into 38 air-monitoring areas with a designated ambient air monitoring station representative of each area. The project site is located in the Temecula Valley Air Monitoring Area (Area 26), which is located in the southwestern portion of Riverside County and covers the area from Menifee on the north, Temecula on the west, and the San Diego County line on the south. Data was taken from the Winchester-33700 Borel Road Monitoring Station (Winchester Station) and Lake Elsinore–W Flint Street Monitoring Station (Lake Elsinore Station), the nearest monitoring stations to the project site. The Winchester Station is located approximately 6.06 miles northeast of the project site at 33700 Borel Road, Winchester. The Lake Elsinore Station is located approximately 12.24 miles northwest of the project site at 506 W Flint Street, Lake Elsinore. Table 5 presents the monitored pollutant levels from these Monitoring Stations.

Table 5 summarizes 2016 through 2018 published monitoring data, which is the most recent 3-year period available. The data shows that during the past few years, the project area has exceeded the ozone standards. However, it should be noted that due to the air monitoring station distance from the project site, recorded air pollution levels at the air monitoring station reflect with varying degrees of accuracy, local air quality conditions at the project site.

Ozone

During the 2016 to 2018 monitoring period, the State 1-hour concentration standard for ozone was exceeded for four days in 2017 and two days in 2018 at the Winchester Station. The State 8-hour ozone standard has been exceeded between five and 26 days each year over the past three years at the Winchester Station. The Federal 8-hour ozone standard was exceeded between 19 and 47 days each year over the past three years at the Winchester Station.

Ozone is a secondary pollutant as it is not directly emitted. Ozone is the result of chemical reactions between other pollutants, most importantly hydrocarbons and NO₂, which occur only in the presence of bright sunlight. Pollutants emitted from upwind cities react during transport downwind to produce the oxidant concentrations experienced in the area. Many areas of the SCAQMD contribute to the ozone levels experienced at the monitoring station, with the more significant areas being those directly upwind.

Carbon Monoxide

CO is another important pollutant that is due mainly to motor vehicles. The Lake Elsinore Station did not record an exceedance of the state or federal 8-hour CO standard for the last three years.

Nitrogen Dioxide

The Lake Elsinore Station did not record an exceedance of the State or Federal NO₂ standards for the last three years.

Particulate Matter

The Lake Elsinore Station had insufficient data over the past three years for the State 24-hour concentration standards for PM₁₀. Over the past three years, the Lake Elsinore Station did not record an exceedance of the Federal 24-hour standards for PM₁₀.

The Winchester Station had insufficient data over the past three years for the Federal 24 hour standard for PM2.5.

According to the EPA, some people are much more sensitive than others to breathing fine particles (PM10 and PM2.5). People with influenza, chronic respiratory and cardiovascular diseases, and the elderly may suffer worsening illness and premature death due to breathing these fine particles. People with bronchitis can expect aggravated symptoms from breathing in fine particles. Children may experience decline in lung function due to breathing in PM10 and PM2.5. Other groups considered sensitive are smokers and people who cannot breathe well through their noses. Exercising athletes are also considered sensitive, because many breathe through their mouths during exercise.

**Table 3
State and Federal Criteria Pollutant Standards ¹**

Air Pollutant	Concentration / Averaging Time		Most Relevant Effects
	California Standards	Federal Primary Standards	
Ozone (O ₃)	0.09 ppm/1-hour 0.07 ppm/8-hour	0.070 ppm/8-hour	(a) Decline in pulmonary function and localized lung edema in humans and animals; (b) Risk to public health implied by alterations in pulmonary morphology and host defense in animals; (c) Increased mortality risk; (d) Risk to public health implied by altered connective tissue metabolism and altered pulmonary morphology in animals after long-term exposures and pulmonary function decrements in chronically exposed humans; (e) Vegetation damage; and (f) Property damage.
Carbon Monoxide (CO)	20.0 ppm/1-hour 9.0 ppm/8-hour	35.0 ppm/1-hour 9.0 ppm/8-hour	(a) Aggravation of angina pectoris and other aspects of coronary heart disease; (b) Decreased exercise tolerance in persons with peripheral vascular disease and lung disease; (c) Impairment of central nervous system functions; and (d) Possible increased risk to fetuses.
Nitrogen Dioxide (NO ₂)	0.18 ppm/1-hour 0.03 ppm/annual	100 ppb/1-hour 0.053 ppm/annual	(a) Potential to aggravate chronic respiratory disease and respiratory symptoms in sensitive groups; (b) Risk to public health implied by pulmonary and extra-pulmonary biochemical and cellular changes and pulmonary structural changes; and (c) Contribution to atmospheric discoloration.
Sulfur Dioxide (SO ₂)	0.25 ppm/1-hour 0.04 ppm/24-hour	75 ppb/1-hour 0.14 ppm/annual	(a) Bronchoconstriction accompanied by symptoms which may include wheezing, shortness of breath and chest tightness, during exercise or physical activity in persons with asthma.
Suspended Particulate Matter (PM ₁₀)	50 µg/m ³ /24-hour 20 µg/m ³ /annual	150 µg/m ³ /24-hour	(a) Exacerbation of symptoms in sensitive patients with respiratory or cardiovascular disease; (b) Declines in pulmonary function growth in children; (c) Increased risk of premature death from heart or lung diseases in elderly.
Suspended Particulate Matter (PM _{2.5})	12 µg/m ³ / annual	35 µg/m ³ /24-hour 12 µg/m ³ /annual	
Sulfates	25 µg/m ³ /24-hour	No Federal Standards	(a) Decrease in ventilatory function; (b) Aggravation of asthmatic symptoms; (c) Aggravation of cardio-pulmonary disease; (d) Vegetation damage; (e) Degradation of visibility; (f) property damage.
Lead	1.5 µg/m ³ /30-day	0.15 µg/m ³ /3-month rolling	(a) Learning disabilities; (b) Impairment of blood formation and nerve conduction.
Visibility Reducing Particles	Extinction coefficient of 0.23 per kilometer-visibility of 10 miles or more due to particles when humidity is less than 70 percent.	No Federal Standards	Visibility impairment on days when relative humidity is less than 70 percent.

Notes:

(1) Source: <http://www3.epa.gov/climatechange/ghgemissions/gases.html>

Table 4
South Coast Air Basin Attainment Status¹

Pollutant	State Status	National Status
Ozone	Nonattainment	Nonattainment (Extreme)
Carbon monoxide	Attainment	Attainment/Unclassified
Nitrogen dioxide	Attainment	Attainment/Unclassified
Sulfur dioxide	Attainment	Attainment/Unclassified
PM10	Nonattainment	Attainment (Maintenance)
PM2.5	Nonattainment	Nonattainment (Moderate)

Notes:

(1) Source of Federal and State status: California Air Resources Board October 2018.

**Table 5
Air Quality Monitoring Summary¹**

Pollutant (Standard) ²		Year		
		2016	2017	2018
Ozone:	Maximum 1-Hour Concentration (ppm)	0.092	0.104	0.107
	Days > CAAQS (0.09 ppm)	0	4	2
	Maximum 8-Hour Concentration (ppm)	0.081	0.088	0.085
	Days > NAAQS (0.070 ppm)	19	47	15
	Days > CAAQS (0.070 ppm)	6	26	5
Carbon Monoxide: ³	Maximum 8-Hour Concentration (ppm)	*	*	*
	Days > CAAQS (9 ppm)	0	0	0
	Days > NAAQS (9 ppm)	0	0	0
Nitrogen Dioxide: ³	Maximum 1-Hour Concentration (ppm)	0.051	0.049	0.041
	Days > CAAQS (0.18 ppm)	0	0	0
Inhalable Particulates (PM10): ³	Maximum 24-Hour Concentration (µg/m ³)	90.7	99.7	134.1
	Days > NAAQS (150 µg/m ³)	0	0	0
	Days > CAAQS (50 µg/m ³)	*	*	*
	Annual Average (µg/m ³)	33.1	32.2	32.6
Ultra-Fine Particulates (PM2.5):	Maximum 24-Hour Concentration (µg/m ³)	26.9	21.6	26.5
	Days > NAAQS (35 µg/m ³)	*	*	*
	Annual Average (µg/m ³)	*	10	7.1

Notes:

(1) Source: <http://www.arb.ca.gov/adam/topfour/topfour1.php>

Data from the Winchester-33700 Borel Road Monitoring Station unless otherwise noted.

(2) CAAQS = California Ambient Air Quality Standard; NAAQS = National Ambient Air Quality Standard; ppm = parts per million

(3) Data from Lake Elsinore-W Flint Street Station.

* Means there was insufficient data available to determine value.

5. AIR QUALITY STANDARDS

REGIONAL AIR QUALITY

Many air quality impacts that derive from dispersed mobile sources, which are the dominate pollution generators in the basin, often occurs hours later and miles away after photochemical processes have converted primary exhaust pollutants into secondary contaminants such as ozone. The incremental regional air quality impact of an individual project is generally very small and difficult to measure. Therefore, the SCAQMD has developed significance thresholds based on the volume of pollution emitted rather than on actual ambient air quality because the direct air quality impact of a project is not quantifiable on a regional scale. The SCAQMD CEQA Handbook states that any project in the South Coast Air Basin with daily emissions that exceed any of the identified significance thresholds should be considered as having an individually and cumulatively significant air quality impact. For the purposes to this air quality impact analysis, a regional air quality impact would be considered significant if emissions exceed the SCAQMD significance thresholds identified in Table 6.

LOCAL AIR QUALITY

Project-related construction air emissions may have the potential to exceed the State and Federal air quality standards in the project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the South Coast Air Basin. In order to assess local air quality impacts the SCAQMD has developed Localized Significant Thresholds (LSTs) to assess the project-related air emissions in the project vicinity. The SCAQMD has also provided Final Localized Significant Threshold Methodology (LST Methodology), June 2003, which details the methodology to analyze local air emission impacts. The Localized Significant Threshold Methodology found that the primary emissions of concern are NO₂, CO, PM10, and PM2.5.

The significance thresholds for the local emissions of NO₂ and CO are determined by subtracting the highest background concentration from the last three years of these pollutants from Table 5 above, from the most restrictive ambient air quality standards for these pollutants that are outlined in the Localized Significant Thresholds. Table 6 shows the ambient air quality standards for NO₂, CO, and PM10 and PM2.5.

TOXIC AIR CONTAMINANTS

According to the SCAQMD CEQA Handbook, any project that has the potential to expose the public to toxic air contaminants in excess of the following thresholds would be considered to have a significant air quality impact:

- If the Maximum Incremental Cancer Risk is 10 in one million or greater; or
- Toxic air contaminants from the proposed project would result in a Hazard Index increase of 1 or greater.

In order to determine if the proposed project may have a significant impact related to hazardous air pollutants (HAP), the Health Risk Assessment Guidance for analyzing Cancer Risks from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis, (Diesel Analysis), prepared by SCAQMD, August 2003, recommends that if the proposed project is anticipated to create hazardous air pollutants through stationary sources or regular operations of diesel trucks on the project site, then the proximity of the nearest receptors to the source of the hazardous air pollutants and the toxicity of the hazardous air pollutants should be analyzed through a comprehensive facility-wide health risk assessment (HRA).

The project is that of a hotel and will not be a source of toxic air contaminants. The existing conditions on the project site only include vacant land that does not contain any operational land uses that emit toxic air contaminants. A discussion of TAC-related impacts during operation of the project can be found in Section 8 of this report.

ODOR IMPACTS

The SCAQMD CEQA Handbook states that an odor impact would occur if the proposed project creates an odor nuisance pursuant to SCAQMD Rule 402, which states:

A person shall not discharge from any source whatsoever such quantities of air contaminants or other material which cause injury, detriment, nuisance, or annoyance to any considerable number of persons to the public, or which endanger the comfort, repose, health or safety of any such persons or the public, or which cause, or have a natural tendency to cause, injury or damage to business or property.

The provisions of this rule shall not apply to odors emanating from agricultural operations necessary for the growing of crops or the raising of fowl or animals.

If the proposed project results in a violation of Rule 402 with regards to odor impacts, then the proposed project would create a significant odor impact.

GREENHOUSE GASES

The CEQA Guidelines recommend that a lead agency consider the following when assessing the significance of impacts from GHG emissions on the environment:

- The extent to which the project may increase (or reduce) GHG emissions as compared to the existing environmental setting;
- Whether the project emissions exceed a threshold of significance that the lead agency determines applies to the project;
- The extent to which the project complies with regulations or requirements adopted to implement an adopted statewide, regional, or local plan for the reduction or mitigation of GHG emissions².

Regional – South Coast Air Quality Management District

The project is within the South Coast Air Basin, which is under the jurisdiction of the South Coast Air Quality Management District (SCAQMD).

SCAQMD Regulation XXVII, Climate Change

SCAQMD Regulation XXVII currently includes three rules:

- The purpose of Rule 2700 is to define terms and post global warming potentials.
- The purpose of Rule 2701, SoCal Climate Solutions Exchange, is to establish a voluntary program to encourage, quantify, and certify voluntary, high quality certified greenhouse gas emission reductions in the SCAQMD.
- Rule 2702, Greenhouse Gas Reduction Program, was adopted on February 6, 2009. The purpose of this rule is to create a Greenhouse Gas Reduction Program for greenhouse gas emission reductions in the SCAQMD. The SCAQMD will fund projects through contracts in response to requests for proposals or purchase reductions from other parties.

A variety of agencies have developed greenhouse gas emission thresholds and/or have made recommendations for how to identify a threshold. However, the thresholds for projects in the jurisdiction of

² The Governor's Office of Planning and Research recommendations include a requirement that such a plan must be adopted through a public review process and include specific requirements that reduce or mitigate the project's incremental contribution of GHG emissions. If there is substantial evidence that the possible effects of a particular project are still cumulatively considerable, notwithstanding compliance with the adopted regulations or requirements, an EIR must be prepared for the project.

the SCAQMD remain in flux. The California Air Pollution Control Officers Association explored a variety of threshold approaches, but did not recommend one approach (2008). The ARB recommended approaches for setting interim significance thresholds (California Air Resources Board 2008b), in which a draft industrial project threshold suggests that non-transportation related emissions under 7,000 MTCO₂e per year would be less than significant; however, the ARB has not approved those thresholds and has not published anything since then. The SCAQMD is in the process of developing thresholds, as discussed below.

SCAQMD Threshold Development

On December 5, 2008, the SCAQMD Governing Board adopted an interim greenhouse gas significance threshold for stationary sources, rules, and plans where the SCAQMD is lead agency (SCAQMD permit threshold). The SCAQMD permit threshold consists of five tiers. However, the SCAQMD is not the lead agency for this project. Therefore, the five permit threshold tiers do not apply to the proposed project.

The SCAQMD is in the process of preparing recommended significance thresholds for greenhouse gases for local lead agency consideration (“SCAQMD draft local agency threshold”); however, the SCAQMD Board has not approved the thresholds as of the date of the Notice of Preparation. The current draft thresholds consist of the following tiered approach:

- Tier 1 consists of evaluating whether or not the project qualifies for any applicable exemption under CEQA.
- Tier 2 consists of determining whether the project is consistent with a greenhouse gas reduction plan. If a project is consistent with a qualifying local greenhouse gas reduction plan, it does not have significant greenhouse gas emissions.
- Tier 3 consists of screening values, which the lead agency can choose, but must be consistent with all projects within its jurisdiction. A project’s construction emissions are averaged over 30 years and are added to a project’s operational emissions. If a project’s emissions are under one of the following screening thresholds, then the project is less than significant:
 - All land use types: 3,000 MTCO₂e per year
 - Based on land use type: residential: 3,500 MTCO₂e per year; commercial: 1,400 MTCO₂e per year; or mixed use: 3,000 MTCO₂e per year.
 - Based on land type: Industrial (where SCAQMD is the lead agency), 10,000 MTCO₂e per year.
- Tier 4 has the following options:
 - Option 1: Reduce emissions from business as usual (BAU) by a certain percentage; this percentage is currently undefined.
 - Option 2: Early implementation of applicable AB 32 Scoping Plan measures.
 - Option 3, 2020 target for service populations (SP), which includes residents and employees: 4.8 MTCO₂e/SP/year for projects and 6.6 MTCO₂e/SP/year for plans;
 - Option 3, 2035 target: 3.0 MTCO₂e/SP/year for projects and 4.1 MTCO₂e/SP/year for plans.
- Tier 5 involves mitigation offsets to achieve target significance threshold.

The SCAQMD’s draft threshold uses the Executive Order S-3-05 goal as the basis for the Tier 3 screening level. Achieving the Executive Order’s objective would contribute to worldwide efforts to cap carbon dioxide concentrations at 450 ppm, thus stabilizing global climate. Specifically, the Tier 3 screening level for stationary sources is based on an emission capture rate of 90 percent for all new or modified projects. A 90 percent emission capture rate means that 90 percent of total emissions from all new or modified stationary source projects would be subject to a CEQA analysis, including a negative declaration, a mitigated negative declaration, or an environmental impact report, which includes analyzing feasible alternatives and imposing feasible mitigation measures. A GHG significance threshold based on a 90 percent emission capture rate may be more appropriate to address the long-term adverse impacts associated with global climate change because most projects will be required to implement GHG reduction measures. Further, a 90 percent emission capture rate sets the emission threshold low enough to capture a substantial fraction of future stationary source projects that will be constructed to accommodate future statewide population and economic growth, while

setting the emission threshold high enough to exclude small projects that will in aggregate contribute a relatively small fraction of the cumulative statewide GHG emissions. This assertion is based on the fact that staff estimates that these GHG emissions would account for slightly less than one percent of future 2050 statewide GHG emissions target (85 MMTCO₂eq/year). In addition, these small projects may be subject to future applicable GHG control regulations that would further reduce their overall future contribution to the statewide GHG inventory. Finally, these small sources are already subject to BACT for criteria pollutants and are more likely to be single-permit facilities, so they are more likely to have few opportunities readily available to reduce GHG emissions from other parts of their facility.

Local – City of Murrieta

The City of Murrieta adopted a Climate Action Plan (CAP) as part of the City's General Plan 2035 in 2011. The CAP provides a framework for reducing GHG emissions and managing resources to best prepare for a changing climate. The CAP implements policies that have been identified in the Land Use; Economic Development; Circulation; Infrastructure; Healthy Community; Conservation; Recreation and Open Space, and Air Quality Elements of the General Plan. The CAP recommends GHG emission targets that are consistent with the reduction targets of the state and presents a number of strategies that will make it possible for the City to meet the recommended targets. The City's CAP also suggests best practices for implementation and makes recommendations for measuring progress. The purpose of the City's CAP is to guide the development, enhancement, and implementation of actions that would reduce the City's GHG emissions by 15 percent below baseline (year 2009) levels.

One of the primary uses for a CAP is to establish significance thresholds for reviewing projects under CEQA. CEQA requires the City to identify the significant environmental impacts of its discretionary actions and to avoid or mitigate those impacts if feasible. The CEQA Guidelines, as updated pursuant to Senate Bill (SB) 97, acknowledges that climate change is an environmental issue that requires analysis under CEQA and encourages the use of a plan consistency threshold for cumulative impacts on climate change. Projects that demonstrate consistency with the strategies, actions, and emission reduction targets contained in the CAP would have a less than significant impact on climate change.

Thresholds of Significance for this Project

Because there is no applicable adopted or accepted numerical threshold of significance for GHG emissions, the methodology for evaluating the project's impacts related to GHG emissions focuses on its consistency with statewide, regional, and the City's CAP, adopted for the purpose of reducing and/or mitigating GHG emissions. This evaluation of consistency with such plans is the sole basis for determining the significance of the Project's GHG-related impacts on the environment.

However, for informational purposes, the analysis also calculates the amount of GHG emissions that would be attributable to the project using CalEEMod. The primary purpose of quantifying the project's GHG emissions is to satisfy State CEQA Guidelines Section 15064.4(a), which calls for a good-faith effort to describe and calculate emissions. The estimated emissions inventory is also used to determine if there would be a reduction in the project's incremental contribution of GHG emissions as a result of compliance with regulations and requirements adopted to implement plans for the reduction or mitigation of GHG emissions. The significance of the project's GHG emissions impacts is based on CAP consistency and is not based on the amount of GHG emissions resulting from the project.

**Table 6
SCAQMD Air Quality Significance Thresholds¹**

Mass Daily Thresholds		
Pollutant	Construction (lbs/day)	Operation (lbs/day)
NOx	100	55
VOC	75	55
PM10	150	150
PM2.5	55	55
SOx	150	150
CO	550	550
Lead	3	3
Toxic Air Contaminants, Odor and GHG Thresholds		
TACs	Maximum Incremental Cancer Risk \geq 10 in 1 million Cancer Burden > 0.5 excess cancer cases (in areas \geq 1 in 1 million) Chronic & Acute Hazard Index > 1.0 (project increment)	
Odor	Project creates an odor nuisance pursuant to SCAQMD Rule 402	
GHG	10,000 MT/yr CO ₂ e for industrial projects	
Ambient Air Quality Standards		
Pollutant	SCAQMD Standards	
NO ₂ -1-hour average	0.18 ppm (338 $\mu\text{g}/\text{m}^3$)	
PM10 -24-hour average		
Construction	10.4 $\mu\text{g}/\text{m}^3$	
Operations	2.5 $\mu\text{g}/\text{m}^3$	
PM2.5 -24-hour average		
Construction	10.4 $\mu\text{g}/\text{m}^3$	
Operations	2.5 $\mu\text{g}/\text{m}^3$	
SO ₂		
1-hour average	0.25 ppm	
24-hour average	0.04 ppm	
CO		
1-hour average	20 ppm (23,000 $\mu\text{g}/\text{m}^3$)	
8-hour average	9 ppm (10,000 $\mu\text{g}/\text{m}^3$)	
Lead		
30-day average	1.5 $\mu\text{g}/\text{m}^3$	
Rolling 3-month average	0.15 $\mu\text{g}/\text{m}^3$	
Quarterly average	1.5 $\mu\text{g}/\text{m}^3$	

Notes:

(1) Source: <http://www.aqmd.gov/ceqa/handbook/signthres.pdf>

6. SHORT-TERM CONSTRUCTION IMPACTS

Construction activities associated with the proposed project would have the potential to generate air emissions, toxic air contaminant emissions, and odor impacts. Assumptions for the phasing, duration, and required equipment for the construction of the proposed project were obtained from the project applicant. The construction activities for the proposed project are anticipated to include: site preparation of approximately 2 acres; grading of approximately 6.17 acres; construction of a 208,320 square foot 9-story 257 room hotel with a building footprint of 45,957 square feet, a 1,500 square foot cooling tower, 67,560 square feet of landscaping, 16,546 square feet of recreational areas (outdoor pool); paving of a parking lot with 461 parking spaces and on-site roadways; and application of architectural coatings.

Off-site improvements are to include a disturbance area of approximately 327,140 square feet for roadway improvements on Newton Azrak Street from its eastern terminus to Monroe Street, Monroe Avenue from south project driveway to Guava Street, and Guava Street from its eastern terminus to Monroe Avenue.

The proposed project is anticipated to start construction no sooner than April 2020 and take eighteen months to complete.

CONSTRUCTION-RELATED REGIONAL IMPACTS

The construction-related regional air quality impacts have been analyzed for both criteria pollutants and GHGs.

Construction-Related Criteria Pollutants Analysis

The following provides a discussion of the methodology used to calculate regional construction air emissions and an analysis of the proposed project's short-term construction emissions for the criteria pollutants.

Methodology

Typical emission rates from construction activities were obtained from CalEEMod Version 2016.3.2. CalEEMod is a computer model published by the SCAQMD for estimating air pollutant emissions. The CalEEMod program uses the EMFAC2014 computer program to calculate the emission rates specific for the western portion of Riverside County for construction-related employee vehicle trips and the OFFROAD2011 computer program to calculate emission rates for heavy truck operations. EMFAC2014 and OFFROAD2011 are computer programs generated by the CARB that calculates composite emission rates for vehicles. Emission rates are reported by the program in grams per trip and grams per mile or grams per running hour. Using CalEEMod, the peak daily air pollutant emissions during each phase was calculated and presented below. These emissions represent the highest level of emissions for each of the construction phases in terms of air pollutant emissions. The construction emissions printouts from CalEEMod are provided in Appendix B.

SCAQMD's Rule 403

The project will be required to comply with existing SCAQMD rules for the reduction of fugitive dust emissions. SCAQMD Rule 403 establishes these procedures. Compliance with this rule is achieved through application of standard best management practices in construction and operation activities, such as application of water or chemical stabilizers to disturbed soils, managing haul road dust by application of water, covering haul vehicles, restricting vehicle speeds on unpaved roads to 15 mph, sweeping loose dirt from paved site access roadways, cessation of construction activity when winds exceed 25 mph and establishing a permanent, stabilizing ground cover on finished sites. In addition, projects that disturb 50 acres or more of soil or move 5,000 cubic yards of materials per day are required to submit a Fugitive Dust Control Plan or a Large Operation Notification Form to SCAQMD. Based on the size of the Project area (approximately 6.17 acres) a Fugitive Dust Control Plan or Large Operation Notification would not be required.

SCAQMD's Rule 403 minimum requirements require that the application of the best available dust control measures are used for all grading operations and include the application of water or other soil stabilizers in sufficient quantity to prevent the generation of visible dust plumes. Compliance with Rule 403 would require the use of water trucks during all phases where earth moving operations would occur.

Per SCAQMD Rule 1113 as amended on June 3, 2011, the architectural coatings that would be applied to buildings after January 1, 2014 will be limited to an average of 50 grams per liter or less. Therefore, the CalEEMod defaults was updated to reflect this requirement.

The phases of the construction activities which have been analyzed below for each phase are: (1) site preparation, (2) grading, (2) building construction, (3) paving, and (4) application of architectural coatings. Details pertaining to the project's construction timing and the type of equipment modeled for each construction phase are available in the CalEEMod output in Appendix B.

Project Impacts

The construction-related criteria pollutant emissions for each phase are shown below in Table 7. Table 7 shows that none of the project's emissions will exceed regional thresholds. Therefore, a less than significant regional air quality impact would occur from construction of the proposed project.

CONSTRUCTION-RELATED LOCAL IMPACTS

Construction-related air emissions may have the potential to exceed the State and Federal air quality standards in the project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the South Coast Air Basin. The proposed project has been analyzed for the potential local air quality impacts created from: construction-related fugitive dust and diesel emissions; from toxic air contaminants; and from construction-related odor impacts.

Local Air Quality Impacts from Construction

The SCAQMD has published a "Fact Sheet for Applying CalEEMod to Localized Significance Thresholds" (South Coast Air Quality Management District 2011b). CalEEMod calculates construction emissions based on the number of equipment hours and the maximum daily disturbance activity possible for each piece of equipment. In order to compare CalEEMod reported emissions against the localized significance threshold lookup tables, the CEQA document should contain in its project design features or its mitigation measures the following parameters:

- (1) The off-road equipment list (including type of equipment, horsepower, and hours of operation) assumed for the day of construction activity with maximum emissions.
- (2) The maximum number of acres disturbed on the peak day.
- (3) Any emission control devices added onto off-road equipment.
- (4) Specific dust suppression techniques used on the day of construction activity with maximum emissions.

The CalEEMod output in Appendix B show the equipment used for this analysis.

As shown in Table 8, the maximum number of acres disturbed in a day would be three acres during grading of off-site improvements and 2.5 acres during grading of the proposed project. The local air quality emissions from construction were analyzed using the SCAQMD's Mass Rate Localized Significant Threshold Look-up Tables and the methodology described in Localized Significance Threshold Methodology prepared by SCAQMD (revised July 2008). The Look-up Tables were developed by the SCAQMD in order to readily determine if the daily emissions of CO, NOx, PM10, and PM2.5 from the proposed project could result in a significant impact to the local air quality. The emission thresholds were calculated based on the Temecula

Valley source receptor area (SRA) 26 and a disturbance value of two acres per day (as the 2-acre thresholds are more stringent and are provided in the LST Look-up Tables) for the proposed project and three acres per day for the off-site improvements (3-acre threshold interpolated from the 2-acre and 5-acre thresholds in the LST Look-Up Tables). According to LST Methodology, any receptor located closer than 25 meters (82 feet) shall be based on the 25 meter thresholds. As the project includes some off-site roadway improvements too, the closest receptors to the roadway improvements will be the preschool located approximately 55 feet (16.76 meters) south of the Monroe Avenue portion of the improvements. The nearest sensitive receptors to the hotel site are the single-family detached residential uses located approximately 335 feet (102 meters) southwest and the preschool located approximately 460 feet (140 meters) northwest of the project boundary; therefore, the SCAQMD Look-up Tables for 25 meters was used for the offsite improvements and the 100 meters was used for the hotel. Table 9 shows the on-site emissions from the CalEEMod model for the different construction phases and the LST emissions thresholds. Emissions from the project and off-site improvements are detailed in Table 9.

The data provided in Table 9 shows that none of the analyzed criteria pollutants would exceed the calculated local emissions thresholds at the nearest sensitive receptors. Therefore, a less than significant local air quality impact would occur from construction of the proposed project.

Construction-Related Toxic Air Contaminant Impacts

The greatest potential for toxic air contaminant emissions would be related to diesel particulate emissions associated with heavy equipment operations during construction of the proposed project. According to SCAQMD methodology, health effects from carcinogenic air toxics are usually described in terms of “individual cancer risk”. “Individual Cancer Risk” is the likelihood that a person exposed to concentrations of toxic air contaminants over a 30 year lifetime will contract cancer, based on the use of standard risk-assessment methodology. Given the relatively limited number of heavy-duty construction equipment and the short-term construction schedule, the proposed project would not result in a long-term (i.e., 30 years) substantial source of toxic air contaminant emissions and corresponding individual cancer risk. Furthermore, construction-based particulate matter (PM) emissions (including diesel exhaust emissions) do not exceed any local or regional thresholds. Therefore, no significant short-term toxic air contaminant impacts would occur during construction of the proposed project.

Construction-Related Odor Impacts

Potential sources that may emit odors during construction activities include the application of materials such as asphalt pavement. The objectionable odors that may be produced during the construction process are of short-term in nature and the odor emissions are expected cease upon the drying or hardening of the odor producing materials. Due to the short-term nature and limited amounts of odor producing materials being utilized, no significant impact related to odors would occur during construction of the proposed project. Diesel exhaust and VOCs would be emitted during construction of the project, which are objectionable to some; however, emissions would disperse rapidly from the project site and therefore should not reach an objectionable level at the nearest sensitive receptors.

**Table 7
Construction-Related Regional Pollutant Emissions¹**

Activity		Pollutant Emissions (pounds/day)					
		ROG	NOx	CO	SO ₂	PM10	PM2.5
Site Preparation	On-Site ²	1.29	13.44	6.41	0.01	3.04	1.92
	Off-Site ³	0.03	0.02	0.20	0.00	0.06	0.02
	Subtotal	1.31	13.45	6.61	0.01	3.09	1.94
Grading	On-Site ²	2.43	26.39	16.05	0.03	3.83	2.48
	Off-Site ³	0.08	0.05	0.60	0.00	0.17	0.05
	Subtotal	2.51	26.43	16.66	0.03	4.00	2.53
Building Construction	On-Site ²	2.12	19.19	16.85	0.03	1.12	1.05
	Off-Site ³	1.12	7.85	8.63	0.04	2.53	0.72
	Subtotal	3.24	27.04	25.48	0.07	3.65	1.77
Paving	On-Site ²	1.56	12.92	14.65	0.02	0.68	0.62
	Off-Site ³	0.07	0.04	0.55	0.00	0.17	0.05
	Subtotal	1.63	12.96	15.21	0.02	0.85	0.67
Architectural Coating ⁴	On-Site ²	31.83	1.53	1.82	0.00	0.09	0.09
	Off-Site ³	0.17	0.10	1.33	0.00	0.40	0.11
	Subtotal	32.00	1.63	3.15	0.01	0.50	0.20
Total for overlapping phases ⁵		36.87	41.62	43.84	0.10	4.99	2.64
SCAQMD Thresholds		75	100	550	150	150	55
Exceeds Thresholds?		No	No	No	No	No	No

Activity		Off-Site Improvements					
		ROG	NOx	CO	SO ₂	PM10	PM2.5
Grading	On-Site ²	4.23	46.46	25.27	0.05	7.05	4.58
	Off-Site ³	0.08	0.05	0.60	0.00	0.17	0.05
	Subtotal	4.31	46.50	25.87	0.05	7.22	4.63
Paving	On-Site ²	4.07	19.38	21.98	0.03	1.02	0.94
	Off-Site ³	0.07	0.04	0.55	0.00	0.17	0.05
	Subtotal	4.14	19.42	22.53	0.04	1.19	0.98
Architectural Coating	On-Site ²	10.55	3.05	3.64	0.01	0.19	0.19
	Off-Site ³	0.13	0.07	1.00	0.00	0.30	0.08
	Subtotal	10.67	3.13	4.63	0.01	0.49	0.27
Total for overlapping phases ⁶		13.18	72.93	42.53	0.08	11.22	7.16
SCAQMD Thresholds		75	100	550	150	150	55
Exceeds Thresholds?		No	No	No	No	No	No

Notes:

- (1) Source: CalEEMod Version 2016.3.2
- (2) On-site emissions from equipment operated on-site that is not operated on public roads. On-site grading and site preparation PM-10 and PM-2.5 emissions show mitigated values for fugitive dust for compliance with SCAQMD Rule 403.
- (3) Off-site emissions from equipment operated on public roads.
- (4) Emissions include mitigating architectural coatings to 10 g/L VOC for buildings and 100g/L for traffic markings.
- (5) Construction, painting and paving phases may overlap.
- (6) Construction of off-site improvements are anticipated to occur during grading and may overlap with the grading phase of the proposed project.

**Table 8
Maximum Number of Acres Disturbed Per Day¹**

Activity	Equipment	Number	Acres/8hr-day	Total Acres
Off-Site Improvements				
Grading	Rubber Tired Dozers	2	0.5	1
	Graders	2	0.5	1
	Tractors/Loaders/Backhoes	2	0.5	1
Total for Phase		-	-	3

Proposed Project				
Site Preparation	Rubber Tired Dozers	1	0.5	0.5
	Tractors/Loaders/Backhoes	1	0.5	0.5
Total for phase		-	-	1
Grading	Rubber Tired Dozers	1	0.5	0.5
	Graders	1	0.5	0.5
	Tractors/Loaders/Backhoes	3	0.5	1.5
Total for phase		-	-	2.5

Notes:

(1) Source: South Coast AQMD, Fact Sheet for Applying CalEEMod to Localized Significance Thresholds, 2011b.

**Table 9
Local Construction Emissions at the Nearest Receptors ¹**

Proposed Hotel Activity	On-Site Pollutant Emissions (pounds/day)			
	NOx	CO	PM10	PM2.5
Site Preparation	13.44	6.41	3.04	1.92
Grading	26.39	16.05	3.83	2.48
Building Construction	19.19	16.85	1.12	1.05
Paving	12.92	14.65	0.68	0.62
Architectural Coating	1.53	1.82	0.09	0.09
SCAQMD Thresholds ²	363	2,781	38	10
Exceeds Threshold?	No	No	No	No

Off-Site Improvements Activity	On-Site Pollutant Emissions (pounds/day)			
	NOx	CO	PM10	PM2.5
Grading	46.46	25.27	7.05	4.58
Paving	19.38	21.98	1.02	0.94
Architectural Coating	3.05	3.64	0.19	0.19
SCAQMD Thresholds ²	280	1,388	8	5
Exceeds Threshold?	No	No	No	No

Notes:

- (1) Source: Calculated from CalEEMod and SCAQMD's Mass Rate Look-up Tables for 2 acres at a distance of 100 m, to be conservative, for the proposed hotel site and interpolated to 3 acres for the off-site improvements a distance of 25 m, in SRA 26 Temecula Valley.
- (2) As the project includes some off-site roadway improvements too, the closest receptors to the roadway improvements will be the preschool located approximately 55 feet (16.76 meters) south of the Monroe Avenue portion of the improvements. The nearest sensitive receptors to the hotel site are the single-family detached residential uses located approximately 335 feet (102 meters) southwest and the preschool located approximately 460 feet (140 meters) northwest of the project boundary; therefore, the SCAQMD Look-up Tables for 25 meters was used for the offsite improvements and the 100 meters was used for the hotel.
 Note: The project will disturb up to a maximum of 2.5 acres a day during grading of the proposed project and 3 acres per day during grading of the off-site improvements (see Table 8).

7. LONG-TERM AIR QUALITY OPERATIONAL IMPACTS

The on-going operation of the proposed project would result in a long-term increase in air quality emissions. This increase would be due to emissions from the project-generated vehicle trips and through operational emissions from the on-going use of the proposed project. The following section provides an analysis of potential long-term air quality impacts due to: regional air quality and local air quality impacts with the on-going operations of the proposed project.

OPERATIONS-RELATED REGIONAL AIR QUALITY IMPACTS

The potential operations-related air emissions have been analyzed below for the criteria pollutants and cumulative impacts.

Operations-Related Criteria Pollutants Analysis

The operations-related criteria air quality impacts created by the proposed project have been analyzed through the use of the CalEEMod model. The operating emissions were based on the year 2021, which is the anticipated opening year per the [Hotel Murrieta Traffic Impact Analysis](#) (Traffic Impact Analysis) prepared by Ganddini Group, Inc. (August 30, 2019) for the proposed project. The operations daily emissions printouts from the CalEEMod model are provided in Appendix B. The CalEEMod analyzes operational emissions from area sources, energy usage, and mobile sources, which are discussed below.

Mobile Sources

Mobile sources include emissions from the additional vehicle miles generated from the proposed project. The vehicle trips associated with the proposed project have been analyzed by inputting the project-generated vehicular trips from the Traffic Impact Analysis into the CalEEMod Model. The Traffic Impact Analysis found that the proposed project will generate approximately 2,149 total trips with a trip generation rate of 8.36 trips per hotel room per day. The CalEEMod default trip generation rates for Saturday and Sunday are the same as those given in the 10th Edition ITE Trip Generation Manual; therefore, they were not modified. The program then applies the emission factors for each trip which is provided by the EMFAC2014 model to determine the vehicular traffic pollutant emissions.

Area Sources

Area sources include emissions from consumer products, landscape equipment and architectural coatings. Landscape maintenance includes fuel combustion emissions from equipment such as lawn mowers, rototillers, shredders/grinders, blowers, trimmers, chain saws, and hedge trimmers, as well as air compressors, generators, and pumps. As specifics were not known about the landscaping equipment fleet, CalEEMod defaults were used to estimate emissions from landscaping equipment. Per SCAQMD Rule 1113 as amended on June 3, 2011, the architectural coatings that would be applied (or re-applied) to buildings after January 1, 2014 will be limited to an average of 50 grams per liter or less. Therefore, the CalEEMod defaults was updated to reflect this requirement.

Energy Usage

Energy usage includes emissions from the generation of electricity and natural gas used on-site. No changes were made to the default energy usage parameters.

Project Impacts

The worst-case summer or winter criteria pollutant emissions created from the proposed project's long-term operations have been calculated and are shown below in Table 10. The results show that none of the

SCAQMD regional thresholds would be exceeded. Therefore, a less than significant regional air quality impact would occur from operation of the proposed project.

Cumulative Regional Air Quality Impacts

Cumulative projects include local development as well as general growth within the project area. However, as with most development, the greatest source of emissions is from mobile sources, which travel well out of the local area. Therefore, from an air quality standpoint, the cumulative analysis would extend beyond any local projects and when wind patterns are considered would cover an even larger area. Accordingly, the cumulative analysis for the project's air quality must be generic by nature.

The project area is out of attainment for ozone and in 2018 was out of attainment for PM10. Construction and operation of cumulative projects will further degrade the local air quality, as well as the air quality of the Salton Sea portion of the South Coast Air Basin. The greatest cumulative impact on the quality of regional air cell will be the incremental addition of pollutants mainly from increased traffic volumes from residential, commercial, and industrial development and the use of heavy equipment and trucks associated with the construction of these projects. Air quality will be temporarily degraded during construction activities that occur separately or simultaneously. However, in accordance with the SCAQMD methodology, projects that do not exceed the SCAQMD criteria or can be mitigated to less than criteria levels are not significant and do not add to the overall cumulative impact. With respect to long-term emissions, this project would create a less than significant cumulative impact.

OPERATIONS-RELATED LOCAL AIR QUALITY IMPACTS

Project-related air emissions may have the potential to exceed the State and Federal air quality standards in the project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the South Coast Air Basin. The proposed project has been analyzed for the potential local CO emission impacts from the project-generated vehicular trips and from the potential local air quality impacts from on-site operations. The following analysis analyzes the vehicular CO emissions, local impacts from on-site operations, and odor impacts.

Local CO Emission Impacts from Project-Generated Vehicular Trips

CO is the pollutant of major concern along roadways because the most notable source of CO is motor vehicles. For this reason, CO concentrations are usually indicative of the local air quality generated by a roadway network and are used as an indicator of potential local air quality impacts. Local air quality impacts can be assessed by comparing future without and with project CO levels to the State and Federal CO standards which were presented above in Section V.

To determine if the proposed project could cause emission levels in excess of the CO standards discussed above in Section 5, a sensitivity analysis is typically conducted to determine the potential for CO "hot spots" at a number of intersections in the general project vicinity. Because of reduced speeds and vehicle queuing, "hot spots" potentially can occur at high traffic volume intersections with a Level of Service E or worse.

The analysis prepared for CO attainment in the South Coast Air Basin by the SCAQMD can be used to assist in evaluating the potential for CO exceedances in the South Coast Air Basin. CO attainment was thoroughly analyzed as part of the SCAQMD's 2003 Air Quality Management Plan (2003 AQMP) and the 1992 Federal Attainment Plan for Carbon Monoxide (1992 CO Plan). As discussed in the 1992 CO Plan, peak carbon monoxide concentrations in the South Coast Air Basin are due to unusual meteorological and topographical conditions, and not due to the impact of particular intersections. Considering the region's unique meteorological conditions and the increasingly stringent CO emissions standards, CO modeling was performed as part of 1992 CO Plan and subsequent plan updates and air quality management plans. In the 1992 CO Plan, a CO hot spot analysis was conducted for four busy intersections in Los Angeles at the peak morning and afternoon time periods. The intersections evaluated included: South Long Beach Boulevard and Imperial

Highway (Lynwood); Wilshire Boulevard and Veteran Avenue (Westwood); Sunset Boulevard and Highland Avenue (Hollywood); and La Cienega Boulevard and Century Boulevard (Inglewood). These analyses did not predict a violation of CO standards. The busiest intersection evaluated was that at Wilshire Boulevard and Veteran Avenue, which has a daily traffic volume of approximately 100,000 vehicles per day. The Los Angeles County Metropolitan Transportation Authority evaluated the Level of Service in the vicinity of the Wilshire Boulevard/Veteran Avenue intersection and found it to be Level of Service E during the morning peak hour and Level of Service F during the afternoon peak hour.

The Traffic Impact Analysis showed that the project would generate a maximum of approximately 2,149 trips. The intersection with the highest traffic volume is located at the intersection of Interstate 15 Northbound Ramps and Murrieta Hot Springs Road and has a Project Completion (Year 2021) Plus Cumulative evening peak hour volume of 2,314 vehicles and the highest Project Completion (Year 2021) Plus Cumulative daily traffic volume is 54,600 vehicles at Murrieta Hot Springs Road east of the Interstate 15 Freeway. The 1992 Federal Attainment Plan for Carbon Monoxide (1992 CO Plan) showed that an intersection which has a daily traffic volume of approximately 100,000 vehicles per day would not violate the CO standard. Therefore as the highest traffic volumes fall far short of 100,000 vehicles, no CO “hot spot” modeling was performed and no significant long-term air quality impact is anticipated to local air quality with the on-going use of the proposed project.

Local Air Quality Impacts from On-Site Operations

Project-related air emissions from on-site sources such as architectural coatings, landscaping equipment, on-site usage of natural gas appliances as well as the operation of vehicles on-site may have the potential to exceed the State and Federal air quality standards in the project vicinity, even though these pollutant emissions may not be significant enough to create a regional impact to the Air Basin. The nearest sensitive receptors that may be impacted by the proposed project are the preschool located approximately 55 feet to the northwest and the single-family detached residential uses located approximately 85 feet to the southwest.

According to SCAQMD LST methodology, LSTs would apply to the operational phase of a project, if the project includes stationary sources, or attracts mobile sources (such as heavy-duty trucks) that may spend long periods queuing and idling at the site; such as industrial warehouse/transfer facilities. The proposed project consists of the development of a hotel and does not include such uses. Therefore, due the lack of stationary source emissions, no long-term localized significance threshold analysis is warranted.

Operations-Related Odor Impacts

Potential sources that may emit odors during the on-going operations of the proposed project would include odor emissions from diesel truck emissions and trash storage areas. Due to the distance of the nearest receptors from the project site and through compliance with SCAQMD’s Rule 402 no significant impact related to odors would occur during the on-going operations of the proposed project.

**Table 10
Regional Operational Pollutant Emissions¹**

Activity	Pollutant Emissions (pounds/day)					
	ROG	NOx	CO	SO2	PM10	PM2.5
Area Sources ²	4.87	0.00	0.08	0.00	0.00	0.00
Energy Usage ³	0.37	3.36	2.82	0.02	0.26	0.26
Mobile Sources ⁴	3.91	26.96	38.92	0.16	11.04	3.03
Total Emissions	9.14	30.31	41.82	0.18	11.30	3.28
SCAQMD Thresholds	55	55	550	150	150	55
Exceeds Threshold?	No	No	No	No	No	No

Notes:

- (1) Source: CalEEMod Version 2016.3.2; the higher of either summer or winter emissions.
- (2) Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.
- (3) Energy usage consists of emissions from generation of electricity and on-site natural gas usage.
- (4) Mobile sources consist of emissions from vehicles and road dust.

8. DIESEL EMISSIONS HEALTH RISK ASSESSMENT

According to SCAQMD methodology, health effects from carcinogenic air toxics are usually described in terms of individual cancer risk. "Individual Cancer Risk" is the likelihood that a person exposed to concentrations of toxic air contaminants over a 30-year lifetime will contract cancer, based on the use of revised Office of Environmental Health Hazard Assessment (OEHHA) risk-assessment methodology³. The 2015 OEHHA guidance states that "Districts are to determine which facilities will prepare an HRA based on a prioritization process outlined in the law. The process by which Districts identify priority facilities for risk assessment involves consideration of potency, toxicity, quantity of emissions, and proximity to sensitive receptors such as hospitals, daycare centers, schools, work-sites, and residences." In their August 2003 Health Risk Assessment Guidance for Analyzing Cancer Risks from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis, SCAQMD defers to CARB (State) guidance for "technical guidance for diesel toxic impact analyses for various source categories."

The California Air Pollution Control Officers Association (CAPCOA) has developed TAC health risk assessment guidelines to provide consistent, statewide procedures for preparing the health risk assessments required under the Air Toxics "Hot Spots" Act. The title of these guidelines is CAPCOA Air Toxics "Hot Spots" Program Revised 1992 Risk Assessment Guidelines. The District recommends that lead agencies conduct TAC risk assessments in accordance with the CAPCOA Risk Assessment Guidelines, as supplemented by the District's supplemental guidelines. According to SCAQMD and CAPCOA guidelines, health effects from carcinogenic air toxics are usually described in terms of individual cancer risk. "Individual Cancer Risk" is the likelihood that a person exposed to concentrations of toxic air contaminants over a 30-year lifetime will contract cancer, based on the use of standard risk-assessment methodology.

As determined in the *California Building Industry Association v. Bay Area Air Quality Management District* (2015) 62 Cal. 4th 369 (CBIA) case the California Supreme Court determined that CEQA does not generally require an impact analysis of the existing environmental conditions on the future residents of a proposed project and generally only requires an analysis of the proposed project's impact on the environment. However, the CBIA case also stated that when a proposed project brings development and people into an area already subject to specific hazards and the new development/people exacerbate the existing hazards, then CEQA requires an analysis of the hazards and the proposed project's effect in terms of increasing the risks related to those hazards. In regards to air quality hazards, Toxic air contaminants (TACs) are defined as substances that may cause or contribute to an increase in deaths or in serious illness, or that may pose a present or potential hazard to human health. As such, if a proposed project would not exacerbate pre-existing hazards (e.g., TAC health risks) then an analysis of those hazards and the proposed project's effect on increasing those hazards is not required. Furthermore, the proposed hotel is a transient lodging facility and would not be considered a sensitive use as the residents are not permanent. Commercial and industrial facilities are not considered to be sensitive receptors because employees do not typically remain on-site for 24 hours. Therefore, a quantitative health risk assessment for the proposed hotel use is not warranted or required.

As hotel patrons would be at the location for days and not months/year, significant TAC impacts from freeway-related sources of diesel particulate matter are not anticipated and no significant long-term operations-related TAC impacts to the proposed project would occur.

³ In February 2015, the Office of Environmental Health Hazard Assessment updated their "Air Toxics Hot Spots Program, Risk Assessments Guidelines, Guidance Manual for Preparation of Health Risk Assessments; however, the updated OEHHA guidance states in the page footers "do not cite or quote." SCAQMD staff have incorporated the updates into their methodology for SCAQMD's Rules 1401, 1401.1, 1402, and 212, and have updated their HRA Guidance for permitting; however they are still in the process of updating the guidance for CEQA analyses (via working group sessions).

9. GLOBAL CLIMATE CHANGE ANALYSIS

The proposed project is anticipated to generate GHG emissions from area sources, energy usage, mobile sources, waste, water, and construction equipment. Although the project is expected to emit GHGs, the emission of GHGs by a single project into the atmosphere is not itself necessarily an adverse environmental effect. Rather, it is the increased accumulation of GHG from more than one project and many sources in the atmosphere that may result in global climate change. The resultant consequences of that climate change can cause adverse environmental effects. A project's GHG emissions typically would be very small in comparison to state or global GHG emissions and, consequently, they would, in isolation, have no significant direct impact on climate change.

The following provides the methodology used to calculate the project-related GHG emissions, the project impacts and a consistency analysis of the proposed project with any applicable GHG reduction plans, policies or regulations.

METHODOLOGY

Because there is no applicable adopted or accepted numerical threshold of significance for GHG emissions, the methodology for evaluating the project's impacts related to GHG emissions focuses on its consistency with statewide, regional, and the City of Murrieta CAP, adopted for the purpose of reducing and/or mitigating GHG emissions. This evaluation of consistency with such plans is the sole basis for determining the significance of the project's GHG-related impacts on the environment.

However, for informational purposes, the analysis also calculates the amount of GHG emissions that would be attributable to the project using recommended air quality models, as described below. The primary purpose of quantifying the project's GHG emissions is to satisfy State CEQA Guidelines Section 15064.4(a), which calls for a good-faith effort to describe and calculate emissions. The estimated emissions inventory is also used to determine if there would be a reduction in the project's incremental contribution of GHG emissions as a result of compliance with regulations and requirements adopted to implement plans for the reduction or mitigation of GHG emissions. The significance of the project's GHG emissions impacts is not based on the amount of GHG emissions resulting from the project.

CalEEMod Version 2016.3.2 was used to calculate the GHG emissions from the proposed project. The CalEEMod Annual Output for year 2021 is available in Appendix C. Each source of GHG emissions is described in greater detail below.

Area Sources

Area sources include emissions from consumer products, landscape equipment and architectural coatings. SCAQMD Rule 1113 limits architectural coatings to 50 grams per liter VOC for buildings and 100 grams per liter VOC for parking lot striping. No other changes were made to the default area source emissions.

Energy Usage

Energy usage includes emissions from the generation of electricity and natural gas used on-site. ENERGY STAR-compliant appliances and high-efficiency lighting are to be installed on-site. No changes were made to the default energy usage parameters.

Mobile Sources

Mobile sources include emissions from the additional vehicle miles generated from the proposed project. The vehicle trips associated with the proposed project have been analyzed based on the project trip generation calculated in the Traffic Impact Analysis. See Section 7 for details.

Waste

Waste includes the GHG emissions generated from the processing of waste from the proposed project as well as the GHG emissions from the waste once it is interred into a landfill. AB 341 requires that 75 percent of waste be diverted from landfills. No other changes were made to the default waste parameters.

Water

Water includes the water used for the interior of the building as well as for landscaping and is based on the GHG emissions associated with the energy used to transport and filter the water. Water-efficient irrigations systems and low-flow fixtures are to be utilized. No other changes were made to the default water usage parameters.

Construction

The construction-related GHG emissions were also included in the analysis and were based on a 30 year amortization rate as recommended in the SCAQMD GHG Working Group meeting on November 19, 2009. The construction-related GHG emissions were calculated by CalEEMod and detailed above in Section 6.

Sequestration

The analysis includes reduction of GHG emissions from the planting of 227 new trees. CAPCOA states that trees sequester carbon dioxide over 20 years of their life, after that, sequestration is nominal and outweighed by tree maintenance-related emissions. The total sequestration value given in the Annual CalEEMod output (see Appendix D) was divided by 20 years to yield an annual value for each phase, which was then subtracted from the project's emissions.

PROJECT GREENHOUSE GAS EMISSIONS

The GHG emissions have been calculated based on the parameters described above. A summary of the results are shown below in Table 11 and the CalEEMod Model run for the proposed project is provided in Appendix C. Compliance with regulation, such as Green Building requirements, and reductions from project design features are shown as "mitigation" in the CalEEMod output as that is the only way to show reductions in emissions due to compliance with regulatory requirements that are not already accounted for in the CalEEMod defaults. Table 11 shows that the subtotal for the proposed project's emissions (without incorporation of regulation) would be 4,439.09 MTCO₂e per year. The data provided in Table 12 shows that the proposed project's total emissions with incorporation of regulation/project design features would be reduced to 3,295.18 MTCO₂e per year resulting in a reduction of approximately 26 percent. The 26 percent reduction comes from incorporation of the following reduction measures and regulatory compliance: utilizing low-flow fixtures that would reduce indoor water demand by approximately 20% per CalGreen Standards, using water-efficient irrigation systems on-site per City requirements, recycling programs that reduces waste to landfills by a minimum of 75 percent (per AB 341); use of Energy Star® appliances on-site, installation of energy efficient lighting; incorporation of the CAPCOA-based land use and site enhancement reduction measures: LUT-1 Increased Density, LUT-4 Increased Destination Accessibility, LUT-5 Increased Transit Accessibility, and SDT-1 Improve Pedestrian Network.

GREENHOUSE GAS PLAN CONSISTENCY

Consistency with the City of Murrieta Climate Action Plan

The City of Murrieta Climate Action Plan (CAP) was adopted as part of the City's General Plan 2035 in 2011. Projects that demonstrate consistency with the strategies, actions, and emission reduction targets contained in the CAP would have a less than significant impact on climate change.

The CAP provides a framework for reducing GHG emissions and managing resources to best prepare for a changing climate. The CAP implements policies that have been identified in the Land Use; Economic Development; Circulation; Infrastructure; Healthy Community; Conservation; Recreation and Open Space, and Air Quality Elements of the General Plan. The CAP recommends GHG emission targets that are consistent with the reduction targets of the state and presents a number of strategies that will make it possible for the City to meet the recommended targets.

The CAP includes seven emission reduction strategies, including community involvement strategy, land use and community vision strategy, transportation and mobility strategy, energy use and conservation strategy, water use and efficiency strategy, waste reduction and recycling strategy, and open space strategy, in order to outline their reduction goals.

Per the CAP, the community involvement strategy is intended to foster a sense of ownership of the ideas and actions to be carried out within the City. Applicable goals to the proposed project within this strategy category include the use of alternative modes of travel in order to reduce vehicle miles traveled within the City. The project is consistent with this strategy as it is located in close proximity to an existing Riverside Transit Agency transit stop and is locating a hotel use in close proximity to existing regional transportation infrastructure such as the Interstate 15 Freeway.

The land use and community vision strategy encourages changes in the land use pattern to enable residents to reduce dependence on their cars to get around town. Applicable goals to the proposed project include the balance of land uses to meet the anticipated growth of the City, transit-oriented development, land use patterns that support sustainable businesses, and pedestrian-friendly businesses. The proposed project is consistent with this strategy as the project is the development of a hotel on a currently vacant site, is located in close proximity to an existing Riverside Transit Agency stop and existing regional transportation, and is to include sidewalks within the project site as well as outdoor recreational areas for hotel guests.

The transportation and mobility strategy identifies opportunities to improve mobility such as walking, bicycling, and transit use, and to decrease the need to drive. Applicable goals to the proposed project within this strategy category include the development of alternative travel modes and improved air quality through efficient circulation system, reduced traffic congestion, and reduced vehicle miles traveled. As discussed previously, the proposed project is located in close proximity to existing Riverside Transit Agency stops and existing regional transportation infrastructure.

The energy use and conservation strategy as well as the water use and efficiency strategies recommend ways to increase energy efficiency in existing buildings, enhance energy performance for new construction, increase use of renewable energy, and conserve water through efficient use and conservation. The proposed project is consistent with these strategies as it will be in compliance with current Title 24 and Cal Green standards and is to include the use of low-flow fixtures, water-efficient irrigation systems, energy-star appliances, and the use of high-efficiency lighting.

The waste reduction and recycling strategy builds on past City successes by increasing waste diversion, reducing consumption of materials that otherwise end up in landfills, and increasing recycling. The proposed project will be required to comply with City programs, such as City's recycling and waste reduction program, which comply, with the 75 percent reduction required by 2020 per AB 341. Therefore the proposed project is consistent with this strategy.

The open space strategy expands the utilization of open spaces for habitat, storm water management, soil retention, air filtration, and cooling, aesthetic and economic value, local food security, increased and improved parks, preservation, and to create new open spaces. The proposed project is located on approximately 12.49 acres, but includes the development of only approximately 6.17 acres. Further, the project includes recreational facilities, such as outdoor pool and dining areas, for hotel patrons.

Therefore, per discussion above and Table 13, the proposed project is consistent with the applicable strategies and goals of the City's CAP; therefore, the project would have a less than significant impact on climate change.

Additional relevant plans and polices that govern climate change include:

Executive Orders S-305 and B-30-15;
AB 32 Scoping Plan;
SCAG's Regional Transportation Plan/Sustainable Communities Strategy;
Green Building Code

Consistency with Executive Orders S-03-05 and B-30-15

The Executive Orders establish a goals to reduce GHG emissions to 80 percent below 1990 levels by 2050. This goal has not been codified by the Legislature and CARB has not adopted a strategy or regulations to meet the 2050 goal. However, studies have shown that, in order to meet the 2050 goal, aggressive technologies in the transportation and energy sectors, including electrification and the decarbonization of fuel, will be required. In its original *Climate Change Scoping Plan*, CARB acknowledged that the "measures needed to meet the 2050 goal are too far in the future to define in detail."⁴ In the First Update, CARB generally described the type of activities required to achieve the 2050 target: "energy demand reduction through efficiency and activity changes; large-scale electrification of on-road vehicles, buildings, and industrial machinery; decarbonizing electricity and fuel supplies; and rapid market penetration of efficiency and clean energy technologies that requires significant efforts to deploy and scale markets for the cleanest technologies immediately."⁵ The 2017 Scoping Plan recognizes that additional work is needed to achieve the more stringent 2050 target: "While the Scoping Plan charts the path to achieving the 2030 GHG emissions reduction target, we also need momentum to propel us to the 2050 statewide GHG target (80 percent below 1990 levels). In developing this Scoping Plan, we considered what policies are needed to meet our mid-term and long-term goals."⁶ For example, the 2017 Scoping Plan acknowledges that "though Zero Net Carbon Buildings are not feasible at this time and more work needs to be done in this area, they will be necessary to achieve the 2050 target. To that end, work must begin now to review and evaluate research in this area, establish a planning horizon for targets, and identify implementation mechanisms."⁷

- Energy Sector: Continued improvements in California's lighting, appliance, and building energy efficiency programs and initiatives, such as the State's building energy efficiency standards and zero net energy building goals, would serve to reduce the project's emissions level.⁸ Additionally, further technological improvements and additions to California's renewable resource portfolio would favorably influence the project's emissions level.⁹
- Transportation Sector: Anticipated deployment of improved vehicle efficiency, zero emission technologies, lower carbon fuels, and improvement of existing transportation systems all will serve to reduce the project's emissions level.¹⁰
- Water Sector: The project's emissions level will be reduced as a result of further enhancements to water conservation technologies.¹¹
- Waste Management Sector: Plans to further improve recycling, reuse, and reduction of solid waste will beneficially reduce the project's emissions level.¹²

⁴ California Air Resources Board, *Climate Change Scoping Plan*, December 2008, page 117.

⁵ California Air Resources Board, *First Update*, May 2014, page 32.

⁶ California Air Resources Board, *California's 2017 Climate Change Scoping Plan*, November 2017, https://www.arb.ca.gov/cc/scopingplan/scoping_plan_2017.pdf. Accessed December 2018.

⁷ California Air Resources Board, *California's 2017 Climate Change Scoping Plan*, November 2017.

⁸ California Air Resources Board, *First Update*, pages 37-39 and 85.

⁹ California Air Resources Board, *First Update*, pages 40-41.

¹⁰ California Air Resources Board, *First Update*, pages 55-56.

¹¹ California Air Resources Board, *First Update*, page 65.

¹² California Air Resources Board, *First Update*, page 69.

Due to the technological shifts required and the unknown parameters of the regulatory framework in 2050, quantitatively analyzing the project's impacts further relative to the 2050 goal is speculative for purposes of CEQA. Despite thorough investigation, due to the uncertainty regarding specific state and local actions that will be implemented to achieve the 2050 GHG emission reduction targets, calculating project emissions levels for 2050 would be highly speculative. Nonetheless, statewide efforts are underway to facilitate the State's achievement of those goals and it is reasonable to expect the project's emissions level to decline as the regulatory initiatives identified by CARB in the 2017 Scoping Plan are implemented, and other technological innovations occur. Stated differently, the project's emissions total at buildout represents the maximum emissions inventory for the project as California's emissions sources are being regulated (and foreseeably expected to continue to be regulated in the future) in furtherance of the State's environmental policy objectives. As such, given the reasonably anticipated decline in project emissions once fully constructed and operational, the project would be consistent with the Executive Orders' goals.

Consistency with AB32 Scoping Plan

Emission reductions in California alone would not be able to stabilize the concentration of greenhouse gases in the earth's atmosphere. However, California's actions set an example and drive progress towards a reduction in greenhouse gases elsewhere. If other states and countries were to follow California's emission reduction targets, this could avoid medium or higher ranges of global temperature increases. Thus, severe consequences of climate change could also be avoided.

The ARB Board approved a Climate Change Scoping Plan in December 2008. The Scoping Plan outlines the State's strategy to achieve the 2020 greenhouse gas emissions limit. The Scoping Plan "proposes a comprehensive set of actions designed to reduce overall greenhouse gas emissions in California, improve our environment, reduce our dependence on oil, diversify our energy sources, save energy, create new jobs, and enhance public health" (California Air Resources Board 2008). The measures in the Scoping Plan have been in place since 2012.

This Scoping Plan calls for an "ambitious but achievable" reduction in California's greenhouse gas emissions, cutting approximately 30 percent from business-as-usual emission levels projected for 2020, or about 10 percent from today's levels. On a per-capita basis, that means reducing annual emissions of 14 tons of carbon dioxide for every man, woman and child in California down to about 10 tons per person by 2020.

In May 2014, the CARB released its *First Update to the Climate Change Scoping Plan* (CARB 2014). This *Update* identifies the next steps for California's leadership on climate change. While California continues on its path to meet the near-term 2020 greenhouse gas limit, it must also set a clear path toward long-term, deep GHG emission reductions. This report highlights California's success to date in reducing its GHG emissions and lays the foundation for establishing a broad framework for continued emission reductions beyond 2020, on the path to 80 percent below 1990 levels by 2050.

In November 2017, the CARB released the 2017 Scoping Plan. This Scoping Plan incorporates, coordinates, and leverages many existing and ongoing efforts and identifies new policies and actions to accomplish the State's climate goals, and includes a description of a suite of specific actions to meet the State's 2030 GHG limit. In addition, Chapter 4 of the Scoping Plan provides a broader description of the many actions and proposals being explored across the sectors, including the natural resources sector, to achieve the State's mid and long-term climate goals. Guided by legislative direction, the actions identified in the 2017 Scoping Plan reduce overall GHG emissions in California and deliver policy signals that will continue to drive investment and certainty in a low carbon economy. The 2017 Scoping Plan builds upon the successful framework established by the Initial Scoping Plan and First Update, while identifying new, technologically feasible, and cost-effective strategies to ensure that California meets its GHG reduction targets in a way that promotes and rewards innovation, continues to foster economic growth, and delivers improvements to the environment and public health, including in disadvantaged communities. The Plan includes policies to require direct GHG reductions at some of the State's largest stationary sources and mobile sources. These policies include the use of lower GHG fuels, efficiency regulations, and the Cap-and Trade Program, which constrains and reduces

emissions at covered sources. As the latest, 2017 Scoping Plan built upon previous versions, project consistency with applicable strategies of both the 2008 and 2017 Plan are assessed in Table 14. As shown in Table 14, the project is consistent with the applicable strategies within the Scoping Plan.

Consistency with SCAG's 2016-2040 RTP/SCS

Transportation-related GHG emissions would be the largest sector of emissions from the project. This finding is consistent with the findings in regional plans, such as the SCAG 2016 RTP/SCS, which recognizes that the transportation sector is the largest contributor to the State's GHG emissions. The purpose of the SCAG RTP/SCS is to achieve the regional per capita GHG reduction targets for the passenger vehicle and light-duty truck sector established by CARB pursuant to SB 375. SCAG's Program EIR for the 2016 RTP/SCS, released in December 2015, states that "[e]ach [Metropolitan Planning Organization] is required to prepare an SCS in conjunction to [sic] with the RTP in order to meet these GHG emissions reduction targets by aligning transportation, land use, and housing strategies with respect to [Senate Bill] 375."¹³ As part of the 2016 SCS/RTP, "transportation network improvements would be included, and more compact, infill, walkable and mixed-use development strategies to accommodate new region's growth would be encouraged to accommodate increases in population, households, employment, and travel demand."¹⁴ Moreover, the 2016 RTP/SCS states that while "[p]opulation and job growth would induce land use change (development projects) and increase VMT, and would result in direct and indirect GHG emissions," the 2016 RTP/SCS would "supports sustainable growth through a more compact, infill, and walkable development pattern."¹⁵

As discussed in Table 14, the project would be consistent with and support the goals and benefits of the SCAG 2016 RTP/SCS, which seeks "improved mobility and accessibility... to reach desired destinations with relative ease and within a reasonable time, using reasonably available transportation choices."¹⁶ The SCAG 2016 RTP/SCS seeks to implement "strategies focused on compact infill development, superior placemaking (the process of creating public spaces that are appealing), and expanded housing and transportation choices."¹⁷ The project would concentrate new hotel uses in proximity to public transit stops.

At the regional level, the 2016 RTP/SCS is an applicable plan adopted for the purpose of reducing GHGs. In order to assess the project's potential to conflict with 2016 RTP/SCS, this section analyzes the project's land use assumptions for consistency with those utilized by SCAG in its SCS. Table 14 contains a list of GHG-reducing actions and strategies from the 2016 SCAG RTP/SCS that are applicable to the project. The analysis describes the consistency of the project with these strategies. Generally, projects are considered consistent with the provisions and general policies of applicable City and regional land use plans and regulations, such as SCAG's SCS, if they are compatible with the general intent of the plans and would not preclude the attainment of their primary goals. Table 14 demonstrates the project's consistency with the Actions and Strategies set forth in the 2016 RTP/SCS. Therefore, the project would be consistent with the GHG reduction-related actions and strategies contained in the 2016 RTP/SCS.

Consistency with Green Building Code

The project would comply with the 2016 Green Building Code to reduce GHG emissions by increasing energy-efficiency beyond requirements, reducing indoor water demand, installing energy-efficient appliances, and complying with 2016 California Title 24 Building Energy Efficiency Standards, as amended by the City. The

¹³ Southern California Association of Governments, Program Environmental Impact Report – 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy, 2015, page 3.8-37.

¹⁴ Southern California Association of Governments, Program Environmental Impact Report – 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy, 2015, page 3.8-35.

¹⁵ Southern California Association of Governments, Program Environmental Impact Report – 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy, 2015, page 3.8-36.

¹⁶ Southern California Association of Governments, The 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy, page 160.

¹⁷ Southern California Association of Governments, The 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy, page 14.

project would also meet the mandatory measures of the CALGreen Code as amended by the City by incorporating strategies such as low-flow toilets, low-flow faucets, low-flow showers, and other energy and resource conservation measures. The heating, ventilation, and air conditioning (HVAC) system would be sized and designed in compliance with the CALGreen Code to maximize energy efficiency caused by heat loss and heat gain.

Conclusion

As set forth above, the project would generate incrementally increased GHG emissions over existing conditions. However, even a very large individual project would not generate enough GHG emissions on its own to significantly influence global climate change. Moreover, as discussed above, the project would be consistent with the Climate Change Scoping Plan, 2016 RTP/SCS, and City of Murrieta Climate Action Plan. The project's consistency with these applicable regulatory plans and policies to reduce GHG emissions, would minimize the project's GHG emissions.

In summary, the plan consistency analysis provided above demonstrates that the project's design features are consistent with regulations and policies and comply with or exceed the regulations and reduction actions/strategies outlined in the City of Murrieta Climate Action Plan, the Climate Change Scoping Plan, and the 2016 RTP/SCS. Therefore, the project would not conflict with any applicable plan, policy, or regulation of an agency adopted for the purpose of reducing emissions of GHGs, and project-specific impacts with regard to climate change would be less than significant and not considered to be cumulatively considerable.

Table 11
Project-Related Greenhouse Gas Emissions¹

Category	Greenhouse Gas Emissions (Metric Tons/Year)					
	Bio-CO2	NonBio-CO ₂	CO ₂	CH ₄	N ₂ O	CO ₂ e
Area Sources ²	0.00	0.02	0.02	0.00	0.00	0.02
Energy Usage ³	0.00	1,886.51	1,886.51	0.06	0.02	1,894.84
Mobile Sources ⁴	0.00	2,404.82	2,404.82	0.14	0.00	2,408.38
Waste ⁵	28.56	0.00	28.56	1.69	0.00	70.76
Water ⁶	2.07	31.73	33.80	0.21	0.01	40.72
Construction ⁷	0.00	32.29	32.29	0.00	0.00	32.41
Sequestration ⁸						-8.04
Total Emissions	30.63	4,355.37	4,386.01	2.11	0.03	4,439.09

Notes:

- (1) Source: CalEEMod Version 2016.3.2 for Opening Year 2021.
- (2) Area sources consist of GHG emissions from consumer products, architectural coatings, and landscape equipment.
- (3) Energy usage consist of GHG emissions from electricity and natural gas usage.
- (4) Mobile sources consist of GHG emissions from vehicles.
- (5) Solid waste includes the CO₂ and CH₄ emissions created from the solid waste placed in landfills.
- (6) Water includes GHG emissions from electricity used for transport of water and processing of wastewater.
- (7) Construction GHG emissions CO₂e based on a 30 year amortization rate.
- (8) Sequestration of 227 trees divided by 20 years, per SCAQMD methodology.

Table 12
Project-Related Greenhouse Gas Emissions with Incorporation of Regulation/Project Design Features ¹

Category	Greenhouse Gas Emissions (Metric Tons/Year)					
	Bio-CO2	NonBio-CO ₂	CO ₂	CH ₄	N ₂ O	CO ₂ e
Area Sources ²	0.00	0.02	0.02	0.00	0.00	0.02
Energy Usage ³	0.00	1,747.47	1,747.47	0.06	0.02	1,755.30
Mobile Sources ⁴	0.00	1,461.36	1,461.36	0.12	0.00	1,464.27
Waste ⁵	7.14	0.00	7.14	0.42	0.00	17.69
Water ⁶	1.65	26.33	27.98	0.17	0.00	33.52
Construction ⁷	0.00	32.29	32.29	0.00	0.00	32.41
Sequestration ⁸						-8.04
Total Emissions	8.80	3,267.47	3,276.26	0.77	0.03	3,295.18

Notes:

- (1) Source: CalEEMod Version 2016.3.2 for Opening Year 2021.
- (2) Area sources consist of GHG emissions from consumer products, architectural coatings, and landscape equipment.
- (3) Energy usage consist of GHG emissions from electricity and natural gas usage.
- (4) Mobile sources consist of GHG emissions from vehicles.
- (5) Solid waste includes the CO₂ and CH₄ emissions created from the solid waste placed in landfills.
- (6) Water includes GHG emissions from electricity used for transport of water and processing of wastewater.
- (7) Construction GHG emissions CO₂e based on a 30 year amortization rate. Construction emissions include off-site improvements.
- (8) Sequestration of 227 trees divided by 20 years, per SCAQMD methodology.

Table 13
Project Consistency with the City of Murrieta Climate Action Plan

Goals	Consistency Analysis
Community Involvement Strategy	
Alternative travel modes and facilities are available to serve residents and employers/employees and reduce vehicle miles traveled.	Consistent. The proposed project is located approximately 0.68 miles southeast of Riverside Transit Agency stop Murrieta Hot Springs at 41200 Walmart.
Land Use and Community Vision Strategy	
A complementary balance of land uses throughout the community that meets the needs of existing residents and businesses as well as anticipated growth, and achieves the community's vision.	Consistent. The proposed project is the development of a hotel on a currently vacant project site.
A community that provides opportunities for mixed use and/or transit-oriented development.	Consistent. The proposed project is located approximately 0.68 miles southeast of Riverside Transit Agency stop Murrieta Hot Springs at 41200 Walmart.
Land use patterns and urban design that support healthy and sustainable lifestyles and businesses.	Consistent. The proposed project is locating a hotel use in close proximity to existing regional transportation.
A community that provides pedestrian-friendly environments for residential, commercial, business, and recreation uses	Consistent. The proposed project is to include sidewalks on-site.
Transportation and Mobility Strategy	
Alternative travel modes and facilities are available to serve residents and employers/employees and reduce vehicle miles traveled.	Consistent. The proposed project is located approximately 0.68 miles southeast of Riverside Transit Agency stop Murrieta Hot Springs at 41200 Walmart.
Air quality is improved through an efficient circulation system, reduced traffic congestion, and reduced vehicle miles traveled.	Consistent. The proposed project is located in close proximity to local transit and includes off-site improvements to some of the surrounding local roadways.
Energy Use and Conservation Strategy	
Energy conservation and the generation of energy from renewable sources is prioritized as part of an overall strategy to reduce greenhouse gas emissions.	Consistent. The proposed project will be compliant with the current Title 24 standards. Further, the proposed project includes the mitigation/design features: energy-star appliances are to be installed on-site and the use of high-efficiency lighting.
A community that encourages and incentivizes the sustainable development of buildings and neighborhoods, particularly with respect to durability, energy and water use, and transportation impacts.	Consistent. The proposed project will include the use of low-flow fixtures, water-efficient irrigation systems, energy-star appliances, and the use of high-efficiency lighting. The proposed project will comply with all applicable City ordinances and CAL Green requirements. In addition, the project includes off-site improvements to the existing surrounding roadways.
Conserve and enhance the quality of existing housing and residential neighborhoods in Murrieta.	Consistent. The proposed project is located on a vacant site and adjacent to the Interstate 15 Freeway. The residential neighborhoods in the surrounding area would be conserved.
Water Use and Efficiency Strategy	
Infrastructure for recycled water is expanded throughout Murrieta for irrigation and other non-potable uses	Consistent. The proposed project will include the use of low-flow fixtures and water-efficient irrigation systems. The proposed project will comply with all applicable City ordinances and CAL Green requirements
A community that conserves, protects, and manages water resources to meet long-term community needs, including surface waters, groundwater, imported water supplies, storm water, and waste water.	Consistent. The proposed project will include the use of low-flow fixtures and water-efficient irrigation systems. The proposed project will comply with all applicable City ordinances and CAL Green requirements
Murrieta promotes compliance with requirements from the State and appropriate agencies regarding comprehensive water conservation measures in buildings and landscaping.	Consistent. The proposed project will include the use of low-flow fixtures and water-efficient irrigation systems. The proposed project will comply with all applicable City ordinances and CAL Green requirements.
Waste Reduction and Recycling Strategy	
New development and redevelopment is coordinated with the provision of adequate infrastructure for water, sewer, storm water, and energy.	Consistent. Per the project's grading plans, a new sewer main is proposed as part of the development to extend the existing sewer main to the project site.
Solid waste is diverted from landfills through waste reduction, reuse and recycling.	Consistent. The state is currently developing a regulation to reduce methane emissions from municipal solid waste landfills. The proposed project will be required to comply with City programs, such as City's recycling and waste reduction program, which comply, with the 75 percent reduction required by 2020 per AB 341.
Open Space Strategy	
A community that promotes the growth of an urban forest and water-efficient landscaping, recognizing that plants provide natural services such as habitat, storm water management, soil retention, air filtration, and cooling, and also have aesthetic and economic value.	Consistent. The proposed project will include the use of low-flow fixtures and water-efficient irrigation systems. The proposed project will comply with all applicable City ordinances and CAL Green requirements.
New development is part of a coordinated system of open space, parkland, recreation facilities, and trails	Consistent. The proposed project is located on an approximately 12.49 acre gross project site, but includes the development of only approximately 6.17 acres. In addition, the proposed hotel use includes recreational facilities, such as an outdoor pool and dining area, for the hotel patrons

Source: City of Murrieta Climate Action Plan, July 2011.

Table 14
Project Consistency with CARB Scoping Plan Measures

2008 Scoping Plan Measures to Reduce Greenhouse Gas Emissions	Project Compliance with Measure
California Light-Duty Vehicle Greenhouse Gas Standards – Implement adopted standards and planned second phase of the program. Align zero-emission vehicle, alternative and renewable fuel and vehicle technology programs with long-term climate change goals.	Consistent. These are CARB enforced standards; vehicles that access the proposed project is required to comply with the standards will comply with the strategy.
Energy Efficiency – Maximize energy efficiency building and appliance standards; pursue additional efficiency including new technologies, policy, and implementation mechanisms. Pursue comparable investment in energy efficiency from all retail providers of electricity in California.	Consistent. The proposed project includes design features and mitigation measures related to energy use such as: energy-star appliances are to be installed on-site and the use of high-efficiency lighting. The proposed project is required to follow California Green Building Code and 2016 Title 24 Building Energy Efficiency Standards or better.
Low Carbon Fuel Standard – Develop and adopt the Low Carbon Fuel Standard.	Consistent. These are CARB enforced standards; vehicles that access the proposed project that are required to comply with the standards will comply with the strategy.
Vehicle Efficiency Measures – Implement light-duty vehicle efficiency measures.	Consistent. These are CARB enforced standards; vehicles that access the proposed project that are required to comply with the standards will comply with the strategy.
Medium/Heavy-Duty Vehicles – Adopt medium and heavy-duty vehicle efficiency measures.	Consistent. These are CARB enforced standards; vehicles that access the proposed project that are required to comply with the standards will comply with the strategy.
Green Building Strategy – Expand the use of green building practices to reduce the carbon footprint of California's new and existing inventory of buildings.	Consistent. The California Green Building Standards Code (proposed Part 11, Title 24) was adopted as part of the California Building Standards Code in the CCR. Part 11 establishes voluntary standards, that are mandatory in the 2016 edition of the Code, or planning and design for sustainable site development, energy efficiency (in excess of the California Energy Code requirements), water conservation, material conservation, and internal air contaminants. The proposed project will be subject to these mandatory standards.
High Global Warming Potential Gases – Adopt measures to reduce high global warming potential gases.	Consistent. CARB identified five measures that reduce HFC emissions from vehicular and commercial refrigeration systems; vehicles that access the proposed project that are required to comply with the measures will comply with the strategy.
Recycling and Waste – Reduce methane emissions at landfills. Increase waste diversion, composting, and commercial recycling. Move toward zero-waste.	Consistent. The state is currently developing a regulation to reduce methane emissions from municipal solid waste landfills. The proposed project will be required to comply with City programs, such as City's recycling and waste reduction program, which comply, with the 75 percent reduction required by 2020 per AB 341.
Water – Continue efficiency programs and use cleaner energy sources to move and treat water.	Consistent. The proposed project will include the use of low-flow fixtures and water-efficient irrigation systems. The proposed project will comply with all applicable City ordinances and CAL Green requirements.

2017 Scoping Plan Recommended Actions to Reduce Greenhouse Gas Emissions	Project Compliance with Recommended Action
Implement Mobile Source Strategy: Further increase GHG stringency on all light-duty vehicles beyond existing Advanced Clean Car regulations.	Consistent. These are CARB enforced standards; vehicles that access the proposed project that are required to comply with the standards will comply with the strategy.
Implement Mobile Source Strategy: At least 1.5 million zero emission and plug-in hybrid light-duty electric vehicles by 2025 and at least 4.2 million zero emission and plug-in hybrid light-duty electric vehicles by 2030.	Consistent. These are CARB enforced standards; vehicles that access the proposed project that are required to comply with the standards will comply with the strategy.
Implement Mobile Source Strategy: Innovative Clean Transit: Transition to a suite of to-be-determined innovative clean transit options. Assumed 20 percent of new urban buses purchased beginning in 2018 will be zero emission buses with the penetration of zero-emission technology ramped up to 100 percent of new sales in 2030. Also, new natural gas buses, starting in 2018, and diesel buses, starting in 2020, meet the optional heavy-duty low-NOX standard.	Consistent. These are CARB enforced standards; vehicles that access the proposed project that are required to comply with the standards will comply with the strategy.
Implement Mobile Source Strategy: Last Mile Delivery: New regulation that would result in the use of low NOX or cleaner engines and the deployment of increasing numbers of zero-emission trucks primarily for class 3-7 last mile delivery trucks in California. This measure assumes ZEVs comprise 2.5 percent of new Class 3–7 truck sales in local fleets starting in 2020, increasing to 10 percent in 2025 and remaining flat through 2030.	Consistent. These are CARB enforced standards; vehicles that access the proposed project that are required to comply with the standards will comply with the strategy.
Implement SB 350 by 2030: Establish annual targets for statewide energy efficiency savings and demand reduction that will achieve a cumulative doubling of statewide energy efficiency savings in electricity and natural gas end uses by 2030.	Consistent. The proposed project will be compliant with the current Title 24 standards. Further, the proposed project includes the mitigation/design features: energy-star appliances are to be installed on-site and the use of high-efficiency lighting.
By 2019, develop regulations and programs to support organic waste landfill reduction goals in the SLCP and SB 1383.	Consistent. The proposed project will be required to comply with City programs, such as City's recycling and waste reduction program, which comply, with the 75 percent reduction required by 2020 per AB 341.

Source: CARB Scoping Plan (2008 and 2017)

Table 15
Project Consistency with SCAG 2016-2040 RTP/SCS

Actions and Strategies	Responsible Party(ies)	Consistency Analysis
Land Use Strategies		
Reflect the changing population and demands, including combating gentrification and displacement, by increasing housing supply at a variety of affordability levels.	Local Jurisdictions	Not Applicable. The proposed project is not a residential development.
Focus new growth around transit.	Local Jurisdictions	Consistent. The proposed project is the development of a hotel land use that would be consistent with the 2016 RTP/SCS focus on growing near transit facilities.
Plan for growth around livable corridors, including growth on the Livable Corridors network.	SCAG, Local Jurisdictions	Consistent. The proposed project is the development of a hotel that would be consistent with the 2016 RTP/SCS focus on growing along the 2,980 miles of Livable Corridors in the region as it is located on vacant land in close proximity to regional transportation and transit.
Provide more options for short trips through Neighborhood Mobility Areas and Complete Communities.	SCAG, Local Jurisdictions	Consistent. The proposed project is the development of a hotel and would help further jobs/housing balance objectives.
Support local sustainability planning, including developing sustainable planning and design policies, sustainable zoning codes, and Climate Action Plans.	Local Jurisdictions	Not Applicable. This strategy calls on local governments to adopt General Plan updates, zoning codes, and Climate Action Plans to further sustainable communities. The proposed project would not interfere with such policymaking and would be consistent with those policy objectives.
Protect natural and farm lands, including developing conservation strategies.	SCAG, Local Jurisdictions	Consistent. The proposed project is not located in farm land designated areas and would, therefore, help reduce demand for growth in urbanizing areas that threaten greenfields and open spaces.
Transportation Strategies		
Preserve our existing transportation system.	SCAG, County Transportation Commissions, Local Jurisdictions	Not Applicable. This strategy calls on investing in the maintenance of our existing transportation system. The proposed project would not interfere with such policymaking.
Manage congestion through programs like the Congestion Management Program, Transportation Demand Management, and Transportation Systems Management strategies.	County Transportation Commissions, Local Jurisdictions	Consistent. The proposed project is located in an already developed area within proximity to transit stops and will minimize congestion impacts on the region, Complete Communities, and general density of population and jobs.
Promote safety and security in the transportation system.	SCAG, County Transportation Commissions, Local Jurisdictions	Not Applicable. This strategy aims to improve the safety of the transportation system and protect users from security threats. The proposed project would not interfere with such policymaking.
Complete our transit, passenger rail, active transportation, highways and arterials, regional express lanes goods movement, and airport ground transportation systems.	SCAG, County Transportation Commissions, Local Jurisdictions	Not Applicable. This strategy calls for transportation planning partners to implement major capital and operational projects that are designed to address regional growth. The proposed project would not interfere with this larger goal of investing in the transportation system.
Technological Innovation and 21st Century Transportation		
Promote zero-emissions vehicles.	SCAG, Local Jurisdictions	Not applicable. This action/strategy is not necessarily applicable on a project-specific basis.
Promote neighborhood electric vehicles.	SCAG, Local Jurisdictions	Not applicable. This action/strategy is not necessarily applicable on a project-specific basis.
Implement shared mobility programs.	SCAG, Local Jurisdictions	Not Applicable. This strategy is designed to integrate new technologies for last-mile and alternative transportation programs. The proposed project would not interfere with these emerging programs.

Source: Southern California Association of Governments; 2016-2040 RTP/SCS, Chapter 5: The Road to Greater Mobility and Sustainable Growth; April 2016.

10. ENERGY ANALYSIS

EXISTING CONDITIONS

This section provides an overview of the existing energy conditions in the project area and region.

Overview

California's estimated annual energy use as of 2018 included:

- Approximately 194,842 gigawatt hours of electricity;¹⁸
- Approximately 2,110,829 million cubic feet of natural gas per year¹⁹; and
- Approximately 23.2 billion gallons of transportation fuel (for the year 2015)²⁰.

As of 2016, the year of most recent data currently available by the United States Energy Information Administration (EIA), energy use in California by demand sector was:

- Approximately 39.8 percent transportation;
- Approximately 23.7 percent industrial;
- Approximately 17.7 percent residential; and
- Approximately 18.9 percent commercial.²¹

California's electricity in-state generation system generates approximately 194,842 gigawatt-hours each year. In 2018, California produced approximately 68 percent of the electricity it uses; the rest was imported from the Pacific Northwest (approximately 14 percent) and the U.S. Southwest (approximately 18 percent). Natural gas is the main source for electricity generation at approximately 46.54 percent of the total in-state electric generation system power as shown in Table 16.

A summary of and context for energy consumption and energy demands within the State is presented in "U.S. Energy Information Administration, California State Profile and Energy Estimates, Quick Facts" excerpted below:

- Excluding federal offshore areas, California was the fourth-largest producer of crude oil among the 50 states in 2017, after Texas, North Dakota, and Alaska, and, as of January 2018, third in oil refining capacity after Texas and Louisiana.
- In 2016, California accounted for one-fifth of the nation's jet fuel consumption.
- California's total energy consumption is the second-highest in the nation, but, in 2016, the State's per capita energy consumption ranked 48th, due in part to its mild climate and its energy efficiency programs.
- In 2017, California ranked second in the nation in conventional hydroelectric generation and first as a producer of electricity from solar, geothermal, and biomass resources.
- In 2017, solar PV and solar thermal installations provided about 16 percent of California's net electricity generation²².

¹⁸ California Energy Commission. Energy Almanac. Total Electric Generation. [Online] June 24, 2019. http://www.energy.ca.gov/almanac/electricity_data/total_system_power.html.

¹⁹ Natural Gas Consumption by End Use . U.S. Energy Information Administration. [Online] March 29, 2019. https://www.eia.gov/dnav/ng/ng_cons_sum_dcu_SCA_a.htm.

²⁰ California Energy Commission. Revised Transportation Energy Demand Forecast 2018-2030. [Online] April 19, 2018. <https://www.energy.ca.gov/assessments/>

²¹ U.S. Energy Information Administration. California Energy Consumption by End-Use Sector. California State Profile and Energy Estimates.[Online] November 15, 2018 <https://www.eia.gov/state/?sid=CA#tabs-2>

²² State Profile and Energy Estimates. Independent Statistics and Analysis. [Online] [Cited: November 15, 2018.] <http://www.eia.gov/state/?sid=CA#tabs2>.

As indicated above, California is one of the nation's leading energy-producing states, and California per capita energy use is among the nation's most efficient. Given the nature of the proposed project being permanent bridge shelter for those experiencing homelessness, the remainder of this discussion will focus on the three sources of energy that are most relevant to the project—namely, electricity and natural gas for shelter uses, and transportation fuel for vehicle trips associated with the proposed project.

Electricity

Electricity would be provided to the project by Southern California Edison (SCE). SCE provides electric power to more than 15 million persons, within a service area encompassing approximately 50,000 square miles.²³ SCE derives electricity from varied energy resources including: fossil fuels, hydroelectric generators, nuclear power plants, geothermal power plants, solar power generation, and wind farms. SCE also purchases from independent power producers and utilities, including out-of-state suppliers.²⁴

Table 17 identifies SCE's specific proportional shares of electricity sources in 2017. As shown in Table 17, the 2017 SCE Power Mix has renewable energy at 29 percent of the overall energy resources, of which biomass and waste is at 2 percent, geothermal is at 4 percent, small hydroelectric is at 3 percent, solar energy is at 10 percent, and wind power is at 10 percent; other energy sources include coal at 4 percent, large hydroelectric at 15 percent, natural gas at 34 percent, nuclear at 9 percent and unspecified sources at 9 percent.

Natural Gas

Natural gas would be provided to the project by Southern California Gas (SoCalGas). The following summary of natural gas resources and service providers, delivery systems, and associated regulation is excerpted from information provided by the California Public Utilities Commission (CPUC).

The CPUC regulates natural gas utility service for approximately 10.8 million customers that receive natural gas from Pacific Gas and Electric (PG&E), Southern California Gas (SoCalGas), San Diego Gas & Electric (SDG&E), Southwest Gas, and several smaller investor-owned natural gas utilities. The CPUC also regulates independent storage operators Lodi Gas Storage, Wild Goose Storage, Central Valley Storage and Gill Ranch Storage.

The vast majority of California's natural gas customers are residential and small commercial customers, referred to as "core" customers, who accounted for approximately 32 percent of the natural gas delivered by California utilities in 2012. Large consumers, like electric generators and industrial customers, referred to as "noncore" customers, accounted for approximately 68 percent of the natural gas delivered by California utilities in 2012.

The PUC regulates the California utilities' natural gas rates and natural gas services, including in-state transportation over the utilities' transmission and distribution pipeline systems, storage, procurement, metering and billing.

Most of the natural gas used in California comes from out-of-state natural gas basins. In 2012, California customers received 35 percent of their natural gas supply from basins located in the Southwest, 16 percent from Canada, 40 percent from the Rocky Mountains, and 9 percent from basins located within California. California gas utilities may soon also begin receiving biogas into their pipeline systems."²⁵

²³ <https://www.sce.com/about-us/who-we-are/leadership/our-service-territory>

²⁴ California Energy Commission. Utility Energy Supply plans from 2015.

https://www.energy.ca.gov/almanac/electricity_data/supply_forms.html

²⁵ California Public Utilities Commission. Natural Gas and California. http://www.cpuc.ca.gov/natural_gas/

Transportation Energy Resources

The project would attract additional vehicle trips with resulting consumption of energy resources, predominantly gasoline and diesel fuel. Gasoline (and other vehicle fuels) are commercially-provided commodities and would be available to the project patrons and employees via commercial outlets.

The most recent data available (2016) shows the transportation sector emits 41 percent of the total greenhouse gases in the state and about 84 percent of smog-forming oxides of nitrogen (NOx).^{26,27} Petroleum comprises about 92 percent of all transportation energy use, excluding fuel consumed for aviation and most marine vessels.²⁸

REGULATORY BACKGROUND

Federal and state agencies regulate energy use and consumption through various means and programs. On the federal level, the United States Department of Transportation, the United States Department of Energy, and the United States Environmental Protection Agency are three federal agencies with substantial influence over energy policies and programs. On the state level, the PUC and the California Energy Commissions (CEC) are two agencies with authority over different aspects of energy. Relevant federal and state energy-related laws and plans are summarized below.

Federal Regulations

Corporate Average Fuel Economy (CAFE) Standards

First established by the U.S. Congress in 1975, the Corporate Average Fuel Economy (CAFE) standards reduce energy consumption by increasing the fuel economy of cars and light trucks. The National Highway Traffic Safety Administration (NHTSA) and U.S. Environmental Protection Agency (USEPA) jointly administer the CAFE standards. The U.S. Congress has specified that CAFE standards must be set at the “maximum feasible level” with consideration given for: (1) technological feasibility; (2) economic practicality; (3) effect of other standards on fuel economy; and (4) need for the nation to conserve energy.²⁹

Intermodal Surface Transportation Efficiency Act of 1991 (ISTEA)

The Intermodal Surface Transportation Efficiency Act of 1991 (ISTEA) promoted the development of intermodal transportation systems to maximize mobility as well as address national and local interests in air quality and energy. ISTEA contained factors that Metropolitan Planning Organizations (MPOs) were to address in developing transportation plans and programs, including some energy-related factors. To meet the new ISTEA requirements, MPOs adopted explicit policies defining the social, economic, energy, and environmental values guiding transportation decisions.

The Transportation Equity Act of the 21st Century (TEA-21)

The Transportation Equity Act for the 21st Century (TEA-21) was signed into law in 1998 and builds upon the initiatives established in the ISTEA legislation, discussed above. TEA-21 authorizes highway, highway safety, transit, and other efficient surface transportation programs. TEA-21 continues the program structure established for highways and transit under ISTEA, such as flexibility in the use of funds, emphasis on measures to improve the environment, and focus on a strong planning process as the foundation of good transportation decisions. TEA-21 also provides for investment in research and its application to maximize the performance

²⁶ CARB. California Greenhouse Gas Emissions Inventory – 2018 Edition. <https://www.arb.ca.gov/cc/inventory/data/data.htm>

²⁷ CARB. 2016 SIP Emission Projection Data. https://www.arb.ca.gov/app/emsmv/2017/emseic1_query.php?F_DIV=-4&F_YR=2012&F_SEASON=A&SP=SIP105ADJ&F_AREA=CA

²⁸ US Energy Information Administration. Use of Energy in the United States Explained: Energy Use for Transportation. https://www.eia.gov/energyexplained/?page=us_energy_transportation

²⁹ <https://www.nhtsa.gov/lawsregulations/corporate-average-fuel-economy>.

of the transportation system through, for example, deployment of Intelligent Transportation Systems, to help improve operations and management of transportation systems and vehicle safety.

State Regulations

Integrated Energy Policy Report (IEPR)

Senate Bill 1389 requires the California Energy Commission (CEC) to prepare a biennial integrated energy policy report that assesses major energy trends and issues facing the State's electricity, natural gas, and transportation fuel sectors and provides policy recommendations to conserve resources; protect the environment; ensure reliable, secure, and diverse energy supplies; enhance the state's economy; and protect public health and safety. The Energy Commission prepares these assessments and associated policy recommendations every two years, with updates in alternate years, as part of the Integrated Energy Policy Report.

The recently-approved 2017 Integrated Energy Policy Report Updated (2017 IEPR) was published in April 2018, and continues to work towards improving electricity, natural gas, and transportation fuel energy use in California. The 2016 IEPR focuses on a variety of topics such as implementation of Senate Bill 350, integrated resource planning, distributed energy resources, transportation electrification, solutions to increase resiliency in the electricity sector, energy efficiency, transportation electrification, barriers faced by disadvantaged communities, demand response, transmission and landscape-scale planning, the California Energy Demand Preliminary Forecast, the preliminary transportation energy demand forecast, renewable gas (in response to Senate Bill 1383), updates on Southern California electricity reliability, natural gas outlook, and climate adaptation and resiliency.³⁰

State of California Energy Plan

The CEC is responsible for preparing the State Energy Plan, which identifies emerging trends related to energy supply, demand, conservation, public health and safety, and the maintenance of a healthy economy. The Plan calls for the state to assist in the transformation of the transportation system to improve air quality, reduce congestion, and increase the efficient use of fuel supplies with the least environmental and energy costs. To further this policy, the plan identifies a number of strategies, including assistance to public agencies and fleet operators and encouragement of urban designs that reduce vehicle miles traveled and accommodate pedestrian and bicycle access.

California Building Standards Code (Title 24)

The California Building Standards Code Title 24 was previously discussed in Section 4 Air Quality Management of this report.

California Building Energy Efficiency Standards (Title 24, Part 6)

The California Building Energy Efficiency Standards for Residential and Nonresidential Buildings (California Code of Regulations, Title 24, Part 6) were adopted to ensure that building construction and system design and installation achieve energy efficiency and preserve outdoor and indoor environmental quality. The current California Building Energy Efficiency Standards (Title 24 standards) are the 2016 Title 24 standards, which became effective on January 1, 2017. The 2016 Title 24 standards include efficiency improvements to the residential standards for attics, walls, water heating, and lighting and efficiency improvements to the non-residential standards include alignment with the American Society of Heating and Air-Conditioning Engineers.

³⁰ California Energy Commission. Final 2017 Integrated Energy Policy Report. April 16, 2018.
https://www.energy.ca.gov/2017_energy/policy/

California Building Energy Efficiency Standards (Title 24, Part 11)

The 2016 California Green Building Standards Code (California Code of Regulations, Title 24, Part 11), commonly referred to as the CALGreen Code, went into effect on January 1, 2017. The 2016 CALGreen Code includes mandatory measures for non-residential development related to site development; energy efficiency; water efficiency and conservation; material conservation and resource efficiency; and environmental quality. Most mandatory measure changes, when compared to the previously applicable 2013 CALGreen Code, were related to the definitions and to the clarification or addition of referenced manuals, handbooks, and standards. For example, several definitions related to energy that were added or revised affect electric vehicle (EV) chargers and charging and hot water recirculation systems. For new multi-family dwelling units, the residential mandatory measures were revised to provide additional EV charging requirements, including quantity, location, size, single EV space, multiple EV spaces, and identification. For nonresidential mandatory measures, the CALGreen table (Table 5.106.5.3.3) identifying the number of required EV charging spaces has been revised in its entirety.

Senate Bill 350

As previously discussed in Section 4 Air Quality Management of this report, Senate Bill 350 (SB 350) was signed into law October 7, 2015, SB 350 increases California's renewable electricity procurement goal from 33 percent by 2020 to 50 percent by 2030. This will increase the use of Renewables Portfolio Standard (RPS) eligible resources, including solar, wind, biomass, geothermal, and others. In addition, SB 350 requires the state to double statewide energy efficiency savings in electricity and natural gas end uses by 2030. To help ensure these goals are met and the greenhouse gas emission reductions are realized, large utilities will be required to develop and submit Integrated Resource Plans (IRPs). These IRPs will detail how each entity will meet their customers resource needs, reduce greenhouse gas emissions and ramp up the deployment of clean energy resources.

Assembly Bill 32

As discussed in Section 4 Air Quality Management of this report, in 2006 the California State Legislature adopted Assembly Bill 32 (AB 32), the California Global Warming Solutions Act of 2006. AB 32 requires CARB, to adopt rules and regulations that would achieve GHG emissions equivalent to statewide levels in 1990 by 2020 through an enforceable statewide emission cap which will be phased in starting in 2012. Emission reductions shall include carbon sequestration projects that would remove carbon from the atmosphere and best management practices that are technologically feasible and cost effective. Please see Section 4 for further detail on AB 32.

Assembly Bill 1493/Pavley Regulations

As discussed Section 4 Air Quality Management of this report, California Assembly Bill 1493 enacted on July 22, 2002, required CARB to develop and adopt regulations that reduce GHGs emitted by passenger vehicles and light duty trucks. In 2005, the CARB submitted a "waiver" request to the EPA from a portion of the federal Clean Air Act in order to allow the State to set more stringent tailpipe emission standards for CO₂ and other GHG emissions from passenger vehicles and light duty trucks. On December 19, 2007 the EPA announced that it denied the "waiver" request. On January 21, 2009, CARB submitted a letter to the EPA administrator regarding the State's request to reconsider the waiver denial. The EPA approved the waiver on June 30, 2009.

Executive Order S-1-07/Low Carbon Fuel Standard

As discussed Section 4 Air Quality Management of this report, Executive Order S-1-07 was issued in 2007 and proclaims that the transportation sector is the main source of GHG emissions in the State, since it generates more than 40 percent of the State's GHG emissions. It establishes a goal to reduce the carbon intensity of transportation fuels sold in the State by at least ten percent by 2020. This Order also directs CARB

to determine whether this Low Carbon Fuel Standard (LCFS) could be adopted as a discrete early-action measure as part of the effort to meet the mandates in AB 32.

On April 23, 2009 CARB approved the proposed regulation to implement the low carbon fuel standard. The low carbon fuel standard is anticipated to reduce GHG emissions by about 16 MMT per year by 2020. The low carbon fuel standard is designed to provide a framework that uses market mechanisms to spur the steady introduction of lower carbon fuels. The framework establishes performance standards that fuel producers and importers must meet each year beginning in 2011. Separate standards are established for gasoline and diesel fuels and the alternative fuels that can replace each. The standards are “back-loaded”, with more reductions required in the last five years, than during the first five years. This schedule allows for the development of advanced fuels that are lower in carbon than today’s fuels and the market penetration of plug-in hybrid electric vehicles, battery electric vehicles, fuel cell vehicles, and flexible fuel vehicles. It is anticipated that compliance with the low carbon fuel standard will be based on a combination of both lower carbon fuels and more efficient vehicles.

Reformulated gasoline mixed with corn-derived ethanol at ten percent by volume and low sulfur diesel fuel represent the baseline fuels. Lower carbon fuels may be ethanol, biodiesel, renewable diesel, or blends of these fuels with gasoline or diesel as appropriate. Compressed natural gas and liquefied natural gas also may be low carbon fuels. Hydrogen and electricity, when used in fuel cells or electric vehicles are also considered as low carbon fuels for the low carbon fuel standard.

California Air Resources Board

CARB’s Advanced Clean Cars Program

Closely associated with the Pavley regulations, the Advanced Clean Cars emissions control program was approved by CARB in 2012. The program combines the control of smog, soot, and GHGs with requirements for greater numbers of zero-emission vehicles for model years 2015–2025.¹⁵ The components of the Advanced Clean Cars program include the Low-Emission Vehicle (LEV) regulations that reduce criteria pollutants and GHG emissions from light- and medium-duty vehicles, and the Zero-Emission Vehicle (ZEV) regulation, which requires manufacturers to produce an increasing number of pure ZEVs (meaning battery electric and fuel cell electric vehicles), with provisions to also produce plug-in hybrid electric vehicles (PHEV) in the 2018 through 2025 model years.³¹

Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling

The Airborne Toxic Control Measure to Limit Diesel-Fueled Commercial Motor Vehicle Idling (Title 13, California Code of Regulations, Division 3, Chapter 10, Section 2435) was adopted to reduce public exposure to diesel particulate matter and other air contaminants by limiting the idling of diesel-fueled commercial motor vehicles. This section applies to diesel-fueled commercial motor vehicles with gross vehicular weight ratings of greater than 10,000 pounds that are or must be licensed for operation on highways. Reducing idling of diesel-fueled commercial motor vehicles reduces the amount of petroleum-based fuel used by the vehicle.

Regulation to Reduce Emissions of Diesel Particulate Matter, Oxides of Nitrogen, and other Criteria Pollutants, from In-Use Heavy-Duty Diesel-Fueled Vehicles

The Regulation to Reduce Emissions of Diesel Particulate Matter, Oxides of Nitrogen and other Criteria Pollutants, from In-Use Heavy-Duty Diesel-Fueled Vehicles (Title 13, California Code of Regulations, Division 3, Chapter 1, Section 2025) was adopted to reduce emissions of diesel particulate matter, oxides of nitrogen (NOX) and other criteria pollutants from in-use diesel-fueled vehicles. This regulation is phased, with full implementation by 2023. The regulation aims to reduce emissions by requiring the installation of diesel soot filters and encouraging the retirement, replacement, or repower of older, dirtier engines with newer emission-

³¹ California Air Resources Board, California’s Advanced Clean Cars Program, January 18, 2017. www.arb.ca.gov/msprog/acc/acc.htm.

controlled models. The newer emission controlled models would use petroleum-based fuel in a more efficient manner.

Sustainable Communities Strategy

The Sustainable Communities and Climate Protection Act of 2008, or Senate Bill 375 (SB 375), coordinates land use planning, regional transportation plans, and funding priorities to help California meet the GHG reduction mandates established in AB 32.

As previously stated in Section 4 Air Quality Management of this report, Senate Bill 375 (SB 375) was adopted September 2008 and aligns regional transportation planning efforts, regional GHG emission reduction targets, and land use and housing allocation. SB 375 requires Metropolitan Planning Organizations (MPO) to adopt a sustainable communities strategy (SCS) or alternate planning strategy (APS) that will prescribe land use allocation in that MPOs Regional Transportation Plan (RTP). CARB, in consultation with each MPO, will provide each affected region with reduction targets for GHGs emitted by passenger cars and light trucks in the region for the years 2020 and 2035. These reduction targets will be updated every eight years but can be updated every four years if advancements in emissions technologies affect the reduction strategies to achieve the targets. CARB is also charged with reviewing each MPO's sustainable communities strategy or alternate planning strategy for consistency with its assigned targets.

The proposed project is located within the Southern California Association of Governments (SCAG) jurisdiction, which has authority to develop the SCS or APS. For the SCAG region, the targets set by CARB are at eight percent below 2005 per capita GHG emissions levels by 2020 and 19 percent below 2005 per capita GHG emissions levels by 2035. These reduction targets became effective October 2018.

PROJECT ENERGY DEMANDS AND ENERGY EFFICIENCY MEASURES

Evaluation Criteria

In compliance with Appendix G of the State CEQA Guidelines, this report analyzes the project's anticipated energy use to determine if the project would:

- Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation; or
- Conflict with or obstruct a state or local plan for renewable energy or energy efficiency.

In addition, Appendix F of the State CEQA Guidelines states that the means of achieving the goal of energy conservation includes the following:

- Decreasing overall per capita energy consumption;
- Decreasing reliance on fossil fuels such as coal, natural gas and oil; and
- Increasing reliance on renewable energy sources.

Methodology

Information from the CalEEMod 2016.3.2 Daily and Annual Outputs contained in Appendix B and C, utilized for air quality and greenhouse gas analyses in Sections 6, 7, and 9 of this report, were also utilized for this analysis. The CalEEMod outputs detail project related construction equipment, transportation energy demands, and facility energy demands.

Construction Energy Demands

The construction schedule is anticipated to occur between April 2020 and September 2021 and be completed in one phase. Staging of construction vehicles and equipment will occur on-site. The approximately eighteen-month schedule is relatively short and the project site is relatively small at approximately 6.17 acres.

Construction Equipment Electricity Usage Estimates

As stated previously, Electrical service will be provided by Southern California Edison. The focus within this section is the energy implications of the construction process, specifically the power cost from on-site electricity consumption during construction of the proposed project. Based on the 2017 National Construction Estimator, Richard Pray (2017)³², the typical power cost per 1,000 square feet of building construction per month is estimated to be \$2.32. The project plans to develop the site with a 257-room hotel over the course of approximately eighteen months. Based on Table 18, the total power cost of the on-site electricity usage during the construction of the proposed project is estimated to be approximately \$8,699.44.

Construction Equipment Fuel Estimates

Fuel consumed by construction equipment would be the primary energy resource expended over the course of project construction. Fuel consumed by construction equipment was evaluated with the following assumptions:

- Construction schedule of 18 months
- All construction equipment was assumed to run on diesel fuel
- Typical daily use of 8 hours, with some equipment operating from ~6-7 hours
- Aggregate fuel consumption rate for all equipment was estimated at 18.5 hp-hr/day (from CARB's 2017 Emissions Factors Tables and fuel consumption rate factors as shown in Table D-21 of the Moyer Guidelines: (https://www.arb.ca.gov/msprog/moyer/guidelines/2017gl/2017_gl_appendix_d.pdf).
- Diesel fuel would be the responsibility of the equipment operators/contractors and would be sources within the region.
- Project construction represents a "single-event" for diesel fuel demand and would not require on-going or permanent commitment of diesel fuel resources during long term operation.

Using the CalEEMod data input for the air quality and greenhouse gas analyses (Sections 6, 7, and 9 of this report), the project's construction phase would consume electricity and fossil fuels as a single energy demand, that is, once construction is completed their use would cease. CARB's 2013 Emissions Factors Tables show that on average aggregate fuel consumption (gasoline and diesel fuel) would be approximately 18.5 hp-hr-gal. Table 19 shows the results of the analysis of construction equipment.

As presented in Table 19, project construction activities, including off-site improvements, would consume an estimated 49,361 gallons of diesel fuel. As stated previously, project construction would represent a "single-event" diesel fuel demand and would not require on-going or permanent commitment of diesel fuel resources for this purpose.

Construction Worker Fuel Estimates

It is assumed that all construction worker trips are from light duty autos (LDA) along area roadways. With respect to estimated VMT, the construction worker trips, including off-site improvements, would generate an estimated 824,201 VMT. Data regarding project related construction worker trips were based on CalEEMod 2016.3.2 model defaults.

³² Pray, Richard. 2017 National Construction Estimator. Carlsbad : Craftsman Book Company, 2017.

Vehicle fuel efficiencies for construction workers were estimated in the air quality and greenhouse gas analyses (Sections 6, 7, and 9 of this report) using information generated using CARB's EMFAC model. An aggregate fuel efficiency of 28.57 miles per gallon (mpg) was used to calculate vehicle miles traveled for construction worker trips. Table 20 shows that an estimated 29,112 gallons of fuel would be consumed for construction worker trips.

Construction Vendor/Hauling Fuel Estimates

Tables 21 and 22 show the estimated fuel consumption for vendor and hauling during building construction and architectural coating. With respect to estimated VMT, the vendor and hauling trips would generate an estimated 145,990 VMT. Data regarding project related construction worker trips were based on CalEEMod 2016.3.2 model defaults.

For the architectural coatings it is assumed that the contractors would be responsible for bringing coatings and equipment with them in their light duty vehicles. Therefore, vendors delivering construction material or hauling debris from the site during grading would use medium to heavy duty vehicles with an average fuel consumption of 8.5 mpg. Tables 21 and 22 show that an estimated 17,175 gallons of fuel would be consumed for vendor and hauling trips.

Construction Energy Efficiency/Conservation Measures

Construction equipment used over the approximately eighteen-month construction phase would conform to CARB regulations and California emissions standards and is evidence of related fuel efficiencies. There are no unusual project characteristics or construction processes that would require the use of equipment that would be more energy intensive than is used for comparable activities; or equipment that would not conform to current emissions standards (and related fuel efficiencies). Equipment employed in construction of the project would therefore not result in inefficient wasteful, or unnecessary consumption of fuel.

The project would utilize construction contractors which practice compliance with applicable CARB regulation regarding retrofitting, repowering, or replacement of diesel off-road construction equipment. Additionally, CARB has adopted the Airborne Toxic Control Measure to limit heavy-duty diesel motor vehicle idling in order to reduce public exposure to diesel particulate matter and other Toxic Air Contaminants. Compliance with these measures would result in a more efficient use of construction-related energy and would minimize or eliminate wasteful or unnecessary consumption of energy. Idling restrictions and the use of newer engines and equipment would result in less fuel combustion and energy consumption.

Additionally, as required by California Code of Regulations Title 13, Motor Vehicles, section 2449(d)(3) Idling, limits idling times of construction vehicles to no more than five minutes, thereby minimizing or eliminating unnecessary and wasteful consumption of fuel due to unproductive idling of construction equipment. Enforcement of idling limitations is realized through periodic site inspections conducted by City building officials, and/or in response to citizen complaints.

Operational Energy Demands

Energy consumption in support of or related to project operations would include transportation energy demands (energy consumed by employee and patron vehicles accessing the project site) and facilities energy demands (energy consumed by building operations and site maintenance activities).

Transportation Fuel Consumption

Using the CalEEMod output from the air quality and greenhouse gas analyses (Sections 6, 7, and 9 of this report), it is assumed that an average trip for autos and light trucks was assumed to be 16.6 miles and 3- 4-

axle trucks were assumed to travel an average of 6.9 miles³³. To present a worst-case scenario, it was assumed that vehicles would operate 365 days per year rather than the more likely 253 days (excluding weekends and up to 8 holidays). Table 23 shows the estimated annual fuel consumption for all classes of vehicles from autos to heavy-heavy trucks.

The proposed project would generate 2,149 trips per day. The vehicle fleet mix was used from the CalEEMod output. Table 23 shows that an estimated 622,024 gallons of fuel would be consumed per year for the operation of the proposed project.

Facility Energy Demands (Electricity and Natural Gas)

Building operation and site maintenance (including landscape maintenance) would result in the consumption of electricity (provided by Southern California Edison) and natural gas (provided by Southern California Gas Company). The annual natural gas and electricity demands were provided per the CalEEMod output from the air quality and greenhouse gas analyses (Sections 6, 7, and 9 of this report) and are provided in Table 24.

Energy use in buildings is divided into energy consumed by the built environment and energy consumed by uses that are independent of the construction of the building such as in plug-in appliances. In California, the California Building Standards Code Title 24 governs energy consumed by the built environment, mechanical systems, and some types of fixed lighting. Non-building energy use, or “plug-in” energy use can be further subdivided by specific end-use (refrigeration, cooking, appliances, etc.).

RENEWABLE ENERGY AND ENERGY EFFICIENCY PLAN CONSISTENCY

Regarding federal transportation regulations, the project site is located in an already developed area. Access to/from the project site is from existing roads. These roads are already in place so the project would not interfere with, nor otherwise obstruct intermodal transportation plans or projects that may be proposed pursuant to the ISTEA because SCAG is not planning for intermodal facilities in the project area.

Regarding the State’s Energy Plan and compliance with Title 24 CCR energy efficiency standards, the applicant is required to comply with the California Green Building Standard Code requirements for energy efficient buildings and appliances as well as utility energy efficiency programs implemented by Southern California Edison and Southern California Gas Company.

Regarding Pavley (AB 1493) regulations, an individual project does not have the ability to comply or conflict with these regulations because they are intended for agencies and their adoption of procedures and protocols for reporting and certifying GHG emission reductions from mobile sources.

Regarding the State’s Renewable Energy Portfolio Standards, the project would be required to meet or exceed the energy standards established in the California Green Building Standards Code, Title 24, Part 11 (CALGreen). CalGreen Standards require that new buildings reduce water consumption, employ building commissioning to increase building system efficiencies, divert construction waste from landfills, and install low pollutant-emitting finish materials.

As shown in Section 8 above, the proposed project is consistent with the applicable strategies of the City of Murrieta Climate Action Plan.

CONCLUSIONS

As supported by the preceding analyses, project construction and operations would not result in the inefficient, wasteful or unnecessary consumption of energy. Further, the energy demands of the project can

³³ CalEEMod default distance for H-W (home-work) or C-W (commercial-work) is 16.6 miles; 6.9 miles for H-O (home-other) or C-O (commercial-other).

be accommodated within the context of available resources and energy delivery systems. The project would therefore not cause or result in the need for additional energy producing or transmission facilities. The project would not engage in wasteful or inefficient uses of energy and aims to achieve energy conservation goals within the State of California. Notwithstanding, the project proposes hotel land use and will not have any long-term effects on an energy provider's future energy development or future energy conservation strategies.

Table 16
Total Electricity System Power (California 2017)

Fuel Type	California In-State Generation (GWh)	Percent of California In-State Generation	Northwest Imports (GWh)	Southwest Imports (GWh)	California Power Mix (GWh)	Percent California Power Mix
Coal	294	0.15%	399	8,740	9,433	3.30%
Large Hydro	22,096	11.34%	7,418	985	30,499	10.68%
Natural Gas	90,691	46.54%	49	8,904	99,644	34.91%
Nuclear	18,268	9.38%	0	7,573	25,841	9.05%
Oil	35	0.02%	0	0	35	0.01%
Other (Petroleum Coke/Waste Heat)	430	0.22%	0	9	439	0.15%
Renewables	63,028	32.35%	14,074	12,400	89,502	31.36%
Biomass	5,909	3.03%	772	26	6,707	2.35%
Geothermal	11,528	5.92%	171	1269	12,968	4.54%
Small Hydro	4,248	2.18%	334	1	4,583	1.61%
Solar	27,265	13.99%	174	5,094	32,533	11.40%
Wind	14,078	7.23%	12,623	6,010	32,711	11.46%
Unspecified Sources of Power	N/A	N/A	17,576	12,519	30,095	10.54%
Total	194,842	100.00%	39,517	51,130	285,488	100.00%

Notes:

- (1) Source: California Energy Commission. Total System electric Generation, June 24, 2019.
https://www.energy.ca.gov/almanac/electricity_data/total_system_power.html

Table 17
SCE 2017 Power Content Mix

Energy Resources	2017 SCE Power Mix
Eligible Renewable	29%
Biomass & Waste	2%
Geothermal	4%
Small Hydroelectric	3%
Solar	10%
Wind	10%
Coal	4%
Large Hydroelectric	15%
Natural Gas	34%
Nuclear	9%
Other	<1%
Unspecified Sources of power*	9%
Total	100%

Notes:

(1) https://www.sce.com/sites/default/files/inline-files/2017PCL_0.pdf

* Unspecified sources of power means electricity from transactions that are not traceable to specific generation sources.

Table 18
Project Construction Power Cost and Electricity Usage

Power Cost (per 1,000 square foot of building per month of construction)	Total Building Size (1,000 Square Foot)	Construction Duration (months)	Total Project Construction Power Cost
\$2.32	208	18	\$8,699.44

**Table 19
Construction Equipment Fuel Consumption Estimates**

Proposed Project								
Phase	Number of Days	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor	HP hrs/day	Total Fuel Consumption (gal diesel fuel) ¹
Site Preparation	12	Rubber Tired Dozers	1	8	247	0.4	790	513
	12	Tractors/Loaders/Backhoes	1	8	97	0.37	287	186
Grading	27	Excavators	1	8	158	0.38	480	701
	27	Graders	1	8	187	0.41	613	895
	27	Rubber Tired Dozers	1	8	247	0.4	790	1,154
	27	Tractors/Loaders/Backhoes	3	8	97	0.37	861	1,257
Building Construction	298	Cranes	1	7	231	0.29	469	7,554
	298	Forklifts	3	8	89	0.2	427	6,881
	298	Generator Sets	1	8	84	0.74	497	8,010
	298	Tractors/Loaders/Backhoes	3	7	97	0.37	754	12,141
	298	Welders	1	8	46	0.45	166	2,668
Paving	27	Pavers	2	8	130	0.42	874	1,275
	27	Paving Equipment	2	8	132	0.36	760	1,110
	27	Rollers	2	8	80	0.38	486	710
Architectural Coating	35	Air Compressors	1	6	78	0.48	225	425
SUBTOTAL CONSTRUCTION FUEL DEMAND (gallons of diesel fuel)								45,479

Off-Site Improvements								
Phase	Number of Days	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor	HP hrs/day	Total Fuel Consumption (gal diesel fuel) ¹
Grading	9	Excavators	2	8	158	0.38	960.64	467
	9	Rubber Tired Dozers	2	8	247	0.4	1580.8	769
	9	Graders	2	8	187	0.41	1226.72	597
	9	Tractors/Loaders/Backhoes	3	8	97	0.37	861.36	419
Paving	9	Pavers	3	8	130	0.42	1310.4	637
	9	Rollers	3	8	80	0.38	729.6	355
	9	Paving Equipment	3	8	97	0.37	861.36	419
Architectural Coating	9	Air Compressors	2	6	78	0.48	449.28	219
SUBTOTAL CONSTRUCTION FUEL DEMAND (gallons of diesel fuel)								3,882

Proposed Project and Off-Site Improvements								
TOTAL CONSTRUCTION FUEL DEMAND (gallons of diesel fuel)								49,361

Notes:

(1) Using Carl Moyer Guidelines Table D-21 Fuel consumption rate factors (bhp-hr/gal) for engines less than 750 hp.
(Source: https://www.arb.ca.gov/msprog/moyer/guidelines/2017gl/2017_gl_appendix_d.pdf)

**Table 20
Construction Worker Fuel Consumption Estimates**

Proposed Project						
Phase	Number of Days	Worker Trips/Day	Trip Length (miles)	Vehicle Miles Traveled	Average Vehicle Fuel Economy (mpg)	Estimated Fuel Consumption (gallons)
Site Preparation	12	5	14.7	882	28.57	31
Grading	27	15	14.7	5,954	28.57	208
Building Construction	298	181	14.7	792,889	28.57	27,752
Paving	27	15	14.7	5,954	28.57	208
Architectural Coating	35	36	14.7	18,522	28.57	648
Subtotal Construction Worker Fuel Consumption						28,848

Off-Site Improvements						
Phase	Number of Days	Worker Trips/Day	Trip Length (miles)	Vehicle Miles Traveled	Average Vehicle Fuel Economy (mpg)	Estimated Fuel Consumption (gallons)
Grading	9	15	14.7	1,985	28.57	69
Paving	9	15	14.7	1,985	28.57	69
Architectural Coating	9	27	14.7	3,572	28.57	125
Subtotal Construction Worker Fuel Consumption						264

Proposed Project and Off-Site Improvements						
Total Construction Worker Fuel Consumption						29,112

Notes:

(1) Assumptions for the worker trip length and vehicle miles traveled are consistent with CalEEMod 2016.3.2 defaults.

Table 21
Construction Vendor Fuel Consumption Estimates (MHD Trucks)¹

Proposed Project						
Phase	Number of Days	Vendor Trips/Day	Trip Length (miles)	Vehicle Miles Traveled	Average Vehicle Fuel Economy (mpg)	Estimated Fuel Consumption (gallons)
Site Preparation	12	0	6.9	0	8.5	0
Grading	27	0	6.9	0	8.5	0
Building Construction	298	71	6.9	145,990	8.5	17,175
Paving	27	0	6.9	0	8.5	0
Architectural Coating	35	0	6.9	0	8.5	0
Subtotal Construction Worker Fuel Consumption						17,175

Off-Site Improvements						
Phase	Number of Days	Vendor Trips/Day	Trip Length (miles)	Vehicle Miles Traveled	Average Vehicle Fuel Economy (mpg)	Estimated Fuel Consumption (gallons)
Grading	9	0	6.9	0	8.5	0
Paving	9	0	6.9	0	8.5	0
Architectural Coating	9	0	6.9	0	8.5	0
Subtotal Construction Worker Fuel Consumption						0

Proposed Project and Off-Site Improvements						
Total Construction Worker Fuel Consumption						17,175

Notes:

(1) Assumptions for the vendor trip length and vehicle miles traveled are consistent with CalEEMod 2016.3.2 defaults.

**Table 22
Construction Hauling Fuel Consumption Estimates (HHD Trucks)¹**

Proposed Project						
Phase	Number of Days	Hauling Trips/Day	Trip Length (miles)	Vehicle Miles Traveled	Average Vehicle Fuel Economy (mpg)	Estimated Fuel Consumption (gallons)
Site Preparation	12	0	20	0	8.5	0
Grading	27	0	20	0	8.5	0
Building Construction	298	0	20	0	8.5	0
Paving	27	0	20	0	8.5	0
Architectural Coating	35	0	20	0	8.5	0
Total Construction Worker Fuel Consumption						0

Off-Site Improvements						
Phase	Number of Days	Hauling Trips/Day	Trip Length (miles)	Vehicle Miles Traveled	Average Vehicle Fuel Economy (mpg)	Estimated Fuel Consumption (gallons)
Grading	9	0	20	0	8.5	0
Paving	9	0	20	0	8.5	0
Architectural Coating	9	0	20	0	8.5	0
Subtotal Construction Worker Fuel Consumption						0

Proposed Project and Off-Site Improvements						
Total Construction Worker Fuel Consumption						0

Notes:

(1) Assumptions for the hauling trip length and vehicle miles traveled are consistent with CalEEMod 2016.3.2 defaults.

Table 23
Estimated Vehicle Operations Fuel Consumption

Vehicle Type	Vehicle Mix	Number of Vehicles	Average Trip (miles) ¹	Daily VMT	Average Fuel Economy (mpg)	Total Gallons per Day	Total Annual Fuel Consumption (gallons)
Light Auto	Automobile	1165	16.6	19339	28.57	676.90	247,068
Light Truck	Automobile	81	16.6	1345	14.08	95.50	34,856
Light Truck	Automobile	398	16.6	6607	14.08	469.23	171,270
Medium Truck	Automobile	255	6.9	1760	8.5	207.00	75,555
Light Heavy Truck	2-Axle Truck	35	6.9	242	8.5	28.41	10,370
Light Heavy Truck	2-Axle Truck	11	6.9	76	8.5	8.93	3,259
Medium Heavy Truck	3-Axle Truck	37	6.9	255	5.85	43.64	15,929
Heavy Heavy Truck	4-Axle Truck	148	6.9	1021	5.85	174.56	63,716
Total		2130	--	30,644	11.74	1704.18	--
Total Annual Fuel Consumption							622,024

Notes:

(1) Based on the size of the site and relative location, trips were assumed to be local rather than regional.

Table 24
Project Annual Operational Energy Demand Summary¹

Natural Gas Demand	kBTU/year
Hotel	12,501,300

Electricity Demand	kWh/year
Hotel	3,778,920
Parking Lot	48,177
Total	3,827,097

Notes:

(1) Taken from the CalEEMod 2016.3.2 annual output (Appendix C of this report).

11. AIR QUALITY COMPLIANCE

The California Environmental Quality Act (CEQA) requires a discussion of any inconsistencies between a proposed project and applicable General Plans and Regional Plans (CEQA Guidelines Section 15125). The regional plan that applies to the proposed project includes the SCAQMD Air Quality Management Plan (AQMP). Therefore, this section discusses any potential inconsistencies of the proposed project with the AQMP.

The purpose of this discussion is to set forth the issues regarding consistency with the assumptions and objectives of the AQMP and discuss whether the proposed project would interfere with the region's ability to comply with Federal and State air quality standards. If the decision-makers determine that the proposed project is inconsistent, the lead agency may consider project modifications or inclusion of mitigation to eliminate the inconsistency.

The SCAQMD CEQA Handbook states that "New or amended General Plan Elements (including land use zoning and density amendments), Specific Plans, and significant projects must be analyzed for consistency with the AQMP". Strict consistency with all aspects of the plan is usually not required. A proposed project should be considered to be consistent with the AQMP if it furthers one or more policies and does not obstruct other policies. The SCAQMD CEQA Handbook identifies two key indicators of consistency:

- (1) Whether the project will result in an increase in the frequency or severity of existing air quality violations or cause or contribute to new violations, or delay timely attainment of air quality standards or the interim emission reductions specified in the AQMP.
- (2) Whether the project will exceed the assumptions in the AQMP in 2016 or increments based on the year of project buildout and phase.

Both of these criteria are evaluated in the following sections.

CRITERIA 1 - INCREASE IN THE FREQUENCY OR SEVERITY OF VIOLATIONS

Based on the air quality modeling analysis contained in this Air Analysis, short-term construction impacts will not result in significant impacts based on the SCAQMD regional and local thresholds of significance. This Air Analysis also found that long-term operations impacts will not result in significant impacts based on the SCAQMD local and regional thresholds of significance.

Therefore, the proposed project is not projected to contribute to the exceedance of any air pollutant concentration standards and is found to be consistent with the AQMP for the first criterion.

CRITERIA 2 - EXCEED ASSUMPTIONS IN THE AQMP?

Consistency with the AQMP assumptions is determined by performing an analysis of the proposed project with the assumptions in the AQMP. The emphasis of this criterion is to ensure that the analyses conducted for the proposed project are based on the same forecasts as the AQMP. The 2016-2040 Regional Transportation/Sustainable Communities Strategy prepared by SCAG (2016) includes chapters on: the challenges in a changing region, creating a plan for our future, and the road to greater mobility and sustainable growth. These chapters currently respond directly to federal and state requirements placed on SCAG. Local governments are required to use these as the basis of their plans for purposes of consistency with applicable regional plans under CEQA. For this project, the City Land Use Plan defines the assumptions that are represented in the AQMP.

The project site is currently designated as Office and Research Park (ORP) 0.6-2.5 FAR in the City of Murrieta General Plan 2035. The proposed project includes that of a 257-room hotel. Therefore, the project is proposing a General Plan Amendment from ORP to Commercial Hotel.

Therefore, the proposed project is not currently consistent with the existing land use designation. However, once the General Plan Amendment is approved, the project would be consistent with the City's land use designation. Although the project may initially result in an inconsistency with the AQMP on paper, the inconsistency would not necessarily constitute a conflict with the AQMP. The SCAQMD acknowledges that strict consistency with all aspects of the AQMP is not required in order to make a finding of no conflict. Rather, a project is considered to be consistent with the AQMP if it furthers one or more policies and does not obstruct other policies. The project would implement contemporary energy-efficient technologies and regulatory/operational programs required per Title 24, CalGreen and City standards. Generally, compliance with SCAQMD emissions reductions and control requirements also act to reduce project air pollutant emissions. Project compliance with regulatory/operational programs is consistent with and supports overarching AQMP air pollution reduction strategies. Project support of these strategies promotes timely attainment of AQMP air quality standards and would bring the project into conformance with the AQMP. Therefore, the proposed project is not anticipated to exceed the AQMP assumptions for the project site and is found to be consistent with the AQMP for the second criterion.

Based on the above, the proposed project will not result in an inconsistency with the SCAQMD AQMP. Therefore, a less than significant impact will occur.

12. EMISSIONS REDUCTION MEASURES

CONSTRUCTION MEASURES

Adherence to SCAQMD Rules 403 and 403.1 is required.

No construction mitigation required.

OPERATIONAL MEASURES

The project includes design features and compliance with regulatory requirements as follows:

Measure 1. The project applicant shall provide sidewalks within the project boundary.

Measure 2. The project applicant shall require that all building structures meet or exceed 2016 Title 24, Part 6 Standards and meet Green Building Code Standards.

Measure 3. The project applicant shall require that all faucets, toilets and showers installed in the proposed structures utilize low-flow fixtures that would reduce indoor water demand by 20% per CalGreen Standards.

Measure 4. The project applicant shall require that a water-efficient irrigation system be installed that conforms to the requirements of City codes.

Measure 5. The project applicant shall require that ENERGY STAR-compliant appliances are installed on-site.

Measure 6. The project applicant shall require recycling programs that reduces waste to landfills by a minimum 75 percent per AB 341.

Measure 7. The project applicant shall require that high-efficiency lighting be installed that is at least 34% more efficient than standard lighting.

13. REFERENCES

California Air Pollution Control Officers Association

2009 Health Risk Assessments for Proposed Land Use Projects

California Air Resources Board

2008 Resolution 08-43

2008 Recommended Approaches for Setting Interim Significance Thresholds for Greenhouse Gases under the California Environmental Quality Act

2008 ARB Recommended Interim Risk Management Policy for Inhalation-Based Residential Cancer Risk – Frequently Asked Questions

2008 Climate Change Scoping Plan, a framework for change.

2011 Supplement to the AB 32 Scoping Plan Functional Equivalent Document

2013 Almanac of Emissions and Air Quality.
Source: <https://www.arb.ca.gov/aqd/almanac/almanac13/almanac13.htm>

2014 First Update to the Climate Change Scoping Plan, Building on the Framework Pursuant to AB32, the California Global Warming Solutions Act of 2006. May.

2017 California's 2017 Climate Change Scoping Plan. November.

City of Murrieta

2011 Murrieta General Plan 2035. July 19.

2011 City of Murrieta Climate Action Plan.

Governor's Office of Planning and Research

2008 CEQA and Climate: Addressing Climate Change Through California Environmental Quality Act (CEQA) Review

2018 CEQA Guideline Sections to be Added or Amended

Intergovernmental Panel on Climate Change (IPCC).

2014 IPCC Fifth Assessment Report, Climate Change 2014: Synthesis Report

Ganddini Group, Inc.

2019 Hotel Murrieta Project Traffic Impact Analysis. August 30.

Office of Environmental Health Hazard Assessment

2015 Air Toxics Hot Spots Program Risk Assessment Guidelines

South Coast Air Quality Management District

- 1993 CEQA Air Quality Handbook
- 2003 Health Risk Assessment Guidance for Analyzing Cancer Risks from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis
- 2005 Rule 403 Fugitive Dust
- 2007 2007 Air Quality Management Plan
- 2008 Final Localized Significance Threshold Methodology, Revised
- 2012 Final 2012 Air Quality Management Plan
- 2015 Final MATES-IV Multiple Air Toxics Exposure Study in the South Coast Air Basin. May.
- 2016 2016 Air Quality Management Plan
- 2018 Historical Data by Year. 2013, 2014 and 2015 Air Quality Data Tables.
Source: <http://www.aqmd.gov/home/library/air-quality-data-studies/historical-data-by-year>

Southern California Association of Governments

- 2016 2016-2040 Regional Transportation Plan/Sustainable Communities Strategy

U.S. Environmental Protection Agency (EPA)

- 2017 Understanding Global Warming Potentials
(Source: <https://www.epa.gov/ghgemissions/understanding-global-warming-potentials>)

U.S. Geological Survey

- 2011 Reported Historic Asbestos Mines, Historic Asbestos Prospects, and Other Natural Occurrences of Asbestos in California

APPENDICES

Appendix A Glossary of Terms

Appendix B CalEEMod Model Daily Emissions Printouts

Appendix C CalEEMod Model Annual Emissions Printouts

APPENDIX A
GLOSSARY OF TERMS

AQMP	Air Quality Management Plan
BACT	Best Available Control Technologies
CAAQS	California Ambient Air Quality Standards
CalEPA	California Environmental Protection Agency
CARB	California Air Resources Board
CCAA	California Clean Air Act
CCAR	California Climate Action Registry
CEQA	California Environmental Quality Act
CFCs	Chlorofluorocarbons
CH ₄	Methane
CNG	Compressed natural gas
CO	Carbon monoxide
CO ₂	Carbon dioxide
CO ₂ e	Carbon dioxide equivalent
DPM	Diesel particulate matter
EPA	U.S. Environmental Protection Agency
GHG	Greenhouse gas
GWP	Global warming potential
HIDPM	Hazard Index Diesel Particulate Matter
HFCs	Hydrofluorocarbons
IPCC	International Panel on Climate Change
LCFS	Low Carbon Fuel Standard
LST	Localized Significant Thresholds
MTCO ₂ e	Metric tons of carbon dioxide equivalent
MMTCO ₂ e	Million metric tons of carbon dioxide equivalent
MPO	Metropolitan Planning Organization
NAAQS	National Ambient Air Quality Standards
NO _x	Nitrogen Oxides
NO ₂	Nitrogen dioxide
N ₂ O	Nitrous oxide
O ₃	Ozone
OPR	Governor's Office of Planning and Research
PFCs	Perfluorocarbons
PM	Particle matter
PM ₁₀	Particles that are less than 10 micrometers in diameter
PM _{2.5}	Particles that are less than 2.5 micrometers in diameter
PMI	Point of maximum impact
PPM	Parts per million
PPB	Parts per billion
RTIP	Regional Transportation Improvement Plan
RTP	Regional Transportation Plan
SANBAG	San Bernardino Association of Governments
SCAB	South Coast Air Basin
SCAG	Southern California Association of Governments
SCAQMD	South Coast Air Quality Management District
SSAB	Salton Sea Air Basin
SF ₆	Sulfur hexafluoride
SIP	State Implementation Plan
SO _x	Sulfur Oxides
TAC	Toxic air contaminants
VOC	Volatile organic compounds

APPENDIX B

CALEEMOD MODEL DAILY EMISSIONS PRINTOUTS

18-0074 Hotel Murrieta - Riverside-South Coast County, Summer

18-0074 Hotel Murrieta
Riverside-South Coast County, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Other Non-Asphalt Surfaces	67.56	1000sqft	1.55	67,560.00	0
Parking Lot	461.00	Space	3.16	137,649.00	0
Hotel	257.00	Room	1.05	208,320.00	0
Recreational Swimming Pool	16.55	1000sqft	0.38	16,546.00	0
User Defined Recreational	1.50	User Defined Unit	0.03	1,500.00	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

18-0074 Hotel Murrieta - Riverside-South Coast County, Summer

Project Characteristics -

Land Use - 257rm hotel [209,820sf] & 45,957sf (1.05 ac) footprint. 1,500 SF cooling tower, 461 spc prkg lot plus on-site road, 16,546 SF recreation (pool) area, 67,560 sf landscape area on 268,702 SF (6.17 ac)

Construction Phase - Construction anticipated to begin April 2020 & last ~18 months.

Off-road Equipment - ~2 ac site prep to remove shrubs etc. = ~30% of site; therefore, only ~30% of CalEEMod default site prep equipment needed.

Grading - Site anticipated to balance. Site prep over ~2 acres or ~30% of site to remove existing shrubs etc.

Architectural Coating - Per SCAQMD Rule 1113 paints applied to buildings limited to 50g/L VOC

Vehicle Trips - Per TIA, 8.36 trips/room per day for hotel use. Sat and Sunday rates consistent with 10th Ed ITE for Hotel (310). No trips for swimming pool (pool for guests only).

Sequestration - Per applicant, ~227 trees to be planted.

Construction Off-road Equipment Mitigation -

Mobile Land Use Mitigation - Estimated at 0.8 emp/room= 206 emp/0.89ac (hotel footprint w/o cooling tower) =231 jobs/job ac. Sidewalks on-site. ~0.68 miles SE RTA stop Murr Hot Springs at 41200 Walmart. ~1.79 miles SE downtown Murrieta.

Area Mitigation - SCAQMD Rule 1113 limits architectural coatings to 50/L VOC for buildings & 100 g/L VOC for parking lot striping.

Energy Mitigation - Energy Star appliances to be used on-site. Project to use high-efficiency lighting at least 34% more efficient than standard.

Water Mitigation - Per CalGreen, 20% indoor water use reduction. Water-efficient irrigation systems.

Waste Mitigation - AB 341 requires ~75% of waste be diverted from landfills by 2020.

Trips and VMT -

Consumer Products - Mainly hardscape within pool area. Not a park or golf course.

Area Coating - Per SCAQMD Rule 1113 paints applied to buildings limited to 50g/L VOC

Water And Wastewater - Outdoor pool, there is no indoor.

Solid Waste - Pool will not generate its own trash. Included in hotel use.

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	50.00
tblArchitecturalCoating	EF_Nonresidential_Interior	100.00	50.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	100	50
tblAreaCoating	Area_EF_Nonresidential_Interior	100	50
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15

18-0074 Hotel Murrieta - Riverside-South Coast County, Summer

tblConstructionPhase	NumDays	10.00	12.00
tblConstructionPhase	NumDays	20.00	27.00
tblConstructionPhase	NumDays	230.00	298.00
tblConstructionPhase	NumDays	20.00	27.00
tblConstructionPhase	NumDays	20.00	35.00
tblConsumerProducts	ROG_EF_PesticidesFertilizers	5.152E-08	0
tblLandUse	LandUseSquareFeet	0.00	1,500.00
tblLandUse	LandUseSquareFeet	184,400.00	137,649.00
tblLandUse	LandUseSquareFeet	373,164.00	208,320.00
tblLandUse	LandUseSquareFeet	16,550.00	16,546.00
tblLandUse	LotAcreage	0.00	0.03
tblLandUse	LotAcreage	4.15	3.16
tblLandUse	LotAcreage	8.57	1.05
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	1.00
tblSequestration	NumberOfNewTrees	0.00	227.00
tblSolidWaste	SolidWasteGenerationRate	94.34	0.00
tblVehicleTrips	ST_TR	9.10	0.00
tblVehicleTrips	SU_TR	13.60	0.00
tblVehicleTrips	WD_TR	8.17	8.36
tblVehicleTrips	WD_TR	33.82	0.00
tblWater	IndoorWaterUseRate	978,819.03	0.00

2.0 Emissions Summary

18-0074 Hotel Murrieta - Riverside-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	3.2388	27.0361	25.4832	0.0655	6.7200	1.2744	7.9945	3.4120	1.1725	4.5844	0.0000	6,502.224 7	6,502.224 7	0.9333	0.0000	6,522.740 2
2021	33.6308	24.4912	24.4392	0.0647	2.4778	0.9830	3.4608	0.6675	0.9242	1.5917	0.0000	6,420.645 3	6,420.645 3	0.8008	0.0000	6,440.664 3
Maximum	33.6308	27.0361	25.4832	0.0655	6.7200	1.2744	7.9945	3.4120	1.1725	4.5844	0.0000	6,502.224 7	6,502.224 7	0.9333	0.0000	6,522.740 2

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	3.2388	27.0361	25.4832	0.0655	2.7231	1.2744	3.9975	1.3578	1.1725	2.5303	0.0000	6,502.224 7	6,502.224 7	0.9333	0.0000	6,522.740 2
2021	33.6308	24.4912	24.4392	0.0647	2.4778	0.9830	3.4608	0.6675	0.9242	1.5917	0.0000	6,420.645 3	6,420.645 3	0.8008	0.0000	6,440.664 3
Maximum	33.6308	27.0361	25.4832	0.0655	2.7231	1.2744	3.9975	1.3578	1.1725	2.5303	0.0000	6,502.224 7	6,502.224 7	0.9333	0.0000	6,522.740 2

	ROG	NOx	CO	SO2	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	43.46	0.00	34.89	50.35	0.00	33.26	0.00	0.00	0.00	0.00	0.00	0.00

18-0074 Hotel Murrieta - Riverside-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	4.8655	7.6000e-004	0.0824	1.0000e-005		2.9000e-004	2.9000e-004		2.9000e-004	2.9000e-004		0.1759	0.1759	4.7000e-004		0.1876
Energy	0.3694	3.3579	2.8206	0.0202		0.2552	0.2552		0.2552	0.2552		4,029.4225	4,029.4225	0.0772	0.0739	4,053.3673
Mobile	3.9073	26.9559	38.9199	0.1580	10.9340	0.1082	11.0422	2.9256	0.1015	3.0271		16,130.3341	16,130.3341	0.8913		16,152.6162
Total	9.1422	30.3145	41.8229	0.1782	10.9340	0.3637	11.2977	2.9256	0.3570	3.2826		20,159.9324	20,159.9324	0.9690	0.0739	20,206.1710

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	4.8655	7.6000e-004	0.0824	1.0000e-005		2.9000e-004	2.9000e-004		2.9000e-004	2.9000e-004		0.1759	0.1759	4.7000e-004		0.1876
Energy	0.3694	3.3579	2.8206	0.0202		0.2552	0.2552		0.2552	0.2552		4,029.4225	4,029.4225	0.0772	0.0739	4,053.3673
Mobile	3.4398	22.4313	24.6057	0.0957	5.8283	0.0645	5.8928	1.5595	0.0604	1.6199		9,795.3609	9,795.3609	0.7162		9,813.2667
Total	8.6747	25.7899	27.5087	0.1158	5.8283	0.3199	6.1483	1.5595	0.3159	1.8754		13,824.9592	13,824.9592	0.7939	0.0739	13,866.8216

18-0074 Hotel Murrieta - 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
Percent Reduction	5.11	14.93	34.23	34.98	46.70	12.03	45.58	46.70	11.51	42.87	0.00	31.42	31.42	18.07	0.00	31.37

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	4/1/2020	4/16/2020	5	12	
2	Grading	Grading	4/17/2020	5/25/2020	5	27	
3	Building Construction	Building Construction	5/26/2020	7/15/2021	5	298	
4	Paving	Paving	7/16/2021	8/23/2021	5	27	
5	Architectural Coating	Architectural Coating	8/13/2021	9/30/2021	5	35	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 13.5

Acres of Paving: 4.71

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 339,549; Non-Residential Outdoor: 113,183; Striped Parking Area: 12,313 (Architectural Coating – sqft)

OffRoad Equipment

18-0074 Hotel Murrieta - Riverside-South Coast County, Summer

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	1	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	2	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	181.00	71.00	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	36.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

18-0074 Hotel Murrieta - Riverside-South Coast County, Summer

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 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					6.0221	0.0000	6.0221	3.3102	0.0000	3.3102			0.0000			0.0000
Off-Road	1.2890	13.4374	6.4113	0.0116		0.6881	0.6881		0.6331	0.6331		1,128.1110	1,128.1110	0.3649		1,137.2324
Total	1.2890	13.4374	6.4113	0.0116	6.0221	0.6881	6.7102	3.3102	0.6331	3.9433		1,128.1110	1,128.1110	0.3649		1,137.2324

18-0074 Hotel Murrieta - Riverside-South Coast County, Summer

3.2 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	0.0254	0.0151	0.2016	5.5000e-004	0.0559	3.4000e-004	0.0562	0.0148	3.1000e-004	0.0151		55.0797	55.0797	1.4100e-003		55.1150
Total	0.0254	0.0151	0.2016	5.5000e-004	0.0559	3.4000e-004	0.0562	0.0148	3.1000e-004	0.0151		55.0797	55.0797	1.4100e-003		55.1150

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					2.3486	0.0000	2.3486	1.2910	0.0000	1.2910			0.0000			0.0000
Off-Road	1.2890	13.4374	6.4113	0.0116		0.6881	0.6881		0.6331	0.6331	0.0000	1,128.1110	1,128.1110	0.3649		1,137.2324
Total	1.2890	13.4374	6.4113	0.0116	2.3486	0.6881	3.0367	1.2910	0.6331	1.9240	0.0000	1,128.1110	1,128.1110	0.3649		1,137.2324

18-0074 Hotel Murrieta - Riverside-South Coast County, Summer

3.2 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	0.0254	0.0151	0.2016	5.5000e-004	0.0559	3.4000e-004	0.0562	0.0148	3.1000e-004	0.0151		55.0797	55.0797	1.4100e-003		55.1150
Total	0.0254	0.0151	0.2016	5.5000e-004	0.0559	3.4000e-004	0.0562	0.0148	3.1000e-004	0.0151		55.0797	55.0797	1.4100e-003		55.1150

3.3 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					6.5523	0.0000	6.5523	3.3675	0.0000	3.3675			0.0000			0.0000
Off-Road	2.4288	26.3859	16.0530	0.0297		1.2734	1.2734		1.1716	1.1716		2,872.4851	2,872.4851	0.9290		2,895.7106
Total	2.4288	26.3859	16.0530	0.0297	6.5523	1.2734	7.8258	3.3675	1.1716	4.5390		2,872.4851	2,872.4851	0.9290		2,895.7106

18-0074 Hotel Murrieta - Riverside-South Coast County, Summer

3.3 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	0.0000	0.0000	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	0.0763	0.0451	0.6048	1.6600e-003	0.1677	1.0200e-003	0.1687	0.0445	9.3000e-004	0.0454		165.2392	165.2392	4.2400e-003		165.3451
Total	0.0763	0.0451	0.6048	1.6600e-003	0.1677	1.0200e-003	0.1687	0.0445	9.3000e-004	0.0454		165.2392	165.2392	4.2400e-003		165.3451

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					2.5554	0.0000	2.5554	1.3133	0.0000	1.3133			0.0000			0.0000
Off-Road	2.4288	26.3859	16.0530	0.0297		1.2734	1.2734		1.1716	1.1716	0.0000	2,872.4851	2,872.4851	0.9290		2,895.7106
Total	2.4288	26.3859	16.0530	0.0297	2.5554	1.2734	3.8288	1.3133	1.1716	2.4849	0.0000	2,872.4851	2,872.4851	0.9290		2,895.7106

18-0074 Hotel Murrieta - Riverside-South Coast County, Summer

3.3 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	0.0000	0.0000	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	0.0763	0.0451	0.6048	1.6600e-003	0.1677	1.0200e-003	0.1687	0.0445	9.3000e-004	0.0454		165.2392	165.2392	4.2400e-003		165.3451
Total	0.0763	0.0451	0.6048	1.6600e-003	0.1677	1.0200e-003	0.1687	0.0445	9.3000e-004	0.0454		165.2392	165.2392	4.2400e-003		165.3451

3.4 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	2.1198	19.1860	16.8485	0.0269		1.1171	1.1171		1.0503	1.0503		2,553.0631	2,553.0631	0.6229		2,568.6345
Total	2.1198	19.1860	16.8485	0.0269		1.1171	1.1171		1.0503	1.0503		2,553.0631	2,553.0631	0.6229		2,568.6345

18-0074 Hotel Murrieta - Riverside-South Coast County, Summer

3.4 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	0.1979	7.3053	1.3365	0.0186	0.4547	0.0416	0.4962	0.1309	0.0398	0.1707		1,955.2756	1,955.2756	0.1467		1,958.9419
Worker	0.9211	0.5447	7.2982	0.0200	2.0232	0.0123	2.0354	0.5366	0.0113	0.5478		1,993.8861	1,993.8861	0.0511		1,995.1638
Total	1.1190	7.8501	8.6347	0.0386	2.4778	0.0538	2.5316	0.6675	0.0510	0.7185		3,949.1617	3,949.1617	0.1978		3,954.1057

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	2.1198	19.1860	16.8485	0.0269		1.1171	1.1171		1.0503	1.0503	0.0000	2,553.0631	2,553.0631	0.6229		2,568.6345
Total	2.1198	19.1860	16.8485	0.0269		1.1171	1.1171		1.0503	1.0503	0.0000	2,553.0631	2,553.0631	0.6229		2,568.6345

18-0074 Hotel Murrieta - Riverside-South Coast County, Summer

3.4 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	0.1979	7.3053	1.3365	0.0186	0.4547	0.0416	0.4962	0.1309	0.0398	0.1707		1,955.2756	1,955.2756	0.1467		1,958.9419
Worker	0.9211	0.5447	7.2982	0.0200	2.0232	0.0123	2.0354	0.5366	0.0113	0.5478		1,993.8861	1,993.8861	0.0511		1,995.1638
Total	1.1190	7.8501	8.6347	0.0386	2.4778	0.0538	2.5316	0.6675	0.0510	0.7185		3,949.1617	3,949.1617	0.1978		3,954.1057

3.4 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	1.9009	17.4321	16.5752	0.0269		0.9586	0.9586		0.9013	0.9013		2,553.3639	2,553.3639	0.6160		2,568.7643
Total	1.9009	17.4321	16.5752	0.0269		0.9586	0.9586		0.9013	0.9013		2,553.3639	2,553.3639	0.6160		2,568.7643

18-0074 Hotel Murrieta - Riverside-South Coast County, Summer

3.4 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	0.1658	6.5703	1.1723	0.0184	0.4546	0.0125	0.4671	0.1309	0.0120	0.1429		1,940.0823	1,940.0823	0.1388		1,943.5521
Worker	0.8581	0.4889	6.6918	0.0193	2.0232	0.0119	2.0351	0.5366	0.0110	0.5475		1,927.1992	1,927.1992	0.0460		1,928.3480
Total	1.0239	7.0591	7.8640	0.0377	2.4778	0.0244	2.5022	0.6675	0.0229	0.6904		3,867.2814	3,867.2814	0.1847		3,871.9001

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	1.9009	17.4321	16.5752	0.0269		0.9586	0.9586		0.9013	0.9013	0.0000	2,553.3639	2,553.3639	0.6160		2,568.7643
Total	1.9009	17.4321	16.5752	0.0269		0.9586	0.9586		0.9013	0.9013	0.0000	2,553.3639	2,553.3639	0.6160		2,568.7643

18-0074 Hotel Murrieta - Riverside-South Coast County, Summer

3.4 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	0.1658	6.5703	1.1723	0.0184	0.4546	0.0125	0.4671	0.1309	0.0120	0.1429		1,940.0823	1,940.0823	0.1388		1,943.5521
Worker	0.8581	0.4889	6.6918	0.0193	2.0232	0.0119	2.0351	0.5366	0.0110	0.5475		1,927.1992	1,927.1992	0.0460		1,928.3480
Total	1.0239	7.0591	7.8640	0.0377	2.4778	0.0244	2.5022	0.6675	0.0229	0.6904		3,867.2814	3,867.2814	0.1847		3,871.9001

3.5 Paving - 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	1.2556	12.9191	14.6532	0.0228		0.6777	0.6777		0.6235	0.6235		2,207.2109	2,207.2109	0.7139		2,225.0573
Paving	0.3066					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.5622	12.9191	14.6532	0.0228		0.6777	0.6777		0.6235	0.6235		2,207.2109	2,207.2109	0.7139		2,225.0573

18-0074 Hotel Murrieta - Riverside-South Coast County, Summer

3.5 Paving - 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	0.0000	0.0000	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	0.0711	0.0405	0.5546	1.6000e-003	0.1677	9.9000e-004	0.1687	0.0445	9.1000e-004	0.0454		159.7126	159.7126	3.8100e-003		159.8078
Total	0.0711	0.0405	0.5546	1.6000e-003	0.1677	9.9000e-004	0.1687	0.0445	9.1000e-004	0.0454		159.7126	159.7126	3.8100e-003		159.8078

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	1.2556	12.9191	14.6532	0.0228		0.6777	0.6777		0.6235	0.6235	0.0000	2,207.2109	2,207.2109	0.7139		2,225.0573
Paving	0.3066					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.5622	12.9191	14.6532	0.0228		0.6777	0.6777		0.6235	0.6235	0.0000	2,207.2109	2,207.2109	0.7139		2,225.0573

18-0074 Hotel Murrieta - Riverside-South Coast County, Summer

3.5 Paving - 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	0.0000	0.0000	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	0.0711	0.0405	0.5546	1.6000e-003	0.1677	9.9000e-004	0.1687	0.0445	9.1000e-004	0.0454		159.7126	159.7126	3.8100e-003		159.8078
Total	0.0711	0.0405	0.5546	1.6000e-003	0.1677	9.9000e-004	0.1687	0.0445	9.1000e-004	0.0454		159.7126	159.7126	3.8100e-003		159.8078

3.6 Architectural Coating - 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					
Archit. Coating	31.6079					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2189	1.5268	1.8176	2.9700e-003		0.0941	0.0941		0.0941	0.0941		281.4481	281.4481	0.0193		281.9309
Total	31.8268	1.5268	1.8176	2.9700e-003		0.0941	0.0941		0.0941	0.0941		281.4481	281.4481	0.0193		281.9309

18-0074 Hotel Murrieta - Riverside-South Coast County, Summer

3.6 Architectural Coating - 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	0.0000	0.0000	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	0.1707	0.0972	1.3310	3.8500e-003	0.4024	2.3700e-003	0.4048	0.1067	2.1800e-003	0.1089		383.3103	383.3103	9.1400e-003		383.5388
Total	0.1707	0.0972	1.3310	3.8500e-003	0.4024	2.3700e-003	0.4048	0.1067	2.1800e-003	0.1089		383.3103	383.3103	9.1400e-003		383.5388

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	31.6079					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2189	1.5268	1.8176	2.9700e-003		0.0941	0.0941		0.0941	0.0941	0.0000	281.4481	281.4481	0.0193		281.9309
Total	31.8268	1.5268	1.8176	2.9700e-003		0.0941	0.0941		0.0941	0.0941	0.0000	281.4481	281.4481	0.0193		281.9309

18-0074 Hotel Murrieta - Riverside-South Coast County, Summer

3.6 Architectural Coating - 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	0.0000	0.0000	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	0.1707	0.0972	1.3310	3.8500e-003	0.4024	2.3700e-003	0.4048	0.1067	2.1800e-003	0.1089		383.3103	383.3103	9.1400e-003		383.5388
Total	0.1707	0.0972	1.3310	3.8500e-003	0.4024	2.3700e-003	0.4048	0.1067	2.1800e-003	0.1089		383.3103	383.3103	9.1400e-003		383.5388

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Density

Improve Destination Accessibility

Increase Transit Accessibility

Improve Pedestrian Network

18-0074 Hotel Murrieta - 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
Category	lb/day										lb/day					
Mitigated	3.4398	22.4313	24.6057	0.0957	5.8283	0.0645	5.8928	1.5595	0.0604	1.6199		9,795.3609	9,795.3609	0.7162		9,813.2667
Unmitigated	3.9073	26.9559	38.9199	0.1580	10.9340	0.1082	11.0422	2.9256	0.1015	3.0271		16,130.3341	16,130.3341	0.8913		16,152.6162

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Hotel	2,148.52	2,104.83	1529.15	4,900,711	2,612,304
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Recreational Swimming Pool	0.00	0.00	0.00		
Parking Lot	0.00	0.00	0.00		
User Defined Recreational	0.00	0.00	0.00		
Total	2,148.52	2,104.83	1,529.15	4,900,711	2,612,304

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
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Other Non-Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Recreational Swimming Pool	16.60	8.40	6.90	33.00	48.00	19.00	52	39	9
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
User Defined Recreational	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

18-0074 Hotel Murrieta - Riverside-South Coast County, Summer

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
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
Other Non-Asphalt Surfaces	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
Parking Lot	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
Recreational Swimming Pool	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
User Defined Recreational	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

5.1 Mitigation Measures Energy

Install High Efficiency Lighting

Install Energy Efficient Appliances

	ROG	NOx	CO	SO2	Fugitive 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	0.3694	3.3579	2.8206	0.0202		0.2552	0.2552		0.2552	0.2552		4,029.4225	4,029.4225	0.0772	0.0739	4,053.3673
NaturalGas Unmitigated	0.3694	3.3579	2.8206	0.0202		0.2552	0.2552		0.2552	0.2552		4,029.4225	4,029.4225	0.0772	0.0739	4,053.3673

18-0074 Hotel Murrieta - Riverside-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					
Hotel	34250.1	0.3694	3.3579	2.8206	0.0202		0.2552	0.2552		0.2552	0.2552		4,029.4225	4,029.4225	0.0772	0.0739	4,053.3673
Other Non-Asphalt Surfaces	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
Parking Lot	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
Recreational Swimming Pool	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
User Defined Recreational	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		0.3694	3.3579	2.8206	0.0202		0.2552	0.2552		0.2552	0.2552		4,029.4225	4,029.4225	0.0772	0.0739	4,053.3673

18-0074 Hotel Murrieta - Riverside-South Coast County, Summer

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Hotel	34.2501	0.3694	3.3579	2.8206	0.0202		0.2552	0.2552		0.2552	0.2552		4,029.4225	4,029.4225	0.0772	0.0739	4,053.3673
Other Non-Asphalt Surfaces	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
Parking Lot	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
Recreational Swimming Pool	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
User Defined Recreational	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		0.3694	3.3579	2.8206	0.0202		0.2552	0.2552		0.2552	0.2552		4,029.4225	4,029.4225	0.0772	0.0739	4,053.3673

6.0 Area Detail

6.1 Mitigation Measures Area

18-0074 Hotel Murrieta - 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
Category	lb/day										lb/day					
Mitigated	4.8655	7.6000e-004	0.0824	1.0000e-005		2.9000e-004	2.9000e-004		2.9000e-004	2.9000e-004		0.1759	0.1759	4.7000e-004		0.1876
Unmitigated	4.8655	7.6000e-004	0.0824	1.0000e-005		2.9000e-004	2.9000e-004		2.9000e-004	2.9000e-004		0.1759	0.1759	4.7000e-004		0.1876

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	0.3031					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	4.5547					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	7.6900e-003	7.6000e-004	0.0824	1.0000e-005		2.9000e-004	2.9000e-004		2.9000e-004	2.9000e-004		0.1759	0.1759	4.7000e-004		0.1876
Total	4.8655	7.6000e-004	0.0824	1.0000e-005		2.9000e-004	2.9000e-004		2.9000e-004	2.9000e-004		0.1759	0.1759	4.7000e-004		0.1876

18-0074 Hotel Murrieta - Riverside-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	0.3031					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	4.5547					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	7.6900e-003	7.6000e-004	0.0824	1.0000e-005		2.9000e-004	2.9000e-004		2.9000e-004	2.9000e-004		0.1759	0.1759	4.7000e-004		0.1876
Total	4.8655	7.6000e-004	0.0824	1.0000e-005		2.9000e-004	2.9000e-004		2.9000e-004	2.9000e-004		0.1759	0.1759	4.7000e-004		0.1876

7.0 Water Detail

7.1 Mitigation Measures Water

- Apply Water Conservation Strategy
- Use Water Efficient Irrigation System

8.0 Waste Detail

8.1 Mitigation Measures Waste

- Institute Recycling and Composting Services

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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18-0074 Hotel Murrieta - Riverside-South Coast County, Summer

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

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

Equipment Type	Number
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11.0 Vegetation

18-0074 Hotel Murrieta - Riverside-South Coast County, Winter

18-0074 Hotel Murrieta
Riverside-South Coast County, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Other Non-Asphalt Surfaces	67.56	1000sqft	1.55	67,560.00	0
Parking Lot	461.00	Space	3.16	137,649.00	0
Hotel	257.00	Room	1.05	208,320.00	0
Recreational Swimming Pool	16.55	1000sqft	0.38	16,546.00	0
User Defined Recreational	1.50	User Defined Unit	0.03	1,500.00	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

18-0074 Hotel Murrieta - Riverside-South Coast County, Winter

Project Characteristics -

Land Use - 257rm hotel [209,820sf] & 45,957sf (1.05 ac) footprint. 1,500 SF cooling tower, 461 spc prkg lot plus on-site road, 16,546 SF recreation (pool) area, 67,560 sf landscape area on 268,702 SF (6.17 ac)

Construction Phase - Construction anticipated to begin April 2020 & last ~18 months.

Off-road Equipment - ~2 ac site prep to remove shrubs etc. = ~30% of site; therefore, only ~30% of CalEEMod default site prep equipment needed.

Grading - Site anticipated to balance. Site prep over ~2 acres or ~30% of site to remove existing shrubs etc.

Architectural Coating - Per SCAQMD Rule 1113 paints applied to buildings limited to 50g/L VOC

Vehicle Trips - Per TIA, 8.36 trips/room per day for hotel use. Sat and Sunday rates consistent with 10th Ed ITE for Hotel (310). No trips for swimming pool (pool for guests only).

Sequestration - Per applicant, ~227 trees to be planted.

Construction Off-road Equipment Mitigation -

Mobile Land Use Mitigation - Estimated at 0.8 emp/room= 206 emp/0.89ac (hotel footprint w/o cooling tower) =231 jobs/job ac. Sidewalks on-site. ~0.68 miles SE RTA stop Murr Hot Springs at 41200 Walmart. ~1.79 miles SE downtown Murrieta.

Area Mitigation - SCAQMD Rule 1113 limits architectural coatings to 50/L VOC for buildings & 100 g/L VOC for parking lot striping.

Energy Mitigation - Energy Star appliances to be used on-site. Project to use high-efficiency lighting at least 34% more efficient than standard.

Water Mitigation - Per CalGreen, 20% indoor water use reduction. Water-efficient irrigation systems.

Waste Mitigation - AB 341 requires ~75% of waste be diverted from landfills by 2020.

Trips and VMT -

Consumer Products - Mainly hardscape within pool area. Not a park or golf course.

Area Coating - Per SCAQMD Rule 1113 paints applied to buildings limited to 50g/L VOC

Water And Wastewater - Outdoor pool, there is no indoor.

Solid Waste - Pool will not generate its own trash. Included in hotel use.

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	50.00
tblArchitecturalCoating	EF_Nonresidential_Interior	100.00	50.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	100	50
tblAreaCoating	Area_EF_Nonresidential_Interior	100	50
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15

18-0074 Hotel Murrieta - Riverside-South Coast County, Winter

tblConstructionPhase	NumDays	10.00	12.00
tblConstructionPhase	NumDays	20.00	27.00
tblConstructionPhase	NumDays	230.00	298.00
tblConstructionPhase	NumDays	20.00	27.00
tblConstructionPhase	NumDays	20.00	35.00
tblConsumerProducts	ROG_EF_PesticidesFertilizers	5.152E-08	0
tblLandUse	LandUseSquareFeet	0.00	1,500.00
tblLandUse	LandUseSquareFeet	184,400.00	137,649.00
tblLandUse	LandUseSquareFeet	373,164.00	208,320.00
tblLandUse	LandUseSquareFeet	16,550.00	16,546.00
tblLandUse	LotAcreage	0.00	0.03
tblLandUse	LotAcreage	4.15	3.16
tblLandUse	LotAcreage	8.57	1.05
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	1.00
tblSequestration	NumberOfNewTrees	0.00	227.00
tblSolidWaste	SolidWasteGenerationRate	94.34	0.00
tblVehicleTrips	ST_TR	9.10	0.00
tblVehicleTrips	SU_TR	13.60	0.00
tblVehicleTrips	WD_TR	8.17	8.36
tblVehicleTrips	WD_TR	33.82	0.00
tblWater	IndoorWaterUseRate	978,819.03	0.00

2.0 Emissions Summary

18-0074 Hotel Murrieta - Riverside-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	3.2306	27.0166	24.3171	0.0627	6.7200	1.2744	7.9945	3.4120	1.1725	4.5844	0.0000	6,223.5735	6,223.5735	0.9327	0.0000	6,244.3354
2021	33.6263	24.4514	23.3635	0.0620	2.4778	0.9834	3.4612	0.6675	0.9246	1.5920	0.0000	6,149.3741	6,149.3741	0.8106	0.0000	6,169.6395
Maximum	33.6263	27.0166	24.3171	0.0627	6.7200	1.2744	7.9945	3.4120	1.1725	4.5844	0.0000	6,223.5735	6,223.5735	0.9327	0.0000	6,244.3354

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	3.2306	27.0166	24.3171	0.0627	2.7231	1.2744	3.9975	1.3578	1.1725	2.5303	0.0000	6,223.5735	6,223.5735	0.9327	0.0000	6,244.3354
2021	33.6263	24.4514	23.3635	0.0620	2.4778	0.9834	3.4612	0.6675	0.9246	1.5920	0.0000	6,149.3741	6,149.3741	0.8106	0.0000	6,169.6395
Maximum	33.6263	27.0166	24.3171	0.0627	2.7231	1.2744	3.9975	1.3578	1.1725	2.5303	0.0000	6,223.5735	6,223.5735	0.9327	0.0000	6,244.3354

	ROG	NOx	CO	SO2	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	43.46	0.00	34.89	50.35	0.00	33.26	0.00	0.00	0.00	0.00	0.00	0.00

18-0074 Hotel Murrieta - Riverside-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	4.8655	7.6000e-004	0.0824	1.0000e-005		2.9000e-004	2.9000e-004		2.9000e-004	2.9000e-004		0.1759	0.1759	4.7000e-004		0.1876
Energy	0.3694	3.3579	2.8206	0.0202		0.2552	0.2552		0.2552	0.2552		4,029.4225	4,029.4225	0.0772	0.0739	4,053.3673
Mobile	3.2824	26.8037	34.5050	0.1455	10.9340	0.1097	11.0437	2.9256	0.1029	3.0285		14,865.8337	14,865.8337	0.9346		14,889.1976
Total	8.5173	30.1623	37.4080	0.1656	10.9340	0.3652	11.2992	2.9256	0.3584	3.2840		18,895.4321	18,895.4321	1.0123	0.0739	18,942.7524

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	4.8655	7.6000e-004	0.0824	1.0000e-005		2.9000e-004	2.9000e-004		2.9000e-004	2.9000e-004		0.1759	0.1759	4.7000e-004		0.1876
Energy	0.3694	3.3579	2.8206	0.0202		0.2552	0.2552		0.2552	0.2552		4,029.4225	4,029.4225	0.0772	0.0739	4,053.3673
Mobile	2.8461	22.0547	23.0666	0.0877	5.8283	0.0659	5.8943	1.5595	0.0618	1.6213		8,981.8041	8,981.8041	0.7724		9,001.1134
Total	8.0810	25.4133	25.9695	0.1078	5.8283	0.3214	6.1497	1.5595	0.3173	1.8768		13,011.4024	13,011.4024	0.8501	0.0739	13,054.6682

18-0074 Hotel Murrieta - 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	5.12	15.74	30.58	34.89	46.70	11.98	45.57	46.70	11.46	42.85	0.00	31.14	31.14	16.02	0.00	31.08

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	4/1/2020	4/16/2020	5	12	
2	Grading	Grading	4/17/2020	5/25/2020	5	27	
3	Building Construction	Building Construction	5/26/2020	7/15/2021	5	298	
4	Paving	Paving	7/16/2021	8/23/2021	5	27	
5	Architectural Coating	Architectural Coating	8/13/2021	9/30/2021	5	35	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 13.5

Acres of Paving: 4.71

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 339,549; Non-Residential Outdoor: 113,183; Striped Parking Area: 12,313 (Architectural Coating – sqft)

OffRoad Equipment

18-0074 Hotel Murrieta - Riverside-South Coast County, Winter

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	1	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Site Preparation	2	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	181.00	71.00	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	36.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

18-0074 Hotel Murrieta - Riverside-South Coast County, Winter

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 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					6.0221	0.0000	6.0221	3.3102	0.0000	3.3102			0.0000			0.0000
Off-Road	1.2890	13.4374	6.4113	0.0116		0.6881	0.6881		0.6331	0.6331		1,128.1110	1,128.1110	0.3649		1,137.2324
Total	1.2890	13.4374	6.4113	0.0116	6.0221	0.6881	6.7102	3.3102	0.6331	3.9433		1,128.1110	1,128.1110	0.3649		1,137.2324

18-0074 Hotel Murrieta - Riverside-South Coast County, Winter

3.2 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	0.0249	0.0156	0.1631	5.0000e-004	0.0559	3.4000e-004	0.0562	0.0148	3.1000e-004	0.0151		49.4118	49.4118	1.2300e-003		49.4425
Total	0.0249	0.0156	0.1631	5.0000e-004	0.0559	3.4000e-004	0.0562	0.0148	3.1000e-004	0.0151		49.4118	49.4118	1.2300e-003		49.4425

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					2.3486	0.0000	2.3486	1.2910	0.0000	1.2910			0.0000			0.0000
Off-Road	1.2890	13.4374	6.4113	0.0116		0.6881	0.6881		0.6331	0.6331	0.0000	1,128.1110	1,128.1110	0.3649		1,137.2324
Total	1.2890	13.4374	6.4113	0.0116	2.3486	0.6881	3.0367	1.2910	0.6331	1.9240	0.0000	1,128.1110	1,128.1110	0.3649		1,137.2324

18-0074 Hotel Murrieta - Riverside-South Coast County, Winter

3.2 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	0.0249	0.0156	0.1631	5.0000e-004	0.0559	3.4000e-004	0.0562	0.0148	3.1000e-004	0.0151		49.4118	49.4118	1.2300e-003		49.4425
Total	0.0249	0.0156	0.1631	5.0000e-004	0.0559	3.4000e-004	0.0562	0.0148	3.1000e-004	0.0151		49.4118	49.4118	1.2300e-003		49.4425

3.3 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					6.5523	0.0000	6.5523	3.3675	0.0000	3.3675			0.0000			0.0000
Off-Road	2.4288	26.3859	16.0530	0.0297		1.2734	1.2734		1.1716	1.1716		2,872.4851	2,872.4851	0.9290		2,895.7106
Total	2.4288	26.3859	16.0530	0.0297	6.5523	1.2734	7.8258	3.3675	1.1716	4.5390		2,872.4851	2,872.4851	0.9290		2,895.7106

18-0074 Hotel Murrieta - Riverside-South Coast County, Winter

3.3 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	0.0000	0.0000	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	0.0748	0.0467	0.4893	1.4900e-003	0.1677	1.0200e-003	0.1687	0.0445	9.3000e-004	0.0454		148.2354	148.2354	3.6800e-003		148.3274
Total	0.0748	0.0467	0.4893	1.4900e-003	0.1677	1.0200e-003	0.1687	0.0445	9.3000e-004	0.0454		148.2354	148.2354	3.6800e-003		148.3274

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					2.5554	0.0000	2.5554	1.3133	0.0000	1.3133			0.0000			0.0000
Off-Road	2.4288	26.3859	16.0530	0.0297		1.2734	1.2734		1.1716	1.1716	0.0000	2,872.4851	2,872.4851	0.9290		2,895.7106
Total	2.4288	26.3859	16.0530	0.0297	2.5554	1.2734	3.8288	1.3133	1.1716	2.4849	0.0000	2,872.4851	2,872.4851	0.9290		2,895.7106

18-0074 Hotel Murrieta - Riverside-South Coast County, Winter

3.3 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	0.0000	0.0000	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	0.0748	0.0467	0.4893	1.4900e-003	0.1677	1.0200e-003	0.1687	0.0445	9.3000e-004	0.0454		148.2354	148.2354	3.6800e-003		148.3274
Total	0.0748	0.0467	0.4893	1.4900e-003	0.1677	1.0200e-003	0.1687	0.0445	9.3000e-004	0.0454		148.2354	148.2354	3.6800e-003		148.3274

3.4 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	2.1198	19.1860	16.8485	0.0269		1.1171	1.1171		1.0503	1.0503		2,553.0631	2,553.0631	0.6229		2,568.6345
Total	2.1198	19.1860	16.8485	0.0269		1.1171	1.1171		1.0503	1.0503		2,553.0631	2,553.0631	0.6229		2,568.6345

18-0074 Hotel Murrieta - Riverside-South Coast County, Winter

3.4 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	0.2087	7.2671	1.5648	0.0179	0.4547	0.0420	0.4967	0.1309	0.0402	0.1711		1,881.8036	1,881.8036	0.1632		1,885.8835
Worker	0.9020	0.5635	5.9037	0.0180	2.0232	0.0123	2.0354	0.5366	0.0113	0.5478		1,788.7068	1,788.7068	0.0444		1,789.8175
Total	1.1108	7.8306	7.4686	0.0358	2.4778	0.0543	2.5321	0.6675	0.0515	0.7190		3,670.5104	3,670.5104	0.2076		3,675.7010

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	2.1198	19.1860	16.8485	0.0269		1.1171	1.1171		1.0503	1.0503	0.0000	2,553.0631	2,553.0631	0.6229		2,568.6345
Total	2.1198	19.1860	16.8485	0.0269		1.1171	1.1171		1.0503	1.0503	0.0000	2,553.0631	2,553.0631	0.6229		2,568.6345

18-0074 Hotel Murrieta - Riverside-South Coast County, Winter

3.4 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	0.2087	7.2671	1.5648	0.0179	0.4547	0.0420	0.4967	0.1309	0.0402	0.1711		1,881.8036	1,881.8036	0.1632		1,885.8835
Worker	0.9020	0.5635	5.9037	0.0180	2.0232	0.0123	2.0354	0.5366	0.0113	0.5478		1,788.7068	1,788.7068	0.0444		1,789.8175
Total	1.1108	7.8306	7.4686	0.0358	2.4778	0.0543	2.5321	0.6675	0.0515	0.7190		3,670.5104	3,670.5104	0.2076		3,675.7010

3.4 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	1.9009	17.4321	16.5752	0.0269		0.9586	0.9586		0.9013	0.9013		2,553.3639	2,553.3639	0.6160		2,568.7643
Total	1.9009	17.4321	16.5752	0.0269		0.9586	0.9586		0.9013	0.9013		2,553.3639	2,553.3639	0.6160		2,568.7643

18-0074 Hotel Murrieta - Riverside-South Coast County, Winter

3.4 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	0.1760	6.5137	1.3867	0.0177	0.4546	0.0129	0.4675	0.1309	0.0123	0.1432		1,867.1099	1,867.1099	0.1547		1,870.9761
Worker	0.8421	0.5056	5.4016	0.0173	2.0232	0.0119	2.0351	0.5366	0.0110	0.5475		1,728.9003	1,728.9003	0.0400		1,729.8991
Total	1.0182	7.0193	6.7883	0.0351	2.4778	0.0248	2.5026	0.6675	0.0233	0.6907		3,596.0102	3,596.0102	0.1946		3,600.8752

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	1.9009	17.4321	16.5752	0.0269		0.9586	0.9586		0.9013	0.9013	0.0000	2,553.3639	2,553.3639	0.6160		2,568.7643
Total	1.9009	17.4321	16.5752	0.0269		0.9586	0.9586		0.9013	0.9013	0.0000	2,553.3639	2,553.3639	0.6160		2,568.7643

18-0074 Hotel Murrieta - Riverside-South Coast County, Winter

3.4 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	0.1760	6.5137	1.3867	0.0177	0.4546	0.0129	0.4675	0.1309	0.0123	0.1432		1,867.1099	1,867.1099	0.1547		1,870.9761
Worker	0.8421	0.5056	5.4016	0.0173	2.0232	0.0119	2.0351	0.5366	0.0110	0.5475		1,728.9003	1,728.9003	0.0400		1,729.8991
Total	1.0182	7.0193	6.7883	0.0351	2.4778	0.0248	2.5026	0.6675	0.0233	0.6907		3,596.0102	3,596.0102	0.1946		3,600.8752

3.5 Paving - 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	1.2556	12.9191	14.6532	0.0228		0.6777	0.6777		0.6235	0.6235		2,207.2109	2,207.2109	0.7139		2,225.0573
Paving	0.3066					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.5622	12.9191	14.6532	0.0228		0.6777	0.6777		0.6235	0.6235		2,207.2109	2,207.2109	0.7139		2,225.0573

18-0074 Hotel Murrieta - Riverside-South Coast County, Winter

3.5 Paving - 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	0.0000	0.0000	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	0.0698	0.0419	0.4476	1.4400e-003	0.1677	9.9000e-004	0.1687	0.0445	9.1000e-004	0.0454		143.2790	143.2790	3.3100e-003		143.3618
Total	0.0698	0.0419	0.4476	1.4400e-003	0.1677	9.9000e-004	0.1687	0.0445	9.1000e-004	0.0454		143.2790	143.2790	3.3100e-003		143.3618

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	1.2556	12.9191	14.6532	0.0228		0.6777	0.6777		0.6235	0.6235	0.0000	2,207.2109	2,207.2109	0.7139		2,225.0573
Paving	0.3066					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	1.5622	12.9191	14.6532	0.0228		0.6777	0.6777		0.6235	0.6235	0.0000	2,207.2109	2,207.2109	0.7139		2,225.0573

18-0074 Hotel Murrieta - Riverside-South Coast County, Winter

3.5 Paving - 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	0.0000	0.0000	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	0.0698	0.0419	0.4476	1.4400e-003	0.1677	9.9000e-004	0.1687	0.0445	9.1000e-004	0.0454		143.2790	143.2790	3.3100e-003		143.3618
Total	0.0698	0.0419	0.4476	1.4400e-003	0.1677	9.9000e-004	0.1687	0.0445	9.1000e-004	0.0454		143.2790	143.2790	3.3100e-003		143.3618

3.6 Architectural Coating - 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					
Archit. Coating	31.6079					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2189	1.5268	1.8176	2.9700e-003		0.0941	0.0941		0.0941	0.0941		281.4481	281.4481	0.0193		281.9309
Total	31.8268	1.5268	1.8176	2.9700e-003		0.0941	0.0941		0.0941	0.0941		281.4481	281.4481	0.0193		281.9309

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3.6 Architectural Coating - 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	0.0000	0.0000	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	0.1675	0.1006	1.0744	3.4500e-003	0.4024	2.3700e-003	0.4048	0.1067	2.1800e-003	0.1089		343.8697	343.8697	7.9500e-003		344.0683
Total	0.1675	0.1006	1.0744	3.4500e-003	0.4024	2.3700e-003	0.4048	0.1067	2.1800e-003	0.1089		343.8697	343.8697	7.9500e-003		344.0683

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	31.6079					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.2189	1.5268	1.8176	2.9700e-003		0.0941	0.0941		0.0941	0.0941	0.0000	281.4481	281.4481	0.0193		281.9309
Total	31.8268	1.5268	1.8176	2.9700e-003		0.0941	0.0941		0.0941	0.0941	0.0000	281.4481	281.4481	0.0193		281.9309

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3.6 Architectural Coating - 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	0.0000	0.0000	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	0.1675	0.1006	1.0744	3.4500e-003	0.4024	2.3700e-003	0.4048	0.1067	2.1800e-003	0.1089		343.8697	343.8697	7.9500e-003		344.0683
Total	0.1675	0.1006	1.0744	3.4500e-003	0.4024	2.3700e-003	0.4048	0.1067	2.1800e-003	0.1089		343.8697	343.8697	7.9500e-003		344.0683

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Density

Improve Destination Accessibility

Increase Transit Accessibility

Improve Pedestrian Network

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	ROG	NOx	CO	SO2	Fugitive 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	2.8461	22.0547	23.0666	0.0877	5.8283	0.0659	5.8943	1.5595	0.0618	1.6213		8,981.804 1	8,981.804 1	0.7724		9,001.1134
Unmitigated	3.2824	26.8037	34.5050	0.1455	10.9340	0.1097	11.0437	2.9256	0.1029	3.0285		14,865.83 37	14,865.83 37	0.9346		14,889.19 76

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Hotel	2,148.52	2,104.83	1529.15	4,900,711	2,612,304
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Recreational Swimming Pool	0.00	0.00	0.00		
Parking Lot	0.00	0.00	0.00		
User Defined Recreational	0.00	0.00	0.00		
Total	2,148.52	2,104.83	1,529.15	4,900,711	2,612,304

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
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Other Non-Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Recreational Swimming Pool	16.60	8.40	6.90	33.00	48.00	19.00	52	39	9
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
User Defined Recreational	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

18-0074 Hotel Murrieta - Riverside-South Coast County, Winter

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
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
Other Non-Asphalt Surfaces	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
Parking Lot	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
Recreational Swimming Pool	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
User Defined Recreational	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

5.1 Mitigation Measures Energy

Install High Efficiency Lighting

Install Energy Efficient Appliances

	ROG	NOx	CO	SO2	Fugitive 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	0.3694	3.3579	2.8206	0.0202		0.2552	0.2552		0.2552	0.2552		4,029.4225	4,029.4225	0.0772	0.0739	4,053.3673
NaturalGas Unmitigated	0.3694	3.3579	2.8206	0.0202		0.2552	0.2552		0.2552	0.2552		4,029.4225	4,029.4225	0.0772	0.0739	4,053.3673

18-0074 Hotel Murrieta - Riverside-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					
Hotel	34250.1	0.3694	3.3579	2.8206	0.0202		0.2552	0.2552		0.2552	0.2552		4,029.4225	4,029.4225	0.0772	0.0739	4,053.3673
Other Non-Asphalt Surfaces	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
Parking Lot	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
Recreational Swimming Pool	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
User Defined Recreational	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		0.3694	3.3579	2.8206	0.0202		0.2552	0.2552		0.2552	0.2552		4,029.4225	4,029.4225	0.0772	0.0739	4,053.3673

18-0074 Hotel Murrieta - Riverside-South Coast County, Winter

5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	lb/day										lb/day					
Hotel	34.2501	0.3694	3.3579	2.8206	0.0202		0.2552	0.2552		0.2552	0.2552		4,029.4225	4,029.4225	0.0772	0.0739	4,053.3673
Other Non-Asphalt Surfaces	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
Parking Lot	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
Recreational Swimming Pool	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
User Defined Recreational	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		0.3694	3.3579	2.8206	0.0202		0.2552	0.2552		0.2552	0.2552		4,029.4225	4,029.4225	0.0772	0.0739	4,053.3673

6.0 Area Detail

6.1 Mitigation Measures Area

18-0074 Hotel Murrieta - 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
Category	lb/day										lb/day					
Mitigated	4.8655	7.6000e-004	0.0824	1.0000e-005		2.9000e-004	2.9000e-004		2.9000e-004	2.9000e-004		0.1759	0.1759	4.7000e-004		0.1876
Unmitigated	4.8655	7.6000e-004	0.0824	1.0000e-005		2.9000e-004	2.9000e-004		2.9000e-004	2.9000e-004		0.1759	0.1759	4.7000e-004		0.1876

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	0.3031					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	4.5547					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	7.6900e-003	7.6000e-004	0.0824	1.0000e-005		2.9000e-004	2.9000e-004		2.9000e-004	2.9000e-004		0.1759	0.1759	4.7000e-004		0.1876
Total	4.8655	7.6000e-004	0.0824	1.0000e-005		2.9000e-004	2.9000e-004		2.9000e-004	2.9000e-004		0.1759	0.1759	4.7000e-004		0.1876

18-0074 Hotel Murrieta - Riverside-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	0.3031					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	4.5547					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	7.6900e-003	7.6000e-004	0.0824	1.0000e-005		2.9000e-004	2.9000e-004		2.9000e-004	2.9000e-004		0.1759	0.1759	4.7000e-004		0.1876
Total	4.8655	7.6000e-004	0.0824	1.0000e-005		2.9000e-004	2.9000e-004		2.9000e-004	2.9000e-004		0.1759	0.1759	4.7000e-004		0.1876

7.0 Water Detail

7.1 Mitigation Measures Water

- Apply Water Conservation Strategy
- Use Water Efficient Irrigation System

8.0 Waste Detail

8.1 Mitigation Measures Waste

- Institute Recycling and Composting Services

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type
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18-0074 Hotel Murrieta - Riverside-South Coast County, Winter

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

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

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

Equipment Type	Number
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11.0 Vegetation

18-0074 Hotel Murrieta - off-site improvements CONSTRUCTION ANALYSIS ONLY - Riverside-South Coast County, Summer

**18-0074 Hotel Murrieta - off-site improvements CONSTRUCTION ANALYSIS ONLY
Riverside-South Coast County, Summer**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Other Asphalt Surfaces	327.14	1000sqft	7.51	327,140.00	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

Project Characteristics - CONSTRUCTION ANALYSIS ONLY - off-site improvements

Land Use - Off-site improvements include paving of Newton Azrak St (~675 ft x 60 ft = 40,500 sf distrubed area), Guava St (~680 ft x 98 ft = 66,640 sf distrubed area), Monroe St (~2,000 ft x 110 ft = 220,000 sf distrubed area).

Construction Phase - Off-site improvements anticipated to occur during site grading phase (4/17/2020-5/25/2020).

Off-road Equipment - CalEEMod default timing decreased by 55%; therefore, 55% more equipment needed.

Off-road Equipment - CalEEMod default timing decreased by 55%; therefore, 55% more equipment needed.

Off-road Equipment - CalEEMod default timing decreased by 55%; therefore, 55% more equipment needed.

Grading - Site anticipated to balance.

Energy Use -

Construction Off-road Equipment Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	20.00	9.00
tblConstructionPhase	NumDays	20.00	9.00
tblConstructionPhase	NumDays	20.00	9.00
tblConstructionPhase	PhaseEndDate	7/8/2021	5/25/2021
tblConstructionPhase	PhaseEndDate	6/25/2020	4/29/2020
tblConstructionPhase	PhaseEndDate	6/10/2021	5/12/2021
tblConstructionPhase	PhaseStartDate	6/11/2021	5/13/2021
tblConstructionPhase	PhaseStartDate	5/29/2020	4/17/2020
tblConstructionPhase	PhaseStartDate	5/14/2021	4/30/2021
tblGrading	AcresOfGrading	9.00	4.50
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	3.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	3.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	3.00
tblTripsAndVMT	WorkerTripNumber	23.00	15.00
tblTripsAndVMT	WorkerTripNumber	23.00	15.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2020	4.3054	46.5014	25.8717	0.0516	12.7421	2.1485	14.8906	6.7222	1.9766	8.6988	0.0000	5,007.9039	5,007.9039	1.5705	0.0000	5,047.1652
2021	10.6742	19.4192	22.5344	0.0358	0.3018	1.0176	1.1852	0.0800	0.9362	0.9806	0.0000	3,470.5289	3,470.5289	1.0746	0.0000	3,497.3938
Maximum	10.6742	46.5014	25.8717	0.0516	12.7421	2.1485	14.8906	6.7222	1.9766	8.6988	0.0000	5,007.9039	5,007.9039	1.5705	0.0000	5,047.1652

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	4.3054	46.5014	25.8717	0.0516	5.0717	2.1485	7.2202	2.6488	1.9766	4.6254	0.0000	5,007.9039	5,007.9039	1.5705	0.0000	5,047.1652
2021	10.6742	19.4192	22.5344	0.0358	0.3018	1.0176	1.1852	0.0800	0.9362	0.9806	0.0000	3,470.5289	3,470.5289	1.0746	0.0000	3,497.3938
Maximum	10.6742	46.5014	25.8717	0.0516	5.0717	2.1485	7.2202	2.6488	1.9766	4.6254	0.0000	5,007.9039	5,007.9039	1.5705	0.0000	5,047.1652

	ROG	NOx	CO	SO2	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	58.80	0.00	47.71	59.88	0.00	42.08	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	Grading	Grading	4/17/2020	4/29/2020	5	9	
2	Paving	Paving	4/30/2021	5/12/2021	5	9	
3	Architectural Coating	Architectural Coating	5/13/2021	5/25/2021	5	9	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 4.5

Acres of Paving: 7.51

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 19,628

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	2	6.00	78	0.48
Grading	Excavators	2	8.00	158	0.38
Paving	Pavers	3	8.00	130	0.42
Paving	Rollers	3	8.00	80	0.38
Grading	Rubber Tired Dozers	2	8.00	247	0.40
Grading	Graders	2	8.00	187	0.41
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Paving	Paving Equipment	3	8.00	132	0.36

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
Grading	9	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	9	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	2	27.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 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					12.5744	0.0000	12.5744	6.6777	0.0000	6.6777			0.0000			0.0000
Off-Road	4.2291	46.4563	25.2668	0.0500		2.1475	2.1475		1.9757	1.9757		4,842.6647	4,842.6647	1.5662		4,881.8201
Total	4.2291	46.4563	25.2668	0.0500	12.5744	2.1475	14.7219	6.6777	1.9757	8.6534		4,842.6647	4,842.6647	1.5662		4,881.8201

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	0.0763	0.0451	0.6048	1.6600e-003	0.1677	1.0200e-003	0.1687	0.0445	9.3000e-004	0.0454		165.2392	165.2392	4.2400e-003		165.3451
Total	0.0763	0.0451	0.6048	1.6600e-003	0.1677	1.0200e-003	0.1687	0.0445	9.3000e-004	0.0454		165.2392	165.2392	4.2400e-003		165.3451

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					4.9040	0.0000	4.9040	2.6043	0.0000	2.6043			0.0000			0.0000
Off-Road	4.2291	46.4563	25.2668	0.0500		2.1475	2.1475		1.9757	1.9757	0.0000	4,842.6647	4,842.6647	1.5662		4,881.8201
Total	4.2291	46.4563	25.2668	0.0500	4.9040	2.1475	7.0515	2.6043	1.9757	4.5800	0.0000	4,842.6647	4,842.6647	1.5662		4,881.8201

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	0.0763	0.0451	0.6048	1.6600e-003	0.1677	1.0200e-003	0.1687	0.0445	9.3000e-004	0.0454		165.2392	165.2392	4.2400e-003		165.3451
Total	0.0763	0.0451	0.6048	1.6600e-003	0.1677	1.0200e-003	0.1687	0.0445	9.3000e-004	0.0454		165.2392	165.2392	4.2400e-003		165.3451

3.3 Paving - 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	1.8833	19.3786	21.9799	0.0342		1.0166	1.0166		0.9353	0.9353		3,310.8163	3,310.8163	1.0708		3,337.5859
Paving	2.1862					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	4.0696	19.3786	21.9799	0.0342		1.0166	1.0166		0.9353	0.9353		3,310.8163	3,310.8163	1.0708		3,337.5859

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	0.0711	0.0405	0.5546	1.6000e-003	0.1677	9.9000e-004	0.1687	0.0445	9.1000e-004	0.0454		159.7126	159.7126	3.8100e-003		159.8078
Total	0.0711	0.0405	0.5546	1.6000e-003	0.1677	9.9000e-004	0.1687	0.0445	9.1000e-004	0.0454		159.7126	159.7126	3.8100e-003		159.8078

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	1.8833	19.3786	21.9799	0.0342		1.0166	1.0166		0.9353	0.9353	0.0000	3,310.8163	3,310.8163	1.0708			3,337.5859
Paving	2.1862					0.0000	0.0000		0.0000	0.0000			0.0000				0.0000
Total	4.0696	19.3786	21.9799	0.0342		1.0166	1.0166		0.9353	0.9353	0.0000	3,310.8163	3,310.8163	1.0708			3,337.5859

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	0.0711	0.0405	0.5546	1.6000e-003	0.1677	9.9000e-004	0.1687	0.0445	9.1000e-004	0.0454		159.7126	159.7126	3.8100e-003			159.8078
Total	0.0711	0.0405	0.5546	1.6000e-003	0.1677	9.9000e-004	0.1687	0.0445	9.1000e-004	0.0454		159.7126	159.7126	3.8100e-003			159.8078

3.4 Architectural Coating - 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					
Archit. Coating	10.1084					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.4378	3.0537	3.6351	5.9400e-003		0.1882	0.1882		0.1882	0.1882		562.8961	562.8961	0.0386		563.8618
Total	10.5462	3.0537	3.6351	5.9400e-003		0.1882	0.1882		0.1882	0.1882		562.8961	562.8961	0.0386		563.8618

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	0.1280	0.0729	0.9982	2.8900e-003	0.3018	1.7800e-003	0.3036	0.0800	1.6400e-003	0.0817		287.4828	287.4828	6.8500e-003		287.6541
Total	0.1280	0.0729	0.9982	2.8900e-003	0.3018	1.7800e-003	0.3036	0.0800	1.6400e-003	0.0817		287.4828	287.4828	6.8500e-003		287.6541

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	10.1084					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.4378	3.0537	3.6351	5.9400e-003		0.1882	0.1882		0.1882	0.1882	0.0000	562.8961	562.8961	0.0386		563.8618
Total	10.5462	3.0537	3.6351	5.9400e-003		0.1882	0.1882		0.1882	0.1882	0.0000	562.8961	562.8961	0.0386		563.8618

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	0.1280	0.0729	0.9982	2.8900e-003	0.3018	1.7800e-003	0.3036	0.0800	1.6400e-003	0.0817		287.4828	287.4828	6.8500e-003		287.6541
Total	0.1280	0.0729	0.9982	2.8900e-003	0.3018	1.7800e-003	0.3036	0.0800	1.6400e-003	0.0817		287.4828	287.4828	6.8500e-003		287.6541

18-0074 Hotel Murrieta - off-site improvements CONSTRUCTION ANALYSIS ONLY - Riverside-South Coast County, Winter

**18-0074 Hotel Murrieta - off-site improvements CONSTRUCTION ANALYSIS ONLY
Riverside-South Coast County, Winter**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Other Asphalt Surfaces	327.14	1000sqft	7.51	327,140.00	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/MWhr)	702.44	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - CONSTRUCTION ANALYSIS ONLY - off-site improvements

Land Use - Off-site improvements include paving of Newton Azrak St (~675 ft x 60 ft = 40,500 sf distrubed area), Guava St (~680 ft x 98 ft = 66,640 sf distrubed area), Monroe St (~2,000 ft x 110 ft = 220,000 sf distrubed area).

Construction Phase - Off-site improvements anticipated to occur during site grading phase (4/17/2020-5/25/2020).

Off-road Equipment - CalEEMod default timing decreased by 55%; therefore, 55% more equipment needed.

Off-road Equipment - CalEEMod default timing decreased by 55%; therefore, 55% more equipment needed.

Off-road Equipment - CalEEMod default timing decreased by 55%; therefore, 55% more equipment needed.

Grading - Site anticipated to balance.

Energy Use -

Construction Off-road Equipment Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	20.00	9.00
tblConstructionPhase	NumDays	20.00	9.00
tblConstructionPhase	NumDays	20.00	9.00
tblConstructionPhase	PhaseEndDate	7/8/2021	5/25/2021
tblConstructionPhase	PhaseEndDate	6/25/2020	4/29/2020
tblConstructionPhase	PhaseEndDate	6/10/2021	5/12/2021
tblConstructionPhase	PhaseStartDate	6/11/2021	5/13/2021
tblConstructionPhase	PhaseStartDate	5/29/2020	4/17/2020
tblConstructionPhase	PhaseStartDate	5/14/2021	4/30/2021
tblGrading	AcresOfGrading	9.00	4.50
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	3.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	3.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	3.00
tblTripsAndVMT	WorkerTripNumber	23.00	15.00
tblTripsAndVMT	WorkerTripNumber	23.00	15.00

2.0 Emissions Summary

2.1 Overall Construction (Maximum Daily Emission)

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Year	lb/day										lb/day					
2020	4.3039	46.5030	25.7561	0.0515	12.7421	2.1485	14.8906	6.7222	1.9766	8.6988	0.0000	4,990.9001	4,990.9001	1.5699	0.0000	5,030.1475
2021	10.6718	19.4205	22.4275	0.0356	0.3018	1.0176	1.1852	0.0800	0.9362	0.9806	0.0000	3,454.0953	3,454.0953	1.0741	0.0000	3,480.9477
Maximum	10.6718	46.5030	25.7561	0.0515	12.7421	2.1485	14.8906	6.7222	1.9766	8.6988	0.0000	4,990.9001	4,990.9001	1.5699	0.0000	5,030.1475

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	4.3039	46.5030	25.7561	0.0515	5.0717	2.1485	7.2202	2.6488	1.9766	4.6254	0.0000	4,990.9001	4,990.9001	1.5699	0.0000	5,030.1475
2021	10.6718	19.4205	22.4275	0.0356	0.3018	1.0176	1.1852	0.0800	0.9362	0.9806	0.0000	3,454.0953	3,454.0953	1.0741	0.0000	3,480.9477
Maximum	10.6718	46.5030	25.7561	0.0515	5.0717	2.1485	7.2202	2.6488	1.9766	4.6254	0.0000	4,990.9001	4,990.9001	1.5699	0.0000	5,030.1475

	ROG	NOx	CO	SO2	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	58.80	0.00	47.71	59.88	0.00	42.08	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	Grading	Grading	4/17/2020	4/29/2020	5	9	
2	Paving	Paving	4/30/2021	5/12/2021	5	9	
3	Architectural Coating	Architectural Coating	5/13/2021	5/25/2021	5	9	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 4.5

Acres of Paving: 7.51

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 19,628

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	2	6.00	78	0.48
Grading	Excavators	2	8.00	158	0.38
Paving	Pavers	3	8.00	130	0.42
Paving	Rollers	3	8.00	80	0.38
Grading	Rubber Tired Dozers	2	8.00	247	0.40
Grading	Graders	2	8.00	187	0.41
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Paving	Paving Equipment	3	8.00	132	0.36

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
Grading	9	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	9	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	2	27.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 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					12.5744	0.0000	12.5744	6.6777	0.0000	6.6777			0.0000			0.0000
Off-Road	4.2291	46.4563	25.2668	0.0500		2.1475	2.1475		1.9757	1.9757		4,842.6647	4,842.6647	1.5662		4,881.8201
Total	4.2291	46.4563	25.2668	0.0500	12.5744	2.1475	14.7219	6.6777	1.9757	8.6534		4,842.6647	4,842.6647	1.5662		4,881.8201

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	0.0748	0.0467	0.4893	1.4900e-003	0.1677	1.0200e-003	0.1687	0.0445	9.3000e-004	0.0454		148.2354	148.2354	3.6800e-003		148.3274
Total	0.0748	0.0467	0.4893	1.4900e-003	0.1677	1.0200e-003	0.1687	0.0445	9.3000e-004	0.0454		148.2354	148.2354	3.6800e-003		148.3274

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					4.9040	0.0000	4.9040	2.6043	0.0000	2.6043			0.0000			0.0000
Off-Road	4.2291	46.4563	25.2668	0.0500		2.1475	2.1475		1.9757	1.9757	0.0000	4,842.6647	4,842.6647	1.5662		4,881.8201
Total	4.2291	46.4563	25.2668	0.0500	4.9040	2.1475	7.0515	2.6043	1.9757	4.5800	0.0000	4,842.6647	4,842.6647	1.5662		4,881.8201

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	0.0748	0.0467	0.4893	1.4900e-003	0.1677	1.0200e-003	0.1687	0.0445	9.3000e-004	0.0454		148.2354	148.2354	3.6800e-003		148.3274
Total	0.0748	0.0467	0.4893	1.4900e-003	0.1677	1.0200e-003	0.1687	0.0445	9.3000e-004	0.0454		148.2354	148.2354	3.6800e-003		148.3274

3.3 Paving - 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	1.8833	19.3786	21.9799	0.0342		1.0166	1.0166		0.9353	0.9353		3,310.8163	3,310.8163	1.0708		3,337.5859
Paving	2.1862					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Total	4.0696	19.3786	21.9799	0.0342		1.0166	1.0166		0.9353	0.9353		3,310.8163	3,310.8163	1.0708		3,337.5859

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	0.0698	0.0419	0.4476	1.4400e-003	0.1677	9.9000e-004	0.1687	0.0445	9.1000e-004	0.0454		143.2790	143.2790	3.3100e-003		143.3618
Total	0.0698	0.0419	0.4476	1.4400e-003	0.1677	9.9000e-004	0.1687	0.0445	9.1000e-004	0.0454		143.2790	143.2790	3.3100e-003		143.3618

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	1.8833	19.3786	21.9799	0.0342		1.0166	1.0166		0.9353	0.9353	0.0000	3,310.8163	3,310.8163	1.0708			3,337.5859
Paving	2.1862					0.0000	0.0000		0.0000	0.0000			0.0000				0.0000
Total	4.0696	19.3786	21.9799	0.0342		1.0166	1.0166		0.9353	0.9353	0.0000	3,310.8163	3,310.8163	1.0708			3,337.5859

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	0.0698	0.0419	0.4476	1.4400e-003	0.1677	9.9000e-004	0.1687	0.0445	9.1000e-004	0.0454		143.2790	143.2790	3.3100e-003			143.3618
Total	0.0698	0.0419	0.4476	1.4400e-003	0.1677	9.9000e-004	0.1687	0.0445	9.1000e-004	0.0454		143.2790	143.2790	3.3100e-003			143.3618

3.4 Architectural Coating - 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					
Archit. Coating	10.1084					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.4378	3.0537	3.6351	5.9400e-003		0.1882	0.1882		0.1882	0.1882		562.8961	562.8961	0.0386		563.8618
Total	10.5462	3.0537	3.6351	5.9400e-003		0.1882	0.1882		0.1882	0.1882		562.8961	562.8961	0.0386		563.8618

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	0.1256	0.0754	0.8058	2.5900e-003	0.3018	1.7800e-003	0.3036	0.0800	1.6400e-003	0.0817		257.9023	257.9023	5.9600e-003		258.0513
Total	0.1256	0.0754	0.8058	2.5900e-003	0.3018	1.7800e-003	0.3036	0.0800	1.6400e-003	0.0817		257.9023	257.9023	5.9600e-003		258.0513

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	10.1084					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Off-Road	0.4378	3.0537	3.6351	5.9400e-003		0.1882	0.1882		0.1882	0.1882	0.0000	562.8961	562.8961	0.0386		563.8618
Total	10.5462	3.0537	3.6351	5.9400e-003		0.1882	0.1882		0.1882	0.1882	0.0000	562.8961	562.8961	0.0386		563.8618

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	0.1256	0.0754	0.8058	2.5900e-003	0.3018	1.7800e-003	0.3036	0.0800	1.6400e-003	0.0817		257.9023	257.9023	5.9600e-003		258.0513
Total	0.1256	0.0754	0.8058	2.5900e-003	0.3018	1.7800e-003	0.3036	0.0800	1.6400e-003	0.0817		257.9023	257.9023	5.9600e-003		258.0513

APPENDIX C

CALEEMOD MODEL ANNUAL EMISSIONS PRINTOUTS

18-0074 Hotel Murrieta - Riverside-South Coast County, Annual

18-0074 Hotel Murrieta
Riverside-South Coast County, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Other Non-Asphalt Surfaces	67.56	1000sqft	1.55	67,560.00	0
Parking Lot	461.00	Space	3.16	137,649.00	0
Hotel	257.00	Room	1.05	208,320.00	0
Recreational Swimming Pool	16.55	1000sqft	0.38	16,546.00	0
User Defined Recreational	1.50	User Defined Unit	0.03	1,500.00	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

18-0074 Hotel Murrieta - Riverside-South Coast County, Annual

Project Characteristics -

Land Use - 257rm hotel [209,820sf] & 45,957sf (1.05 ac) footprint. 1,500 SF cooling tower, 461 spc prkg lot plus on-site road, 16,546 SF recreation (pool) area, 67,560 sf landscape area on 268,702 SF (6.17 ac)

Construction Phase - Construction anticipated to begin April 2020 & last ~18 months.

Off-road Equipment - ~2 ac site prep to remove shrubs etc. = ~30% of site; therefore, only ~30% of CalEEMod default site prep equipment needed.

Grading - Site anticipated to balance. Site prep over ~2 acres or ~30% of site to remove existing shrubs etc.

Architectural Coating - Per SCAQMD Rule 1113 paints applied to buildings limited to 50g/L VOC

Vehicle Trips - Per TIA, 8.36 trips/room per day for hotel use. Sat and Sunday rates consistent with 10th Ed ITE for Hotel (310). No trips for swimming pool (pool for guests only).

Sequestration - Per applicant, ~227 trees to be planted.

Construction Off-road Equipment Mitigation -

Mobile Land Use Mitigation - Estimated at 0.8 emp/room= 206 emp/0.89ac (hotel footprint w/o cooling tower) =231 jobs/job ac. Sidewalks on-site. ~0.68 miles SE RTA stop Murr Hot Springs at 41200 Walmart. ~1.79 miles SE downtown Murrieta.

Area Mitigation - SCAQMD Rule 1113 limits architectural coatings to 50/L VOC for buildings & 100 g/L VOC for parking lot striping.

Energy Mitigation - Energy Star appliances to be used on-site. Project to use high-efficiency lighting at least 34% more efficient than standard.

Water Mitigation - Per CalGreen, 20% indoor water use reduction. Water-efficient irrigation systems.

Waste Mitigation - AB 341 requires ~75% of waste be diverted from landfills by 2020.

Trips and VMT -

Consumer Products - Mainly hardscape within pool area. Not a park or golf course.

Area Coating - Per SCAQMD Rule 1113 paints applied to buildings limited to 50g/L VOC

Water And Wastewater - Outdoor pool, there is no indoor.

Solid Waste - Pool will not generate its own trash. Included in hotel use.

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	50.00
tblArchitecturalCoating	EF_Nonresidential_Interior	100.00	50.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	100	50
tblAreaCoating	Area_EF_Nonresidential_Interior	100	50
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15

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tblConstructionPhase	NumDays	10.00	12.00
tblConstructionPhase	NumDays	20.00	27.00
tblConstructionPhase	NumDays	230.00	298.00
tblConstructionPhase	NumDays	20.00	27.00
tblConstructionPhase	NumDays	20.00	35.00
tblConsumerProducts	ROG_EF_PesticidesFertilizers	5.152E-08	0
tblLandUse	LandUseSquareFeet	0.00	1,500.00
tblLandUse	LandUseSquareFeet	184,400.00	137,649.00
tblLandUse	LandUseSquareFeet	373,164.00	208,320.00
tblLandUse	LandUseSquareFeet	16,550.00	16,546.00
tblLandUse	LotAcreage	0.00	0.03
tblLandUse	LotAcreage	4.15	3.16
tblLandUse	LotAcreage	8.57	1.05
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	1.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	4.00	1.00
tblSequestration	NumberOfNewTrees	0.00	227.00
tblSolidWaste	SolidWasteGenerationRate	94.34	0.00
tblVehicleTrips	ST_TR	9.10	0.00
tblVehicleTrips	SU_TR	13.60	0.00
tblVehicleTrips	WD_TR	8.17	8.36
tblVehicleTrips	WD_TR	33.82	0.00
tblWater	IndoorWaterUseRate	978,819.03	0.00

2.0 Emissions Summary

18-0074 Hotel Murrieta - Riverside-South Coast County, Annual

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2020	0.2907	2.5827	2.2000	5.5200e-003	0.3197	0.1139	0.4336	0.1180	0.1067	0.2246	0.0000	495.8406	495.8406	0.0724	0.0000	497.6499
2021	0.7809	1.9238	1.9041	4.8400e-003	0.1798	0.0797	0.2595	0.0485	0.0748	0.1233	0.0000	434.9171	434.9171	0.0602	0.0000	436.4225
Maximum	0.7809	2.5827	2.2000	5.5200e-003	0.3197	0.1139	0.4336	0.1180	0.1067	0.2246	0.0000	495.8406	495.8406	0.0724	0.0000	497.6499

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2020	0.2907	2.5827	2.2000	5.5200e-003	0.2437	0.1139	0.3576	0.0781	0.1067	0.1848	0.0000	495.8403	495.8403	0.0724	0.0000	497.6497
2021	0.7809	1.9238	1.9041	4.8400e-003	0.1798	0.0797	0.2595	0.0485	0.0748	0.1233	0.0000	434.9169	434.9169	0.0602	0.0000	436.4223
Maximum	0.7809	2.5827	2.2000	5.5200e-003	0.2437	0.1139	0.3576	0.0781	0.1067	0.1848	0.0000	495.8403	495.8403	0.0724	0.0000	497.6497

	ROG	NOx	CO	SO2	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	15.21	0.00	10.97	23.95	0.00	11.45	0.00	0.00	0.00	0.00	0.00	0.00

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Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	4-1-2020	6-30-2020	0.8767	0.8767
2	7-1-2020	9-30-2020	0.9947	0.9947
3	10-1-2020	12-31-2020	0.9938	0.9938
4	1-1-2021	3-31-2021	0.8798	0.8798
5	4-1-2021	6-30-2021	0.8910	0.8910
6	7-1-2021	9-30-2021	0.9385	0.9385
		Highest	0.9947	0.9947

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.8875	9.0000e-005	0.0103	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005	0.0000	0.0199	0.0199	5.0000e-005	0.0000	0.0213
Energy	0.0674	0.6128	0.5148	3.6800e-003		0.0466	0.0466		0.0466	0.0466	0.0000	1,886.5128	1,886.5128	0.0631	0.0227	1,894.8395
Mobile	0.5709	4.7483	6.1417	0.0259	1.8712	0.0189	1.8901	0.5014	0.0177	0.5191	0.0000	2,404.8186	2,404.8186	0.1423	0.0000	2,408.3766
Waste						0.0000	0.0000		0.0000	0.0000	28.5629	0.0000	28.5629	1.6880	0.0000	70.7633
Water						0.0000	0.0000		0.0000	0.0000	2.0683	31.7347	33.8030	0.2137	5.2900e-003	40.7220
Total	1.5258	5.3612	6.6668	0.0296	1.8712	0.0655	1.9367	0.5014	0.0644	0.5657	30.6311	4,323.0860	4,353.7172	2.1073	0.0279	4,414.7227

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2.2 Overall Operational

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.8875	9.0000e-005	0.0103	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005	0.0000	0.0199	0.0199	5.0000e-005	0.0000	0.0213
Energy	0.0674	0.6128	0.5148	3.6800e-003		0.0466	0.0466		0.0466	0.0466	0.0000	1,747.4746	1,747.4746	0.0574	0.0215	1,755.3039
Mobile	0.4936	3.9117	4.0403	0.0157	0.9974	0.0113	1.0087	0.2673	0.0106	0.2779	0.0000	1,461.3612	1,461.3612	0.1163	0.0000	1,464.2687
Waste						0.0000	0.0000		0.0000	0.0000	7.1407	0.0000	7.1407	0.4220	0.0000	17.6908
Water						0.0000	0.0000		0.0000	0.0000	1.6546	26.3253	27.9799	0.1710	4.2400e-003	33.5185
Total	1.4485	4.5246	4.5653	0.0194	0.9974	0.0579	1.0554	0.2673	0.0572	0.3245	8.7953	3,235.1810	3,243.9764	0.7668	0.0257	3,270.8032

	ROG	NOx	CO	SO2	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	5.06	15.60	31.52	34.50	46.70	11.60	45.51	46.69	11.10	42.65	71.29	25.17	25.49	63.61	8.02	25.91

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2.3 Vegetation

Vegetation

	CO2e
Category	MT
New Trees	160.7160
Total	160.7160

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Site Preparation	Site Preparation	4/1/2020	4/16/2020	5	12	
2	Grading	Grading	4/17/2020	5/25/2020	5	27	
3	Building Construction	Building Construction	5/26/2020	7/15/2021	5	298	
4	Paving	Paving	7/16/2021	8/23/2021	5	27	
5	Architectural Coating	Architectural Coating	8/13/2021	9/30/2021	5	35	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 13.5

Acres of Paving: 4.71

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Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 339,549; Non-Residential Outdoor: 113,183; Striped Parking Area: 12,313 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Site Preparation	Rubber Tired Dozers	1	8.00	247	0.40
Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Grading	Excavators	1	8.00	158	0.38
Grading	Graders	1	8.00	187	0.41
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Building Construction	Generator Sets	1	8.00	84	0.74
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Welders	1	8.00	46	0.45
Paving	Pavers	2	8.00	130	0.42
Paving	Paving Equipment	2	8.00	132	0.36
Paving	Rollers	2	8.00	80	0.38
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

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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
Site Preparation	2	5.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	181.00	71.00	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	36.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 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	tons/yr										MT/yr					
Fugitive Dust					0.0361	0.0000	0.0361	0.0199	0.0000	0.0199	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.7300e-003	0.0806	0.0385	7.0000e-005		4.1300e-003	4.1300e-003		3.8000e-003	3.8000e-003	0.0000	6.1404	6.1404	1.9900e-003	0.0000	6.1901
Total	7.7300e-003	0.0806	0.0385	7.0000e-005	0.0361	4.1300e-003	0.0403	0.0199	3.8000e-003	0.0237	0.0000	6.1404	6.1404	1.9900e-003	0.0000	6.1901

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3.2 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	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.4000e-004	1.0000e-004	1.0300e-003	0.0000	3.3000e-004	0.0000	3.3000e-004	9.0000e-005	0.0000	9.0000e-005	0.0000	0.2759	0.2759	1.0000e-005	0.0000	0.2761
Total	1.4000e-004	1.0000e-004	1.0300e-003	0.0000	3.3000e-004	0.0000	3.3000e-004	9.0000e-005	0.0000	9.0000e-005	0.0000	0.2759	0.2759	1.0000e-005	0.0000	0.2761

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0141	0.0000	0.0141	7.7500e-003	0.0000	7.7500e-003	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	7.7300e-003	0.0806	0.0385	7.0000e-005		4.1300e-003	4.1300e-003		3.8000e-003	3.8000e-003	0.0000	6.1404	6.1404	1.9900e-003	0.0000	6.1901
Total	7.7300e-003	0.0806	0.0385	7.0000e-005	0.0141	4.1300e-003	0.0182	7.7500e-003	3.8000e-003	0.0116	0.0000	6.1404	6.1404	1.9900e-003	0.0000	6.1901

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3.2 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	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.4000e-004	1.0000e-004	1.0300e-003	0.0000	3.3000e-004	0.0000	3.3000e-004	9.0000e-005	0.0000	9.0000e-005	0.0000	0.2759	0.2759	1.0000e-005	0.0000	0.2761
Total	1.4000e-004	1.0000e-004	1.0300e-003	0.0000	3.3000e-004	0.0000	3.3000e-004	9.0000e-005	0.0000	9.0000e-005	0.0000	0.2759	0.2759	1.0000e-005	0.0000	0.2761

3.3 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	tons/yr										MT/yr					
Fugitive Dust					0.0885	0.0000	0.0885	0.0455	0.0000	0.0455	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0328	0.3562	0.2167	4.0000e-004		0.0172	0.0172		0.0158	0.0158	0.0000	35.1793	35.1793	0.0114	0.0000	35.4638
Total	0.0328	0.3562	0.2167	4.0000e-004	0.0885	0.0172	0.1057	0.0455	0.0158	0.0613	0.0000	35.1793	35.1793	0.0114	0.0000	35.4638

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3.3 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	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	9.3000e-004	6.5000e-004	6.9600e-003	2.0000e-005	2.2300e-003	1.0000e-005	2.2400e-003	5.9000e-004	1.0000e-005	6.0000e-004	0.0000	1.8622	1.8622	5.0000e-005	0.0000	1.8633
Total	9.3000e-004	6.5000e-004	6.9600e-003	2.0000e-005	2.2300e-003	1.0000e-005	2.2400e-003	5.9000e-004	1.0000e-005	6.0000e-004	0.0000	1.8622	1.8622	5.0000e-005	0.0000	1.8633

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0345	0.0000	0.0345	0.0177	0.0000	0.0177	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0328	0.3562	0.2167	4.0000e-004		0.0172	0.0172		0.0158	0.0158	0.0000	35.1793	35.1793	0.0114	0.0000	35.4637
Total	0.0328	0.3562	0.2167	4.0000e-004	0.0345	0.0172	0.0517	0.0177	0.0158	0.0336	0.0000	35.1793	35.1793	0.0114	0.0000	35.4637

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3.3 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	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	9.3000e-004	6.5000e-004	6.9600e-003	2.0000e-005	2.2300e-003	1.0000e-005	2.2400e-003	5.9000e-004	1.0000e-005	6.0000e-004	0.0000	1.8622	1.8622	5.0000e-005	0.0000	1.8633
Total	9.3000e-004	6.5000e-004	6.9600e-003	2.0000e-005	2.2300e-003	1.0000e-005	2.2400e-003	5.9000e-004	1.0000e-005	6.0000e-004	0.0000	1.8622	1.8622	5.0000e-005	0.0000	1.8633

3.4 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	tons/yr										MT/yr					
Off-Road	0.1675	1.5157	1.3310	2.1300e-003		0.0883	0.0883		0.0830	0.0830	0.0000	182.9719	182.9719	0.0446	0.0000	184.0879
Total	0.1675	1.5157	1.3310	2.1300e-003		0.0883	0.0883		0.0830	0.0830	0.0000	182.9719	182.9719	0.0446	0.0000	184.0879

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3.4 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	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0159	0.5834	0.1141	1.4400e-003	0.0354	3.3000e-003	0.0387	0.0102	3.1600e-003	0.0134	0.0000	137.9184	137.9184	0.0110	0.0000	138.1940
Worker	0.0657	0.0461	0.4917	1.4500e-003	0.1572	9.7000e-004	0.1581	0.0417	8.9000e-004	0.0426	0.0000	131.4925	131.4925	3.2900e-003	0.0000	131.5748
Total	0.0817	0.6295	0.6058	2.8900e-003	0.1926	4.2700e-003	0.1969	0.0520	4.0500e-003	0.0560	0.0000	269.4109	269.4109	0.0143	0.0000	269.7689

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1675	1.5157	1.3310	2.1300e-003		0.0883	0.0883		0.0830	0.0830	0.0000	182.9717	182.9717	0.0446	0.0000	184.0876
Total	0.1675	1.5157	1.3310	2.1300e-003		0.0883	0.0883		0.0830	0.0830	0.0000	182.9717	182.9717	0.0446	0.0000	184.0876

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3.4 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	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0159	0.5834	0.1141	1.4400e-003	0.0354	3.3000e-003	0.0387	0.0102	3.1600e-003	0.0134	0.0000	137.9184	137.9184	0.0110	0.0000	138.1940
Worker	0.0657	0.0461	0.4917	1.4500e-003	0.1572	9.7000e-004	0.1581	0.0417	8.9000e-004	0.0426	0.0000	131.4925	131.4925	3.2900e-003	0.0000	131.5748
Total	0.0817	0.6295	0.6058	2.8900e-003	0.1926	4.2700e-003	0.1969	0.0520	4.0500e-003	0.0560	0.0000	269.4109	269.4109	0.0143	0.0000	269.7689

3.4 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	tons/yr										MT/yr					
Off-Road	0.1331	1.2203	1.1603	1.8800e-003		0.0671	0.0671		0.0631	0.0631	0.0000	162.1461	162.1461	0.0391	0.0000	163.1241
Total	0.1331	1.2203	1.1603	1.8800e-003		0.0671	0.0671		0.0631	0.0631	0.0000	162.1461	162.1461	0.0391	0.0000	163.1241

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3.4 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	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0119	0.4634	0.0892	1.2700e-003	0.0314	8.9000e-004	0.0323	9.0600e-003	8.5000e-004	9.9000e-003	0.0000	121.2547	121.2547	9.2500e-003	0.0000	121.4859
Worker	0.0543	0.0366	0.3989	1.2500e-003	0.1393	8.3000e-004	0.1401	0.0370	7.7000e-004	0.0378	0.0000	112.6168	112.6168	2.6200e-003	0.0000	112.6824
Total	0.0662	0.5000	0.4880	2.5200e-003	0.1707	1.7200e-003	0.1724	0.0460	1.6200e-003	0.0477	0.0000	233.8715	233.8715	0.0119	0.0000	234.1683

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1331	1.2203	1.1603	1.8800e-003		0.0671	0.0671		0.0631	0.0631	0.0000	162.1459	162.1459	0.0391	0.0000	163.1239
Total	0.1331	1.2203	1.1603	1.8800e-003		0.0671	0.0671		0.0631	0.0631	0.0000	162.1459	162.1459	0.0391	0.0000	163.1239

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3.4 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	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0119	0.4634	0.0892	1.2700e-003	0.0314	8.9000e-004	0.0323	9.0600e-003	8.5000e-004	9.9000e-003	0.0000	121.2547	121.2547	9.2500e-003	0.0000	121.4859
Worker	0.0543	0.0366	0.3989	1.2500e-003	0.1393	8.3000e-004	0.1401	0.0370	7.7000e-004	0.0378	0.0000	112.6168	112.6168	2.6200e-003	0.0000	112.6824
Total	0.0662	0.5000	0.4880	2.5200e-003	0.1707	1.7200e-003	0.1724	0.0460	1.6200e-003	0.0477	0.0000	233.8715	233.8715	0.0119	0.0000	234.1683

3.5 Paving - 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	tons/yr										MT/yr					
Off-Road	0.0170	0.1744	0.1978	3.1000e-004		9.1500e-003	9.1500e-003		8.4200e-003	8.4200e-003	0.0000	27.0317	27.0317	8.7400e-003	0.0000	27.2503
Paving	4.1400e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0211	0.1744	0.1978	3.1000e-004		9.1500e-003	9.1500e-003		8.4200e-003	8.4200e-003	0.0000	27.0317	27.0317	8.7400e-003	0.0000	27.2503

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3.5 Paving - 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	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.7000e-004	5.9000e-004	6.3700e-003	2.0000e-005	2.2300e-003	1.0000e-005	2.2400e-003	5.9000e-004	1.0000e-005	6.0000e-004	0.0000	1.7999	1.7999	4.0000e-005	0.0000	1.8010
Total	8.7000e-004	5.9000e-004	6.3700e-003	2.0000e-005	2.2300e-003	1.0000e-005	2.2400e-003	5.9000e-004	1.0000e-005	6.0000e-004	0.0000	1.7999	1.7999	4.0000e-005	0.0000	1.8010

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0170	0.1744	0.1978	3.1000e-004		9.1500e-003	9.1500e-003		8.4200e-003	8.4200e-003	0.0000	27.0317	27.0317	8.7400e-003	0.0000	27.2502
Paving	4.1400e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0211	0.1744	0.1978	3.1000e-004		9.1500e-003	9.1500e-003		8.4200e-003	8.4200e-003	0.0000	27.0317	27.0317	8.7400e-003	0.0000	27.2502

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3.5 Paving - 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	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	8.7000e-004	5.9000e-004	6.3700e-003	2.0000e-005	2.2300e-003	1.0000e-005	2.2400e-003	5.9000e-004	1.0000e-005	6.0000e-004	0.0000	1.7999	1.7999	4.0000e-005	0.0000	1.8010
Total	8.7000e-004	5.9000e-004	6.3700e-003	2.0000e-005	2.2300e-003	1.0000e-005	2.2400e-003	5.9000e-004	1.0000e-005	6.0000e-004	0.0000	1.7999	1.7999	4.0000e-005	0.0000	1.8010

3.6 Architectural Coating - 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	tons/yr										MT/yr					
Archit. Coating	0.5531					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.8300e-003	0.0267	0.0318	5.0000e-005		1.6500e-003	1.6500e-003		1.6500e-003	1.6500e-003	0.0000	4.4682	4.4682	3.1000e-004	0.0000	4.4759
Total	0.5570	0.0267	0.0318	5.0000e-005		1.6500e-003	1.6500e-003		1.6500e-003	1.6500e-003	0.0000	4.4682	4.4682	3.1000e-004	0.0000	4.4759

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3.6 Architectural Coating - 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	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.7000e-003	1.8200e-003	0.0198	6.0000e-005	6.9200e-003	4.0000e-005	6.9700e-003	1.8400e-003	4.0000e-005	1.8800e-003	0.0000	5.5997	5.5997	1.3000e-004	0.0000	5.6030
Total	2.7000e-003	1.8200e-003	0.0198	6.0000e-005	6.9200e-003	4.0000e-005	6.9700e-003	1.8400e-003	4.0000e-005	1.8800e-003	0.0000	5.5997	5.5997	1.3000e-004	0.0000	5.6030

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.5531					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.8300e-003	0.0267	0.0318	5.0000e-005		1.6500e-003	1.6500e-003		1.6500e-003	1.6500e-003	0.0000	4.4682	4.4682	3.1000e-004	0.0000	4.4759
Total	0.5570	0.0267	0.0318	5.0000e-005		1.6500e-003	1.6500e-003		1.6500e-003	1.6500e-003	0.0000	4.4682	4.4682	3.1000e-004	0.0000	4.4759

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3.6 Architectural Coating - 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	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.7000e-003	1.8200e-003	0.0198	6.0000e-005	6.9200e-003	4.0000e-005	6.9700e-003	1.8400e-003	4.0000e-005	1.8800e-003	0.0000	5.5997	5.5997	1.3000e-004	0.0000	5.6030
Total	2.7000e-003	1.8200e-003	0.0198	6.0000e-005	6.9200e-003	4.0000e-005	6.9700e-003	1.8400e-003	4.0000e-005	1.8800e-003	0.0000	5.5997	5.5997	1.3000e-004	0.0000	5.6030

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

Increase Density

Improve Destination Accessibility

Increase Transit Accessibility

Improve Pedestrian Network

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.4936	3.9117	4.0403	0.0157	0.9974	0.0113	1.0087	0.2673	0.0106	0.2779	0.0000	1,461.361 2	1,461.361 2	0.1163	0.0000	1,464.268 7
Unmitigated	0.5709	4.7483	6.1417	0.0259	1.8712	0.0189	1.8901	0.5014	0.0177	0.5191	0.0000	2,404.818 6	2,404.818 6	0.1423	0.0000	2,408.376 6

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Hotel	2,148.52	2,104.83	1529.15	4,900,711	2,612,304
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Recreational Swimming Pool	0.00	0.00	0.00		
Parking Lot	0.00	0.00	0.00		
User Defined Recreational	0.00	0.00	0.00		
Total	2,148.52	2,104.83	1,529.15	4,900,711	2,612,304

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
Hotel	16.60	8.40	6.90	19.40	61.60	19.00	58	38	4
Other Non-Asphalt Surfaces	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
Recreational Swimming Pool	16.60	8.40	6.90	33.00	48.00	19.00	52	39	9
Parking Lot	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0
User Defined Recreational	16.60	8.40	6.90	0.00	0.00	0.00	0	0	0

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4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
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
Other Non-Asphalt Surfaces	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
Parking Lot	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
Recreational Swimming Pool	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
User Defined Recreational	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

5.1 Mitigation Measures Energy

Install High Efficiency Lighting

Install Energy Efficient Appliances

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated							0.0000	0.0000		0.0000	0.0000	1,080.3585	1,080.3585	0.0446	9.2300e-003	1,084.2235
Electricity Unmitigated							0.0000	0.0000		0.0000	0.0000	1,219.3967	1,219.3967	0.0503	0.0104	1,223.7591
NaturalGas Mitigated	0.0674	0.6128	0.5148	3.6800e-003			0.0466	0.0466		0.0466	0.0000	667.1161	667.1161	0.0128	0.0122	671.0804
NaturalGas Unmitigated	0.0674	0.6128	0.5148	3.6800e-003			0.0466	0.0466		0.0466	0.0000	667.1161	667.1161	0.0128	0.0122	671.0804

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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	tons/yr										MT/yr					
Hotel	1.25013e+007	0.0674	0.6128	0.5148	3.6800e-003		0.0466	0.0466		0.0466	0.0466	0.0000	667.1161	667.1161	0.0128	0.0122	671.0804
Other Non-Asphalt Surfaces	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
Parking Lot	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
Recreational Swimming Pool	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
User Defined Recreational	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		0.0674	0.6128	0.5148	3.6800e-003		0.0466	0.0466		0.0466	0.0466	0.0000	667.1161	667.1161	0.0128	0.0122	671.0804

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5.2 Energy by Land Use - NaturalGas

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
Hotel	1.25013e+007	0.0674	0.6128	0.5148	3.6800e-003		0.0466	0.0466		0.0466	0.0466	0.0000	667.1161	667.1161	0.0128	0.0122	671.0804
Other Non-Asphalt Surfaces	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
Parking Lot	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
Recreational Swimming Pool	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
User Defined Recreational	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		0.0674	0.6128	0.5148	3.6800e-003		0.0466	0.0466		0.0466	0.0466	0.0000	667.1161	667.1161	0.0128	0.0122	671.0804

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5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Hotel	3.77892e+006	1,204.0464	0.0497	0.0103	1,208.3539
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	48177.1	15.3503	6.3000e-004	1.3000e-004	15.4052
Recreational Swimming Pool	0	0.0000	0.0000	0.0000	0.0000
User Defined Recreational	0	0.0000	0.0000	0.0000	0.0000
Total		1,219.3967	0.0503	0.0104	1,223.7591

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5.3 Energy by Land Use - Electricity**Mitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Hotel	3.35893e+006	1,070.2273	0.0442	9.1400e-003	1,074.0561
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	31796.9	10.1312	4.2000e-004	9.0000e-005	10.1674
Recreational Swimming Pool	0	0.0000	0.0000	0.0000	0.0000
User Defined Recreational	0	0.0000	0.0000	0.0000	0.0000
Total		1,080.3585	0.0446	9.2300e-003	1,084.2235

6.0 Area Detail**6.1 Mitigation Measures Area**

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	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.8875	9.0000e-005	0.0103	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005	0.0000	0.0199	0.0199	5.0000e-005	0.0000	0.0213
Unmitigated	0.8875	9.0000e-005	0.0103	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005	0.0000	0.0199	0.0199	5.0000e-005	0.0000	0.0213

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0553					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.8312					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	9.6000e-004	9.0000e-005	0.0103	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005	0.0000	0.0199	0.0199	5.0000e-005	0.0000	0.0213
Total	0.8875	9.0000e-005	0.0103	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005	0.0000	0.0199	0.0199	5.0000e-005	0.0000	0.0213

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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	tons/yr										MT/yr					
Architectural Coating	0.0553					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.8312					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	9.6000e-004	9.0000e-005	0.0103	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005	0.0000	0.0199	0.0199	5.0000e-005	0.0000	0.0213
Total	0.8875	9.0000e-005	0.0103	0.0000		4.0000e-005	4.0000e-005		4.0000e-005	4.0000e-005	0.0000	0.0199	0.0199	5.0000e-005	0.0000	0.0213

7.0 Water Detail

7.1 Mitigation Measures Water

- Apply Water Conservation Strategy
- Use Water Efficient Irrigation System

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	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	27.9799	0.1710	4.2400e-003	33.5185
Unmitigated	33.8030	0.2137	5.2900e-003	40.7220

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Hotel	6.51926 / 0.724362	31.6793	0.2137	5.2700e-003	38.5908
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Recreational Swimming Pool	0 / 0.599921	2.1237	9.0000e-005	2.0000e-005	2.1313
User Defined Recreational	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		33.8030	0.2137	5.2900e-003	40.7220

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7.2 Water by Land Use**Mitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Hotel	5.21541 / 0.724362	25.8563	0.1709	4.2200e- 003	31.3873
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Recreational Swimming Pool	0 / 0.599921	2.1237	9.0000e- 005	2.0000e- 005	2.1313
User Defined Recreational	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		27.9799	0.1710	4.2400e- 003	33.5185

8.0 Waste Detail**8.1 Mitigation Measures Waste**

Institute Recycling and Composting Services

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Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	7.1407	0.4220	0.0000	17.6908
Unmitigated	28.5629	1.6880	0.0000	70.7633

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Hotel	140.71	28.5629	1.6880	0.0000	70.7633
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Recreational Swimming Pool	0	0.0000	0.0000	0.0000	0.0000
User Defined Recreational	0	0.0000	0.0000	0.0000	0.0000
Total		28.5629	1.6880	0.0000	70.7633

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8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Hotel	35.1775	7.1407	0.4220	0.0000	17.6908
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Recreational Swimming Pool	0	0.0000	0.0000	0.0000	0.0000
User Defined Recreational	0	0.0000	0.0000	0.0000	0.0000
Total		7.1407	0.4220	0.0000	17.6908

9.0 Operational Offroad

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

Fire Pumps and Emergency Generators

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

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

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

11.0 Vegetation

	Total CO2	CH4	N2O	CO2e
Category	MT			
Unmitigated	160.7160	0.0000	0.0000	160.7160

11.2 Net New Trees

Species Class

	Number of Trees	Total CO2	CH4	N2O	CO2e
		MT			
Miscellaneous	227	160.7160	0.0000	0.0000	160.7160
Total		160.7160	0.0000	0.0000	160.7160

18-0074 Hotel Murrieta - off-site improvements CONSTRUCTION ANALYSIS ONLY - Riverside-South Coast County, Annual

**18-0074 Hotel Murrieta - off-site improvements CONSTRUCTION ANALYSIS ONLY
Riverside-South Coast County, Annual**

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Other Asphalt Surfaces	327.14	1000sqft	7.51	327,140.00	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

Project Characteristics - CONSTRUCTION ANALYSIS ONLY - off-site improvements

Land Use - Off-site improvements include paving of Newton Azrak St (~675 ft x 60 ft = 40,500 sf disturbed area), Guava St (~680 ft x 98 ft = 66,640 sf disturbed area), Monroe St (~2,000 ft x 110 ft = 220,000 sf disturbed area).

Construction Phase - Off-site improvements anticipated to occur during site grading phase (4/17/2020-5/25/2020).

Off-road Equipment - CalEEMod default timing decreased by 55%; therefore, 55% more equipment needed.

Off-road Equipment - CalEEMod default timing decreased by 55%; therefore, 55% more equipment needed.

Off-road Equipment - CalEEMod default timing decreased by 55%; therefore, 55% more equipment needed.

Grading - Site anticipated to balance.

Energy Use -

Construction Off-road Equipment Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstDustMitigation	WaterUnpavedRoadVehicleSpeed	0	15
tblConstructionPhase	NumDays	20.00	9.00
tblConstructionPhase	NumDays	20.00	9.00
tblConstructionPhase	NumDays	20.00	9.00
tblConstructionPhase	PhaseEndDate	7/8/2021	5/25/2021
tblConstructionPhase	PhaseEndDate	6/25/2020	4/29/2020
tblConstructionPhase	PhaseEndDate	6/10/2021	5/12/2021
tblConstructionPhase	PhaseStartDate	6/11/2021	5/13/2021
tblConstructionPhase	PhaseStartDate	5/29/2020	4/17/2020
tblConstructionPhase	PhaseStartDate	5/14/2021	4/30/2021
tblGrading	AcresOfGrading	9.00	4.50
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	3.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	3.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	2.00	3.00
tblTripsAndVMT	WorkerTripNumber	23.00	15.00
tblTripsAndVMT	WorkerTripNumber	23.00	15.00

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2020	0.0193	0.2093	0.1160	2.3000e-004	0.0573	9.6700e-003	0.0670	0.0303	8.8900e-003	0.0391	0.0000	20.3901	20.3901	6.4100e-003	0.0000	20.5503
2021	0.0666	0.1015	0.1212	2.0000e-004	2.0800e-003	5.4300e-003	7.5100e-003	5.5000e-004	5.0700e-003	5.6200e-003	0.0000	17.4937	17.4937	4.5700e-003	0.0000	17.6079
Maximum	0.0666	0.2093	0.1212	2.3000e-004	0.0573	9.6700e-003	0.0670	0.0303	8.8900e-003	0.0391	0.0000	20.3901	20.3901	6.4100e-003	0.0000	20.5503

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2020	0.0193	0.2093	0.1160	2.3000e-004	0.0228	9.6700e-003	0.0325	0.0119	8.8900e-003	0.0208	0.0000	20.3901	20.3901	6.4100e-003	0.0000	20.5503
2021	0.0666	0.1015	0.1212	2.0000e-004	2.0800e-003	5.4300e-003	7.5100e-003	5.5000e-004	5.0700e-003	5.6200e-003	0.0000	17.4937	17.4937	4.5700e-003	0.0000	17.6079
Maximum	0.0666	0.2093	0.1212	2.3000e-004	0.0228	9.6700e-003	0.0325	0.0119	8.8900e-003	0.0208	0.0000	20.3901	20.3901	6.4100e-003	0.0000	20.5503

	ROG	NOx	CO	SO2	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	58.10	0.00	46.33	59.51	0.00	40.95	0.00	0.00	0.00	0.00	0.00	0.00

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	4-17-2020	7-16-2020	0.2359	0.2359
5	4-17-2021	7-16-2021	0.1735	0.1735
		Highest	0.2359	0.2359

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Grading	Grading	4/17/2020	4/29/2020	5	9	
2	Paving	Paving	4/30/2021	5/12/2021	5	9	
3	Architectural Coating	Architectural Coating	5/13/2021	5/25/2021	5	9	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 4.5

Acres of Paving: 7.51

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 0; Non-Residential Outdoor: 0; Striped Parking Area: 19,628

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	2	6.00	78	0.48
Grading	Excavators	2	8.00	158	0.38
Paving	Pavers	3	8.00	130	0.42
Paving	Rollers	3	8.00	80	0.38
Grading	Rubber Tired Dozers	2	8.00	247	0.40
Grading	Graders	2	8.00	187	0.41
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Paving	Paving Equipment	3	8.00	132	0.36

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
Grading	9	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Paving	9	15.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	2	27.00	0.00	0.00	14.70	6.90	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

Water Exposed Area

Reduce Vehicle Speed on Unpaved Roads

3.2 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	tons/yr										MT/yr					
Fugitive Dust					0.0566	0.0000	0.0566	0.0301	0.0000	0.0301	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0190	0.2091	0.1137	2.2000e-004		9.6600e-003	9.6600e-003		8.8900e-003	8.8900e-003	0.0000	19.7694	19.7694	6.3900e-003	0.0000	19.9292
Total	0.0190	0.2091	0.1137	2.2000e-004	0.0566	9.6600e-003	0.0662	0.0301	8.8900e-003	0.0389	0.0000	19.7694	19.7694	6.3900e-003	0.0000	19.9292

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	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	3.1000e-004	2.2000e-004	2.3200e-003	1.0000e-005	7.4000e-004	0.0000	7.5000e-004	2.0000e-004	0.0000	2.0000e-004	0.0000	0.6207	0.6207	2.0000e-005	0.0000	0.6211
Total	3.1000e-004	2.2000e-004	2.3200e-003	1.0000e-005	7.4000e-004	0.0000	7.5000e-004	2.0000e-004	0.0000	2.0000e-004	0.0000	0.6207	0.6207	2.0000e-005	0.0000	0.6211

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0221	0.0000	0.0221	0.0117	0.0000	0.0117	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0190	0.2091	0.1137	2.2000e-004		9.6600e-003	9.6600e-003		8.8900e-003	8.8900e-003	0.0000	19.7693	19.7693	6.3900e-003	0.0000	19.9292
Total	0.0190	0.2091	0.1137	2.2000e-004	0.0221	9.6600e-003	0.0317	0.0117	8.8900e-003	0.0206	0.0000	19.7693	19.7693	6.3900e-003	0.0000	19.9292

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	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	3.1000e-004	2.2000e-004	2.3200e-003	1.0000e-005	7.4000e-004	0.0000	7.5000e-004	2.0000e-004	0.0000	2.0000e-004	0.0000	0.6207	0.6207	2.0000e-005	0.0000	0.6211
Total	3.1000e-004	2.2000e-004	2.3200e-003	1.0000e-005	7.4000e-004	0.0000	7.5000e-004	2.0000e-004	0.0000	2.0000e-004	0.0000	0.6207	0.6207	2.0000e-005	0.0000	0.6211

3.3 Paving - 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	tons/yr										MT/yr					
Off-Road	8.4700e-003	0.0872	0.0989	1.5000e-004		4.5700e-003	4.5700e-003		4.2100e-003	4.2100e-003	0.0000	13.5159	13.5159	4.3700e-003	0.0000	13.6251
Paving	9.8400e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0183	0.0872	0.0989	1.5000e-004		4.5700e-003	4.5700e-003		4.2100e-003	4.2100e-003	0.0000	13.5159	13.5159	4.3700e-003	0.0000	13.6251

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.9000e-004	2.0000e-004	2.1200e-003	1.0000e-005	7.4000e-004	0.0000	7.5000e-004	2.0000e-004	0.0000	2.0000e-004	0.0000	0.6000	0.6000	1.0000e-005	0.0000	0.6003
Total	2.9000e-004	2.0000e-004	2.1200e-003	1.0000e-005	7.4000e-004	0.0000	7.5000e-004	2.0000e-004	0.0000	2.0000e-004	0.0000	0.6000	0.6000	1.0000e-005	0.0000	0.6003

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	8.4700e-003	0.0872	0.0989	1.5000e-004		4.5700e-003	4.5700e-003		4.2100e-003	4.2100e-003	0.0000	13.5158	13.5158	4.3700e-003	0.0000	13.6251
Paving	9.8400e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	0.0183	0.0872	0.0989	1.5000e-004		4.5700e-003	4.5700e-003		4.2100e-003	4.2100e-003	0.0000	13.5158	13.5158	4.3700e-003	0.0000	13.6251

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.9000e-004	2.0000e-004	2.1200e-003	1.0000e-005	7.4000e-004	0.0000	7.5000e-004	2.0000e-004	0.0000	2.0000e-004	0.0000	0.6000	0.6000	1.0000e-005	0.0000	0.6003
Total	2.9000e-004	2.0000e-004	2.1200e-003	1.0000e-005	7.4000e-004	0.0000	7.5000e-004	2.0000e-004	0.0000	2.0000e-004	0.0000	0.6000	0.6000	1.0000e-005	0.0000	0.6003

3.4 Architectural Coating - 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	tons/yr										MT/yr					
Archit. Coating	0.0455					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.9700e-003	0.0137	0.0164	3.0000e-005		8.5000e-004	8.5000e-004		8.5000e-004	8.5000e-004	0.0000	2.2979	2.2979	1.6000e-004	0.0000	2.3019
Total	0.0475	0.0137	0.0164	3.0000e-005		8.5000e-004	8.5000e-004		8.5000e-004	8.5000e-004	0.0000	2.2979	2.2979	1.6000e-004	0.0000	2.3019

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	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	5.2000e-004	3.5000e-004	3.8200e-003	1.0000e-005	1.3400e-003	1.0000e-005	1.3400e-003	3.5000e-004	1.0000e-005	3.6000e-004	0.0000	1.0800	1.0800	3.0000e-005	0.0000	1.0806
Total	5.2000e-004	3.5000e-004	3.8200e-003	1.0000e-005	1.3400e-003	1.0000e-005	1.3400e-003	3.5000e-004	1.0000e-005	3.6000e-004	0.0000	1.0800	1.0800	3.0000e-005	0.0000	1.0806

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0455					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.9700e-003	0.0137	0.0164	3.0000e-005		8.5000e-004	8.5000e-004		8.5000e-004	8.5000e-004	0.0000	2.2979	2.2979	1.6000e-004	0.0000	2.3019
Total	0.0475	0.0137	0.0164	3.0000e-005		8.5000e-004	8.5000e-004		8.5000e-004	8.5000e-004	0.0000	2.2979	2.2979	1.6000e-004	0.0000	2.3019

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	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	5.2000e-004	3.5000e-004	3.8200e-003	1.0000e-005	1.3400e-003	1.0000e-005	1.3400e-003	3.5000e-004	1.0000e-005	3.6000e-004	0.0000	1.0800	1.0800	3.0000e-005	0.0000	1.0806
Total	5.2000e-004	3.5000e-004	3.8200e-003	1.0000e-005	1.3400e-003	1.0000e-005	1.3400e-003	3.5000e-004	1.0000e-005	3.6000e-004	0.0000	1.0800	1.0800	3.0000e-005	0.0000	1.0806



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