

APPENDIX B
URBEMIS MODEL OUTPUT

Urbemis 2007 Version 9.2.4

Combined Annual Emissions Reports (Tons/Year)

File Name: C:\Documents and Settings\Todd Small\My Documents\Newport Beach\Newport Beach GPA MND Construction.urb924

Project Name: Newport Beach GPA MND Construction

Project Location: South Coast AQMD

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

Summary Report:

CONSTRUCTION EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10 Dust</u>	<u>PM10 Exhaust</u>	<u>PM10</u>	<u>PM2.5 Dust</u>	<u>PM2.5 Exhaust</u>	<u>PM2.5</u>	<u>CO2</u>
2010 TOTALS (tons/year unmitigated)	0.16	1.49	0.79	0.00	1.24	0.07	1.31	0.26	0.07	0.33	169.00
2010 TOTALS (tons/year mitigated)	0.16	1.49	0.79	0.00	0.67	0.07	0.75	0.14	0.07	0.21	169.00
Percent Reduction	0.00	0.00	0.00	0.00	45.73	0.00	43.11	45.67	0.00	36.05	0.00
2011 TOTALS (tons/year unmitigated)	0.32	0.33	0.25	0.00	0.00	0.02	0.02	0.00	0.02	0.02	43.56
2011 TOTALS (tons/year mitigated)	0.32	0.33	0.25	0.00	0.00	0.02	0.02	0.00	0.02	0.02	43.56
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Construction Unmitigated Detail Report:

CONSTRUCTION EMISSION ESTIMATES Annual Tons Per Year, Unmitigated

<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10 Dust</u>	<u>PM10 Exhaust</u>	<u>PM10</u>	<u>PM2.5 Dust</u>	<u>PM2.5 Exhaust</u>	<u>PM2.5</u>	<u>CO2</u>
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Phase Assumptions

Phase: Demolition 7/12/2010 - 7/30/2010 - Default Demolition Description

Building Volume Total (cubic feet): 225000

Building Volume Daily (cubic feet): 19200

On Road Truck Travel (VMT): 507.94

Off-Road Equipment:

1 Concrete/Industrial Saws (10 hp) operating at a 0.73 load factor for 8 hours per day

1 Rubber Tired Dozers (357 hp) operating at a 0.59 load factor for 1 hours per day

2 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 6 hours per day

Phase: Mass Grading 8/2/2010 - 10/15/2010 - Default Mass Site Grading/Excavation Description

Total Acres Disturbed: 0.59

Maximum Daily Acreage Disturbed: 0.3

Fugitive Dust Level of Detail: Low

Onsite Cut/Fill: 336 cubic yards/day; Offsite Cut/Fill: 0 cubic yards/day

On Road Truck Travel (VMT): 427.18

Off-Road Equipment:

1 Graders (174 hp) operating at a 0.61 load factor for 6 hours per day

1 Rubber Tired Dozers (357 hp) operating at a 0.59 load factor for 6 hours per day

1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 7 hours per day

1 Water Trucks (189 hp) operating at a 0.5 load factor for 8 hours per day

Phase: Building Construction 10/18/2010 - 4/15/2011 - Default Building Construction Description

Off-Road Equipment:

1 Cranes (399 hp) operating at a 0.43 load factor for 4 hours per day

2 Forklifts (145 hp) operating at a 0.3 load factor for 6 hours per day

1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 8 hours per day

Phase: Architectural Coating 4/18/2011 - 5/13/2011 - Default Architectural Coating Description

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Rule: Residential Interior Coatings begins 1/1/2005 ends 6/30/2008 specifies a VOC of 100

Rule: Residential Interior Coatings begins 7/1/2008 ends 12/31/2040 specifies a VOC of 50

Rule: Residential Exterior Coatings begins 1/1/2005 ends 6/30/2008 specifies a VOC of 250

Rule: Residential Exterior Coatings begins 7/1/2008 ends 12/31/2040 specifies a VOC of 100

Rule: Nonresidential Interior Coatings begins 1/1/2005 ends 12/31/2040 specifies a VOC of 250

Rule: Nonresidential Exterior Coatings begins 1/1/2005 ends 12/31/2040 specifies a VOC of 250

Construction Mitigated Detail Report:

CONSTRUCTION EMISSION ESTIMATES Annual Tons Per Year, Mitigated

<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10 Dust</u>	<u>PM10 Exhaust</u>	<u>PM10</u>	<u>PM2.5 Dust</u>	<u>PM2.5 Exhaust</u>	<u>PM2.5</u>	<u>CO2</u>
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Page: 6

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Construction Related Mitigation Measures

The following mitigation measures apply to Phase: Mass Grading 8/2/2010 - 10/15/2010 - Default Mass Site Grading/Excavation Description

For Soil Stabilizing Measures, the Water exposed surfaces 3x daily watering mitigation reduces emissions by:

PM10: 61% PM25: 61%

Urbemis 2007 Version 9.2.4

Combined Summer Emissions Reports (Pounds/Day)

File Name: C:\Documents and Settings\Todd Small\My Documents\Newport Beach\Newport Beach GPA MND Construction.urb924

Project Name: Newport Beach GPA MND Construction

Project Location: South Coast AQMD

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

Summary Report:

CONSTRUCTION EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10 Dust</u>	<u>PM10 Exhaust</u>	<u>PM10</u>	<u>PM2.5 Dust</u>	<u>PM2.5 Exhaust</u>	<u>PM2.5</u>	<u>CO2</u>
2010 TOTALS (lbs/day unmitigated)	4.06	38.35	18.62	0.02	42.71	1.80	44.51	8.93	1.65	10.58	4,182.28
2010 TOTALS (lbs/day mitigated)	4.06	38.35	18.62	0.02	22.16	1.80	23.96	4.64	1.65	6.29	4,182.28
2011 TOTALS (lbs/day unmitigated)	27.57	8.85	6.49	0.00	0.01	0.56	0.57	0.00	0.51	0.52	1,150.90
2011 TOTALS (lbs/day mitigated)	27.57	8.85	6.49	0.00	0.01	0.56	0.57	0.00	0.51	0.52	1,150.90

Construction Unmitigated Detail Report:

CONSTRUCTION EMISSION ESTIMATES Summer Pounds Per Day, Unmitigated

<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10 Dust</u>	<u>PM10 Exhaust</u>	<u>PM10</u>	<u>PM2.5 Dust</u>	<u>PM2.5 Exhaust</u>	<u>PM2.5</u>	<u>CO2</u>
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Time Slice 7/12/2010-7/30/2010	2.39	23.56	11.81	<u>0.02</u>	8.14	1.24	9.38	1.70	1.14	2.84	2,977.53
Active Days: 15											
Demolition 07/12/2010-07/30/2010	2.39	23.56	11.81	0.02	8.14	1.24	9.38	1.70	1.14	2.84	2,977.53
Fugitive Dust	0.00	0.00	0.00	0.00	8.06	0.00	8.06	1.68	0.00	1.68	0.00
Demo Off Road Diesel	1.14	7.68	4.68	0.00	0.00	0.59	0.59	0.00	0.54	0.54	700.30
Demo On Road Diesel	1.21	15.82	6.07	0.02	0.07	0.65	0.72	0.02	0.60	0.62	2,152.84
Demo Worker Trips	0.03	0.06	1.05	0.00	0.01	0.00	0.01	0.00	0.00	0.00	124.39
Time Slice 8/2/2010-10/15/2010	<u>4.06</u>	<u>38.35</u>	<u>18.62</u>	0.02	<u>42.71</u>	<u>1.80</u>	<u>44.51</u>	<u>8.93</u>	<u>1.65</u>	<u>10.58</u>	<u>4,182.28</u>
Active Days: 55											
Mass Grading 08/02/2010-10/15/2010	4.06	38.35	18.62	0.02	42.71	1.80	44.51	8.93	1.65	10.58	4,182.28
Mass Grading Dust	0.00	0.00	0.00	0.00	42.65	0.00	42.65	8.91	0.00	8.91	0.00
Mass Grading Off Road Diesel	3.00	24.99	12.46	0.00	0.00	1.25	1.25	0.00	1.15	1.15	2,247.32
Mass Grading On Road Diesel	1.02	13.30	5.11	0.02	0.06	0.54	0.61	0.02	0.50	0.52	1,810.57
Mass Grading Worker Trips	0.03	0.06	1.05	0.00	0.01	0.00	0.01	0.00	0.00	0.00	124.39
Time Slice 10/18/2010-12/31/2010	1.29	9.54	6.77	0.00	0.01	0.59	0.60	0.00	0.54	0.55	1,150.94
Active Days: 55											
Building 10/18/2010-04/15/2011	1.29	9.54	6.77	0.00	0.01	0.59	0.60	0.00	0.54	0.55	1,150.94
Building Off Road Diesel	1.21	9.16	4.81	0.00	0.00	0.58	0.58	0.00	0.53	0.53	893.39
Building Vendor Trips	0.02	0.28	0.23	0.00	0.00	0.01	0.01	0.00	0.01	0.01	52.71
Building Worker Trips	0.05	0.10	1.73	0.00	0.01	0.01	0.02	0.00	0.00	0.01	204.84
Time Slice 1/3/2011-4/15/2011	1.18	<u>8.85</u>	<u>6.49</u>	<u>0.00</u>	<u>0.01</u>	<u>0.56</u>	<u>0.57</u>	<u>0.00</u>	<u>0.51</u>	<u>0.52</u>	<u>1,150.90</u>
Active Days: 75											
Building 10/18/2010-04/15/2011	1.18	8.85	6.49	0.00	0.01	0.56	0.57	0.00	0.51	0.52	1,150.90
Building Off Road Diesel	1.11	8.51	4.68	0.00	0.00	0.54	0.54	0.00	0.50	0.50	893.39
Building Vendor Trips	0.02	0.25	0.21	0.00	0.00	0.01	0.01	0.00	0.01	0.01	52.72
Building Worker Trips	0.05	0.09	1.61	0.00	0.01	0.01	0.02	0.00	0.00	0.01	204.80

10/1/2009 7:26:48 AM

Time Slice 4/18/2011-5/13/2011	27.57	0.02	0.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40.00
Active Days: 20											
Coating 04/18/2011-05/13/2011	27.57	0.02	0.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40.00
Architectural Coating	27.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Coating Worker Trips	0.01	0.02	0.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40.00

Phase Assumptions

- Phase: Demolition 7/12/2010 - 7/30/2010 - Default Demolition Description
- Building Volume Total (cubic feet): 225000
- Building Volume Daily (cubic feet): 19200
- On Road Truck Travel (VMT): 507.94
- Off-Road Equipment:
 - 1 Concrete/Industrial Saws (10 hp) operating at a 0.73 load factor for 8 hours per day
 - 1 Rubber Tired Dozers (357 hp) operating at a 0.59 load factor for 1 hours per day
 - 2 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 6 hours per day
- Phase: Mass Grading 8/2/2010 - 10/15/2010 - Default Mass Site Grading/Excavation Description
- Total Acres Disturbed: 0.59
- Maximum Daily Acreage Disturbed: 0.3
- Fugitive Dust Level of Detail: Low
- Onsite Cut/Fill: 336 cubic yards/day; Offsite Cut/Fill: 0 cubic yards/day
- On Road Truck Travel (VMT): 427.18
- Off-Road Equipment:
 - 1 Graders (174 hp) operating at a 0.61 load factor for 6 hours per day
 - 1 Rubber Tired Dozers (357 hp) operating at a 0.59 load factor for 6 hours per day
 - 1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 7 hours per day
 - 1 Water Trucks (189 hp) operating at a 0.5 load factor for 8 hours per day
- Phase: Building Construction 10/18/2010 - 4/15/2011 - Default Building Construction Description

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Off-Road Equipment:

- 1 Cranes (399 hp) operating at a 0.43 load factor for 4 hours per day
- 2 Forklifts (145 hp) operating at a 0.3 load factor for 6 hours per day
- 1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 8 hours per day

Phase: Architectural Coating 4/18/2011 - 5/13/2011 - Default Architectural Coating Description

- Rule: Residential Interior Coatings begins 1/1/2005 ends 6/30/2008 specifies a VOC of 100
- Rule: Residential Interior Coatings begins 7/1/2008 ends 12/31/2040 specifies a VOC of 50
- Rule: Residential Exterior Coatings begins 1/1/2005 ends 6/30/2008 specifies a VOC of 250
- Rule: Residential Exterior Coatings begins 7/1/2008 ends 12/31/2040 specifies a VOC of 100
- Rule: Nonresidential Interior Coatings begins 1/1/2005 ends 12/31/2040 specifies a VOC of 250
- Rule: Nonresidential Exterior Coatings begins 1/1/2005 ends 12/31/2040 specifies a VOC of 250

Construction Mitigated Detail Report:

CONSTRUCTION EMISSION ESTIMATES Summer Pounds Per Day, Mitigated

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10 Dust</u>	<u>PM10 Exhaust</u>	<u>PM10</u>	<u>PM2.5 Dust</u>	<u>PM2.5 Exhaust</u>	<u>PM2.5</u>	<u>CO2</u>
Time Slice 7/12/2010-7/30/2010 Active Days: 15	2.39	23.56	11.81	0.02	8.14	1.24	9.38	1.70	1.14	2.84	2,977.53
Demolition 07/12/2010-07/30/2010	2.39	23.56	11.81	0.02	8.14	1.24	9.38	1.70	1.14	2.84	2,977.53
Fugitive Dust	0.00	0.00	0.00	0.00	8.06	0.00	8.06	1.68	0.00	1.68	0.00
Demo Off Road Diesel	1.14	7.68	4.68	0.00	0.00	0.59	0.59	0.00	0.54	0.54	700.30
Demo On Road Diesel	1.21	15.82	6.07	0.02	0.07	0.65	0.72	0.02	0.60	0.62	2,152.84
Demo Worker Trips	0.03	0.06	1.05	0.00	0.01	0.00	0.01	0.00	0.00	0.00	124.39

10/1/2009 7:26:48 AM

Time Slice 8/2/2010-10/15/2010 Active Days: 55	<u>4.06</u>	<u>38.35</u>	<u>18.62</u>	0.02	<u>22.16</u>	<u>1.80</u>	<u>23.96</u>	<u>4.64</u>	<u>1.65</u>	<u>6.29</u>	<u>4,182.28</u>
Mass Grading 08/02/2010-10/15/2010	4.06	38.35	18.62	0.02	22.16	1.80	23.96	4.64	1.65	6.29	4,182.28
Mass Grading Dust	0.00	0.00	0.00	0.00	22.10	0.00	22.10	4.61	0.00	4.61	0.00
Mass Grading Off Road Diesel	3.00	24.99	12.46	0.00	0.00	1.25	1.25	0.00	1.15	1.15	2,247.32
Mass Grading On Road Diesel	1.02	13.30	5.11	0.02	0.06	0.54	0.61	0.02	0.50	0.52	1,810.57
Mass Grading Worker Trips	0.03	0.06	1.05	0.00	0.01	0.00	0.01	0.00	0.00	0.00	124.39
Time Slice 10/18/2010-12/31/2010 Active Days: 55	1.29	9.54	6.77	0.00	0.01	0.59	0.60	0.00	0.54	0.55	1,150.94
Building 10/18/2010-04/15/2011	1.29	9.54	6.77	0.00	0.01	0.59	0.60	0.00	0.54	0.55	1,150.94
Building Off Road Diesel	1.21	9.16	4.81	0.00	0.00	0.58	0.58	0.00	0.53	0.53	893.39
Building Vendor Trips	0.02	0.28	0.23	0.00	0.00	0.01	0.01	0.00	0.01	0.01	52.71
Building Worker Trips	0.05	0.10	1.73	0.00	0.01	0.01	0.02	0.00	0.00	0.01	204.84
Time Slice 1/3/2011-4/15/2011 Active Days: 75	1.18	<u>8.85</u>	<u>6.49</u>	<u>0.00</u>	<u>0.01</u>	<u>0.56</u>	<u>0.57</u>	<u>0.00</u>	<u>0.51</u>	<u>0.52</u>	<u>1,150.90</u>
Building 10/18/2010-04/15/2011	1.18	8.85	6.49	0.00	0.01	0.56	0.57	0.00	0.51	0.52	1,150.90
Building Off Road Diesel	1.11	8.51	4.68	0.00	0.00	0.54	0.54	0.00	0.50	0.50	893.39
Building Vendor Trips	0.02	0.25	0.21	0.00	0.00	0.01	0.01	0.00	0.01	0.01	52.72
Building Worker Trips	0.05	0.09	1.61	0.00	0.01	0.01	0.02	0.00	0.00	0.01	204.80
Time Slice 4/18/2011-5/13/2011 Active Days: 20	<u>27.57</u>	0.02	0.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40.00
Coating 04/18/2011-05/13/2011	27.57	0.02	0.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40.00
Architectural Coating	27.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Coating Worker Trips	0.01	0.02	0.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40.00

Construction Related Mitigation Measures

The following mitigation measures apply to Phase: Mass Grading 8/2/2010 - 10/15/2010 - Default Mass Site Grading/Excavation Description

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For Soil Stabilizing Measures, the Water exposed surfaces 3x daily watering mitigation reduces emissions by:

PM10: 61% PM25: 61%

Urbemis 2007 Version 9.2.4

Combined Winter Emissions Reports (Pounds/Day)

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Project Name: Newport Beach GPA MND Construction

Project Location: South Coast AQMD

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

Summary Report:

CONSTRUCTION EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10 Dust</u>	<u>PM10 Exhaust</u>	<u>PM10</u>	<u>PM2.5 Dust</u>	<u>PM2.5 Exhaust</u>	<u>PM2.5</u>	<u>CO2</u>
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2011 TOTALS (lbs/day mitigated)	27.57	8.85	6.49	0.00	0.01	0.56	0.57	0.00	0.51	0.52	1,150.90

Construction Unmitigated Detail Report:

CONSTRUCTION EMISSION ESTIMATES Winter Pounds Per Day, Unmitigated

<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10 Dust</u>	<u>PM10 Exhaust</u>	<u>PM10</u>	<u>PM2.5 Dust</u>	<u>PM2.5 Exhaust</u>	<u>PM2.5</u>	<u>CO2</u>
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Mass Grading On Road Diesel	1.02	13.30	5.11	0.02	0.06	0.54	0.61	0.02	0.50	0.52	1,810.57
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Building 10/18/2010-04/15/2011	1.29	9.54	6.77	0.00	0.01	0.59	0.60	0.00	0.54	0.55	1,150.94
Building Off Road Diesel	1.21	9.16	4.81	0.00	0.00	0.58	0.58	0.00	0.53	0.53	893.39
Building Vendor Trips	0.02	0.28	0.23	0.00	0.00	0.01	0.01	0.00	0.01	0.01	52.71
Building Worker Trips	0.05	0.10	1.73	0.00	0.01	0.01	0.02	0.00	0.00	0.01	204.84
Time Slice 1/3/2011-4/15/2011	1.18	<u>8.85</u>	<u>6.49</u>	<u>0.00</u>	<u>0.01</u>	<u>0.56</u>	<u>0.57</u>	<u>0.00</u>	<u>0.51</u>	<u>0.52</u>	<u>1,150.90</u>
Active Days: 75											
Building 10/18/2010-04/15/2011	1.18	8.85	6.49	0.00	0.01	0.56	0.57	0.00	0.51	0.52	1,150.90
Building Off Road Diesel	1.11	8.51	4.68	0.00	0.00	0.54	0.54	0.00	0.50	0.50	893.39
Building Vendor Trips	0.02	0.25	0.21	0.00	0.00	0.01	0.01	0.00	0.01	0.01	52.72
Building Worker Trips	0.05	0.09	1.61	0.00	0.01	0.01	0.02	0.00	0.00	0.01	204.80

10/1/2009 7:27:25 AM

Time Slice 4/18/2011-5/13/2011	<u>27.57</u>	0.02	0.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40.00
Active Days: 20											
Coating 04/18/2011-05/13/2011	27.57	0.02	0.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40.00
Architectural Coating	27.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Coating Worker Trips	0.01	0.02	0.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40.00

Phase Assumptions

Phase: Demolition 7/12/2010 - 7/30/2010 - Default Demolition Description
 Building Volume Total (cubic feet): 225000
 Building Volume Daily (cubic feet): 19200
 On Road Truck Travel (VMT): 507.94
 Off-Road Equipment:
 1 Concrete/Industrial Saws (10 hp) operating at a 0.73 load factor for 8 hours per day
 1 Rubber Tired Dozers (357 hp) operating at a 0.59 load factor for 1 hours per day
 2 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 6 hours per day

Phase: Mass Grading 8/2/2010 - 10/15/2010 - Default Mass Site Grading/Excavation Description
 Total Acres Disturbed: 0.59
 Maximum Daily Acreage Disturbed: 0.3
 Fugitive Dust Level of Detail: Low
 Onsite Cut/Fill: 336 cubic yards/day; Offsite Cut/Fill: 0 cubic yards/day
 On Road Truck Travel (VMT): 427.18
 Off-Road Equipment:
 1 Graders (174 hp) operating at a 0.61 load factor for 6 hours per day
 1 Rubber Tired Dozers (357 hp) operating at a 0.59 load factor for 6 hours per day
 1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 7 hours per day
 1 Water Trucks (189 hp) operating at a 0.5 load factor for 8 hours per day

Phase: Building Construction 10/18/2010 - 4/15/2011 - Default Building Construction Description

10/1/2009 7:27:25 AM

Off-Road Equipment:

- 1 Cranes (399 hp) operating at a 0.43 load factor for 4 hours per day
- 2 Forklifts (145 hp) operating at a 0.3 load factor for 6 hours per day
- 1 Tractors/Loaders/Backhoes (108 hp) operating at a 0.55 load factor for 8 hours per day

Phase: Architectural Coating 4/18/2011 - 5/13/2011 - Default Architectural Coating Description

- Rule: Residential Interior Coatings begins 1/1/2005 ends 6/30/2008 specifies a VOC of 100
- Rule: Residential Interior Coatings begins 7/1/2008 ends 12/31/2040 specifies a VOC of 50
- Rule: Residential Exterior Coatings begins 1/1/2005 ends 6/30/2008 specifies a VOC of 250
- Rule: Residential Exterior Coatings begins 7/1/2008 ends 12/31/2040 specifies a VOC of 100
- Rule: Nonresidential Interior Coatings begins 1/1/2005 ends 12/31/2040 specifies a VOC of 250
- Rule: Nonresidential Exterior Coatings begins 1/1/2005 ends 12/31/2040 specifies a VOC of 250

Construction Mitigated Detail Report:

CONSTRUCTION EMISSION ESTIMATES Winter Pounds Per Day, Mitigated

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10 Dust</u>	<u>PM10 Exhaust</u>	<u>PM10</u>	<u>PM2.5 Dust</u>	<u>PM2.5 Exhaust</u>	<u>PM2.5</u>	<u>CO2</u>
Time Slice 7/12/2010-7/30/2010 Active Days: 15	2.39	23.56	11.81	0.02	8.14	1.24	9.38	1.70	1.14	2.84	2,977.53
Demolition 07/12/2010-07/30/2010	2.39	23.56	11.81	0.02	8.14	1.24	9.38	1.70	1.14	2.84	2,977.53
Fugitive Dust	0.00	0.00	0.00	0.00	8.06	0.00	8.06	1.68	0.00	1.68	0.00
Demo Off Road Diesel	1.14	7.68	4.68	0.00	0.00	0.59	0.59	0.00	0.54	0.54	700.30
Demo On Road Diesel	1.21	15.82	6.07	0.02	0.07	0.65	0.72	0.02	0.60	0.62	2,152.84
Demo Worker Trips	0.03	0.06	1.05	0.00	0.01	0.00	0.01	0.00	0.00	0.00	124.39

10/1/2009 7:27:25 AM

Time Slice 8/2/2010-10/15/2010 Active Days: 55	<u>4.06</u>	<u>38.35</u>	<u>18.62</u>	0.02	<u>22.16</u>	<u>1.80</u>	<u>23.96</u>	<u>4.64</u>	<u>1.65</u>	<u>6.29</u>	<u>4,182.28</u>
Mass Grading 08/02/2010-10/15/2010	4.06	38.35	18.62	0.02	22.16	1.80	23.96	4.64	1.65	6.29	4,182.28
Mass Grading Dust	0.00	0.00	0.00	0.00	22.10	0.00	22.10	4.61	0.00	4.61	0.00
Mass Grading Off Road Diesel	3.00	24.99	12.46	0.00	0.00	1.25	1.25	0.00	1.15	1.15	2,247.32
Mass Grading On Road Diesel	1.02	13.30	5.11	0.02	0.06	0.54	0.61	0.02	0.50	0.52	1,810.57
Mass Grading Worker Trips	0.03	0.06	1.05	0.00	0.01	0.00	0.01	0.00	0.00	0.00	124.39
Time Slice 10/18/2010-12/31/2010 Active Days: 55	1.29	9.54	6.77	0.00	0.01	0.59	0.60	0.00	0.54	0.55	1,150.94
Building 10/18/2010-04/15/2011	1.29	9.54	6.77	0.00	0.01	0.59	0.60	0.00	0.54	0.55	1,150.94
Building Off Road Diesel	1.21	9.16	4.81	0.00	0.00	0.58	0.58	0.00	0.53	0.53	893.39
Building Vendor Trips	0.02	0.28	0.23	0.00	0.00	0.01	0.01	0.00	0.01	0.01	52.71
Building Worker Trips	0.05	0.10	1.73	0.00	0.01	0.01	0.02	0.00	0.00	0.01	204.84
Time Slice 1/3/2011-4/15/2011 Active Days: 75	1.18	<u>8.85</u>	<u>6.49</u>	<u>0.00</u>	<u>0.01</u>	<u>0.56</u>	<u>0.57</u>	<u>0.00</u>	<u>0.51</u>	<u>0.52</u>	<u>1,150.90</u>
Building 10/18/2010-04/15/2011	1.18	8.85	6.49	0.00	0.01	0.56	0.57	0.00	0.51	0.52	1,150.90
Building Off Road Diesel	1.11	8.51	4.68	0.00	0.00	0.54	0.54	0.00	0.50	0.50	893.39
Building Vendor Trips	0.02	0.25	0.21	0.00	0.00	0.01	0.01	0.00	0.01	0.01	52.72
Building Worker Trips	0.05	0.09	1.61	0.00	0.01	0.01	0.02	0.00	0.00	0.01	204.80
Time Slice 4/18/2011-5/13/2011 Active Days: 20	<u>27.57</u>	0.02	0.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40.00
Coating 04/18/2011-05/13/2011	27.57	0.02	0.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40.00
Architectural Coating	27.56	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Coating Worker Trips	0.01	0.02	0.31	0.00	0.00	0.00	0.00	0.00	0.00	0.00	40.00

Construction Related Mitigation Measures

The following mitigation measures apply to Phase: Mass Grading 8/2/2010 - 10/15/2010 - Default Mass Site Grading/Excavation Description

10/1/2009 7:27:25 AM

For Soil Stabilizing Measures, the Water exposed surfaces 3x daily watering mitigation reduces emissions by:

PM10: 61% PM25: 61%

Urbemis 2007 Version 9.2.4

Combined Annual Emissions Reports (Tons/Year)

File Name:

Project Name: Newport Beach GPA MND Existing Uses

Project Location: South Coast AQMD

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

Summary Report:

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
TOTALS (tons/year, unmitigated)	0.31	0.45	3.79	0.00	0.70	0.13	404.34

SUM OF AREA SOURCE AND OPERATIONAL EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
TOTALS (tons/year, unmitigated)	0.31	0.45	3.79	0.00	0.70	0.13	404.34

Operational Unmitigated Detail Report:

OPERATIONAL EMISSION ESTIMATES Annual Tons Per Year, Unmitigated

Source	ROG	NOX	CO	SO2	PM10	PM25	CO2
Apartments low rise	0.01	0.01	0.12	0.00	0.02	0.00	12.66
General office building	0.16	0.23	1.92	0.00	0.35	0.07	204.24
Medical office building	0.14	0.21	1.75	0.00	0.33	0.06	187.44
TOTALS (tons/year, unmitigated)	0.31	0.45	3.79	0.00	0.70	0.13	404.34

Operational Settings:

Does not include correction for passby trips

Does not include double counting adjustment for internal trips

Analysis Year: 2011 Season: Annual

Erfac: Version : Erfac2007 V2.3 Nov 1 2006

Summary of Land Uses

Land Use Type	Acreage	Trip Rate	Unit Type	No. Units	Total Trips	Total VMT
Apartments low rise	0.06	6.84	dwelling units	1.00	6.84	69.10
General office building		11.01	1000 sq ft	10.00	110.10	1,120.54
Medical office building		36.13	1000 sq ft	3.12	112.73	1,032.06
					229.67	2,221.70

Vehicle Fleet Mix

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Light Auto	51.6	0.8	99.0	0.2
Light Truck < 3750 lbs	7.3	2.7	94.6	2.7

Vehicle Fleet Mix

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Light Truck 3751-5750 lbs	23.0	0.4	99.6	0.0
Med Truck 5751-8500 lbs	10.6	0.9	99.1	0.0
Lite-Heavy Truck 8501-10,000 lbs	1.6	0.0	81.2	18.8
Lite-Heavy Truck 10,001-14,000 lbs	0.5	0.0	60.0	40.0
Med-Heavy Truck 14,001-33,000 lbs	0.9	0.0	22.2	77.8
Heavy-Heavy Truck 33,001-60,000 lbs	0.5	0.0	0.0	100.0
Other Bus	0.1	0.0	0.0	100.0
Urban Bus	0.1	0.0	0.0	100.0
Motorcycle	2.8	64.3	35.7	0.0
School Bus	0.1	0.0	0.0	100.0
Motor Home	0.9	0.0	88.9	11.1

Travel Conditions

	Residential			Commercial		
	Home-Work	Home-Shop	Home-Other	Commuter	Non-Work	Customer
Urban Trip Length (miles)	12.7	7.0	9.5	13.3	7.4	8.9
Rural Trip Length (miles)	17.6	12.1	14.9	15.4	9.6	12.6
Trip speeds (mph)	30.0	30.0	30.0	30.0	30.0	30.0
% of Trips - Residential	32.9	18.0	49.1			
% of Trips - Commercial (by land use)						
General office building				35.0	17.5	47.5

Travel Conditions

	Residential				Commercial	
	Home-Work	Home-Shop	Home-Other	Commuter	Non-Work	Customer
Medical office building				7.0	3.5	89.5

Urbemis 2007 Version 9.2.4

Combined Summer Emissions Reports (Pounds/Day)

File Name:

Project Name: Newport Beach GPA MND Existing Uses

Project Location: South Coast AQMD

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

Summary Report:

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
TOTALS (lbs/day, unmitigated)	1.65	2.34	21.06	0.02	3.84	0.75	2,287.65

SUM OF AREA SOURCE AND OPERATIONAL EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
TOTALS (lbs/day, unmitigated)	1.65	2.34	21.06	0.02	3.84	0.75	2,287.65

Operational Unmitigated Detail Report:

OPERATIONAL EMISSION ESTIMATES Summer Pounds Per Day, Unmitigated

Source	ROG	NOX	CO	SO2	PM10	PM25	CO2
Apartments low rise	0.06	0.07	0.68	0.00	0.12	0.02	71.60
General office building	0.85	1.18	10.69	0.01	1.94	0.38	1,155.49
Medical office building	0.74	1.09	9.69	0.01	1.78	0.35	1,060.56
TOTALS (lbs/day, unmitigated)	1.65	2.34	21.06	0.02	3.84	0.75	2,287.65

Operational Settings:

Does not include correction for passby trips

Does not include double counting adjustment for internal trips

Analysis Year: 2011 Temperature (F): 80 Season: Summer

Erfac: Version : Erfac2007 V2.3 Nov 1 2006

Summary of Land Uses

Land Use Type	Acreage	Trip Rate	Unit Type	No. Units	Total Trips	Total VMT
Apartments low rise	0.06	6.84	dwelling units	1.00	6.84	69.10
General office building		11.01	1000 sq ft	10.00	110.10	1,120.54
Medical office building		36.13	1000 sq ft	3.12	112.73	1,032.06
					229.67	2,221.70

Vehicle Fleet Mix

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Light Auto	51.6	0.8	99.0	0.2
Light Truck < 3750 lbs	7.3	2.7	94.6	2.7

Vehicle Fleet Mix

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Light Truck 3751-5750 lbs	23.0	0.4	99.6	0.0
Med Truck 5751-8500 lbs	10.6	0.9	99.1	0.0
Lite-Heavy Truck 8501-10,000 lbs	1.6	0.0	81.2	18.8
Lite-Heavy Truck 10,001-14,000 lbs	0.5	0.0	60.0	40.0
Med-Heavy Truck 14,001-33,000 lbs	0.9	0.0	22.2	77.8
Heavy-Heavy Truck 33,001-60,000 lbs	0.5	0.0	0.0	100.0
Other Bus	0.1	0.0	0.0	100.0
Urban Bus	0.1	0.0	0.0	100.0
Motorcycle	2.8	64.3	35.7	0.0
School Bus	0.1	0.0	0.0	100.0
Motor Home	0.9	0.0	88.9	11.1

Travel Conditions

	Residential			Commercial		
	Home-Work	Home-Shop	Home-Other	Commuter	Non-Work	Customer
Urban Trip Length (miles)	12.7	7.0	9.5	13.3	7.4	8.9
Rural Trip Length (miles)	17.6	12.1	14.9	15.4	9.6	12.6
Trip speeds (mph)	30.0	30.0	30.0	30.0	30.0	30.0
% of Trips - Residential	32.9	18.0	49.1			
% of Trips - Commercial (by land use)						
General office building				35.0	17.5	47.5

Travel Conditions

	Residential			Commercial		
	Home-Work	Home-Shop	Home-Other	Commute	Non-Work	Customer
Medical office building				7.0	3.5	89.5

Urbemis 2007 Version 9.2.4

Combined Winter Emissions Reports (Pounds/Day)

File Name:

Project Name: Newport Beach GPA MND Existing Uses

Project Location: South Coast AQMD

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

Summary Report:

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
TOTALS (lbs/day, unmitigated)	1.83	2.83	20.19	0.02	3.84	0.75	2,071.33

SUM OF AREA SOURCE AND OPERATIONAL EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
TOTALS (lbs/day, unmitigated)	1.83	2.83	20.19	0.02	3.84	0.75	2,071.33

Operational Unmitigated Detail Report:

OPERATIONAL EMISSION ESTIMATES Winter Pounds Per Day, Unmitigated

<u>Source</u>	ROG	NOX	CO	SO2	PM10	PM25	CO2
Apartments low rise	0.06	0.09	0.65	0.00	0.12	0.02	64.87
General office building	0.93	1.42	10.21	0.01	1.94	0.38	1,046.39
Medical office building	0.84	1.32	9.33	0.01	1.78	0.35	960.07
TOTALS (lbs/day, unmitigated)	1.83	2.83	20.19	0.02	3.84	0.75	2,071.33

Operational Settings:

Does not include correction for passby trips

Does not include double counting adjustment for internal trips

Analysis Year: 2011 Temperature (F): 60 Season: Winter

Erfac: Version : Erfac2007 V2.3 Nov 1 2006

Summary of Land Uses

Land Use Type	Acreage	Trip Rate	Unit Type	No. Units	Total Trips	Total VMT
Apartments low rise	0.06	6.84	dwelling units	1.00	6.84	69.10
General office building		11.01	1000 sq ft	10.00	110.10	1,120.54
Medical office building		36.13	1000 sq ft	3.12	112.73	1,032.06
					229.67	2,221.70

Vehicle Fleet Mix

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Light Auto	51.6	0.8	99.0	0.2
Light Truck < 3750 lbs	7.3	2.7	94.6	2.7

Vehicle Fleet Mix

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Light Truck 3751-5750 lbs	23.0	0.4	99.6	0.0
Med Truck 5751-8500 lbs	10.6	0.9	99.1	0.0
Lite-Heavy Truck 8501-10,000 lbs	1.6	0.0	81.2	18.8
Lite-Heavy Truck 10,001-14,000 lbs	0.5	0.0	60.0	40.0
Med-Heavy Truck 14,001-33,000 lbs	0.9	0.0	22.2	77.8
Heavy-Heavy Truck 33,001-60,000 lbs	0.5	0.0	0.0	100.0
Other Bus	0.1	0.0	0.0	100.0
Urban Bus	0.1	0.0	0.0	100.0
Motorcycle	2.8	64.3	35.7	0.0
School Bus	0.1	0.0	0.0	100.0
Motor Home	0.9	0.0	88.9	11.1

Travel Conditions

	Residential			Commuter	Commercial	
	Home-Work	Home-Shop	Home-Other		Non-Work	Customer
Urban Trip Length (miles)	12.7	7.0	9.5	13.3	7.4	8.9
Rural Trip Length (miles)	17.6	12.1	14.9	15.4	9.6	12.6
Trip speeds (mph)	30.0	30.0	30.0	30.0	30.0	30.0
% of Trips - Residential	32.9	18.0	49.1			
% of Trips - Commercial (by land use)						
General office building				35.0	17.5	47.5

Travel Conditions

	Residential			Commercial		
	Home-Work	Home-Shop	Home-Other	Commuter	Non-Work	Customer
Medical office building				7.0	3.5	89.5

Urbemis 2007 Version 9.2.4

Combined Annual Emissions Reports (Tons/Year)

File Name:

Project Name: Newport Beach GPA MND Operations

Project Location: South Coast AQMD

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

Summary Report:

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
TOTALS (tons/year, unmitigated)	1.16	1.76	14.41	0.02	2.68	0.52	1,545.77

SUM OF AREA SOURCE AND OPERATIONAL EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
TOTALS (tons/year, unmitigated)	1.16	1.76	14.41	0.02	2.68	0.52	1,545.77

Operational Unmitigated Detail Report:

OPERATIONAL EMISSION ESTIMATES Annual Tons Per Year, Unmitigated

<u>Source</u>	ROG	NOX	CO	SO2	PM10	PM25	CO2
Medical office building	1.16	1.76	14.41	0.02	2.68	0.52	1,545.77
TOTALS (tons/year, unmitigated)	1.16	1.76	14.41	0.02	2.68	0.52	1,545.77

Operational Settings:

Does not include correction for passby trips

Does not include double counting adjustment for internal trips

Analysis Year: 2011 Season: Annual

Emfac: Version : Emfac2007 V2.3 Nov 1 2006

Summary of Land Uses

Land Use Type	Acreage	Trip Rate	Unit Type	No. Units	Total Trips	Total VMT
Medical office building		36.13	1000 sq ft	25.73	929.62	8,511.18
					929.62	8,511.18

Vehicle Fleet Mix

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Light Auto	51.6	0.8	99.0	0.2
Light Truck < 3750 lbs	7.3	2.7	94.6	2.7
Light Truck 3751-5750 lbs	23.0	0.4	99.6	0.0
Med Truck 5751-8500 lbs	10.6	0.9	99.1	0.0
Lite-Heavy Truck 8501-10,000 lbs	1.6	0.0	81.2	18.8
Lite-Heavy Truck 10,001-14,000 lbs	0.5	0.0	60.0	40.0

Vehicle Fleet Mix

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Med-Heavy Truck 14,001-33,000 lbs	0.9	0.0	22.2	77.8
Heavy-Heavy Truck 33,001-60,000 lbs	0.5	0.0	0.0	100.0
Other Bus	0.1	0.0	0.0	100.0
Urban Bus	0.1	0.0	0.0	100.0
Motorcycle	2.8	64.3	35.7	0.0
School Bus	0.1	0.0	0.0	100.0
Motor Home	0.9	0.0	88.9	11.1

Travel Conditions

	Residential			Commercial		
	Home-Work	Home-Shop	Home-Other	Commuter	Non-Work	Customer
Urban Trip Length (miles)	12.7	7.0	9.5	13.3	7.4	8.9
Rural Trip Length (miles)	17.6	12.1	14.9	15.4	9.6	12.6
Trip speeds (mph)	30.0	30.0	30.0	30.0	30.0	30.0
% of Trips - Residential	32.9	18.0	49.1			
% of Trips - Commercial (by land use)						
Medical office building				7.0	3.5	89.5

Urbemis 2007 Version 9.2.4

Combined Summer Emissions Reports (Pounds/Day)

File Name:

Project Name: Newport Beach GPA MND Operations

Project Location: South Coast AQMD

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

Summary Report:

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
TOTALS (lbs/day, unmitigated)	6.11	9.02	79.95	0.09	14.70	2.86	8,746.21

SUM OF AREA SOURCE AND OPERATIONAL EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
TOTALS (lbs/day, unmitigated)	6.11	9.02	79.95	0.09	14.70	2.86	8,746.21

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Operational Unmitigated Detail Report:

OPERATIONAL EMISSION ESTIMATES Summer Pounds Per Day, Unmitigated

<u>Source</u>	ROG	NOX	CO	SO2	PM10	PM25	CO2
Medical office building	6.11	9.02	79.95	0.09	14.70	2.86	8,746.21
TOTALS (lbs/day, unmitigated)	6.11	9.02	79.95	0.09	14.70	2.86	8,746.21

Operational Settings:

Does not include correction for passby trips

Does not include double counting adjustment for internal trips

Analysis Year: 2011 Temperature (F): 80 Season: Summer

Emfac: Version : Emfac2007 V2.3 Nov 1 2006

Summary of Land Uses

Land Use Type	Acreage	Trip Rate	Unit Type	No. Units	Total Trips	Total VMT
Medical office building		36.13	1000 sq ft	25.73	929.62	8,511.18
					929.62	8,511.18

Vehicle Fleet Mix

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Light Auto	51.6	0.8	99.0	0.2
Light Truck < 3750 lbs	7.3	2.7	94.6	2.7
Light Truck 3751-5750 lbs	23.0	0.4	99.6	0.0
Med Truck 5751-8500 lbs	10.6	0.9	99.1	0.0
Lite-Heavy Truck 8501-10,000 lbs	1.6	0.0	81.2	18.8
Lite-Heavy Truck 10,001-14,000 lbs	0.5	0.0	60.0	40.0

Vehicle Fleet Mix

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Med-Heavy Truck 14,001-33,000 lbs	0.9	0.0	22.2	77.8
Heavy-Heavy Truck 33,001-60,000 lbs	0.5	0.0	0.0	100.0
Other Bus	0.1	0.0	0.0	100.0
Urban Bus	0.1	0.0	0.0	100.0
Motorcycle	2.8	64.3	35.7	0.0
School Bus	0.1	0.0	0.0	100.0
Motor Home	0.9	0.0	88.9	11.1

Travel Conditions

	Residential			Commercial		
	Home-Work	Home-Shop	Home-Other	Commuter	Non-Work	Customer
Urban Trip Length (miles)	12.7	7.0	9.5	13.3	7.4	8.9
Rural Trip Length (miles)	17.6	12.1	14.9	15.4	9.6	12.6
Trip speeds (mph)	30.0	30.0	30.0	30.0	30.0	30.0
% of Trips - Residential	32.9	18.0	49.1			
% of Trips - Commercial (by land use)						
Medical office building				7.0	3.5	89.5

Urbemis 2007 Version 9.2.4

Combined Winter Emissions Reports (Pounds/Day)

File Name:

Project Name: Newport Beach GPA MND Operations

Project Location: South Coast AQMD

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

Summary Report:

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
TOTALS (lbs/day, unmitigated)	6.91	10.86	76.92	0.07	14.70	2.86	7,917.49

SUM OF AREA SOURCE AND OPERATIONAL EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
TOTALS (lbs/day, unmitigated)	6.91	10.86	76.92	0.07	14.70	2.86	7,917.49

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Operational Unmitigated Detail Report:

OPERATIONAL EMISSION ESTIMATES Winter Pounds Per Day, Unmitigated

<u>Source</u>	ROG	NOX	CO	SO2	PM10	PM25	CO2
Medical office building	6.91	10.86	76.92	0.07	14.70	2.86	7,917.49
TOTALS (lbs/day, unmitigated)	6.91	10.86	76.92	0.07	14.70	2.86	7,917.49

Operational Settings:

Does not include correction for passby trips

Does not include double counting adjustment for internal trips

Analysis Year: 2011 Temperature (F): 60 Season: Winter

Emfac: Version : Emfac2007 V2.3 Nov 1 2006

Summary of Land Uses

Land Use Type	Acreage	Trip Rate	Unit Type	No. Units	Total Trips	Total VMT
Medical office building		36.13	1000 sq ft	25.73	929.62	8,511.18
					929.62	8,511.18

Vehicle Fleet Mix

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Light Auto	51.6	0.8	99.0	0.2
Light Truck < 3750 lbs	7.3	2.7	94.6	2.7
Light Truck 3751-5750 lbs	23.0	0.4	99.6	0.0
Med Truck 5751-8500 lbs	10.6	0.9	99.1	0.0
Lite-Heavy Truck 8501-10,000 lbs	1.6	0.0	81.2	18.8
Lite-Heavy Truck 10,001-14,000 lbs	0.5	0.0	60.0	40.0

Vehicle Fleet Mix

Vehicle Type	Percent Type	Non-Catalyst	Catalyst	Diesel
Med-Heavy Truck 14,001-33,000 lbs	0.9	0.0	22.2	77.8
Heavy-Heavy Truck 33,001-60,000 lbs	0.5	0.0	0.0	100.0
Other Bus	0.1	0.0	0.0	100.0
Urban Bus	0.1	0.0	0.0	100.0
Motorcycle	2.8	64.3	35.7	0.0
School Bus	0.1	0.0	0.0	100.0
Motor Home	0.9	0.0	88.9	11.1

Travel Conditions

	Residential			Commercial		
	Home-Work	Home-Shop	Home-Other	Commuter	Non-Work	Customer
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Rural Trip Length (miles)	17.6	12.1	14.9	15.4	9.6	12.6
Trip speeds (mph)	30.0	30.0	30.0	30.0	30.0	30.0
% of Trips - Residential	32.9	18.0	49.1			
% of Trips - Commercial (by land use)						
Medical office building				7.0	3.5	89.5