



# MEMORANDUM

**To:** City Council

**From:** Kinarik Shallow, Associate Planner

**Date:** July 15, 2020

**Re:** Response to SWAPE Comments for WRSP PCL F-31 – The Plaza at Blue Oaks (File #PL17-0368)

On June 29, 2020, the City received a letter from the Law Office of Robert M. Bone, representing an unincorporated association of Roseville community residents (the “Association”) regarding the appeal of the Plaza at Blue Oaks project (“Project”). The letter, dated June 26, 2020, includes comments from SWAPE, a technical consultant, who identifies alleged inadequacies with the Initial Study/Mitigated Negative Declaration (IS/MND) prepared for the Project. The letter is included as Attachment 1. The purpose of this memorandum is to provide a response to SWAPE’s comments.

SWAPE identifies alleged inadequacies with the following sections of the Initial Study checklist: Section IX (Hazards and Hazardous Materials), Section III (Air Quality), and Section VIII (Greenhouse Gases). Each of these sections is listed below in underlined text and are followed by the direct comments made in SWAPE’s letter (shown in *italicized* text) and staff responses. In his portion of the letter, Mr. Bone provides a summary of SWAPE’s comments; therefore, Mr. Bone’s comments do not require a separate response as they will be addressed with staff’s responses below.

## Hazards and Hazardous Materials

### *1. Inadequate Analysis of Impacts.*

The significance of impacts related to hazardous and hazardous materials is based directly on the CEQA Guidelines Environmental Checklist Form items a—h of Section IX. Checklist item “d” asks whether the Project is “located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?” The list of hazardous materials sites can be found online at [www.envirostor.dtsc.ca.gov/public](http://www.envirostor.dtsc.ca.gov/public). The Project site is not included on the list; therefore, it was concluded that there would be no impacts related to this criterion.

However, SWAPE states a Phase I Environmental Site Assessment (ESA) should have been prepared for the Project site given that a portion of the site was used for agricultural purposes. As recommended in CEQA Guidelines Section 15152(a)(b), the IS/MND relies on the West Roseville Specific Plan (WRSP) Final Environmental Impact Report (FEIR), certified on February 4, 2004 (State Clearinghouse #2002082057). The WRSP FEIR included project-level analysis of all of the land uses set forth in the WRSP; the Project site is identified for commercial use in the WRSP and was evaluated as such in the WRSP FEIR. The WRSP FEIR includes evaluation<sup>1</sup> of a Phase I ESA that was prepared for the WRSP area, which covers the Project site. The FEIR identified the impacts from soil or groundwater contamination related to past uses as less than significant with implementation of Mitigation Measure 4.9-

<sup>1</sup> WRSP FEIR Chapter 4, Section 4.9 Hazardous Materials and Public Safety, pp. 4.9-4 to 4.9-6

[http://roseville.ca.us/UserFiles/Servers/Server\\_7964838/File/Government/Departments/Development%20Services/Planning/Specific%20Plans%20&%20Planning%20Areas/West%20Roseville%20Specific%20Plan/Vol%201%20-%20Chapter%204%20Sections%204.1%20through%204.10.pdf](http://roseville.ca.us/UserFiles/Servers/Server_7964838/File/Government/Departments/Development%20Services/Planning/Specific%20Plans%20&%20Planning%20Areas/West%20Roseville%20Specific%20Plan/Vol%201%20-%20Chapter%204%20Sections%204.1%20through%204.10.pdf)

1.<sup>2</sup> This mitigation measure would reduce the risk of exposure to site contamination to a less-than-significant level for the WRSP area by ensuring that known or potentially hazardous site conditions are identified and appropriately managed in accordance with the regulations adopted prior to development. The Project will not result in any new impacts beyond those already disclosed, evaluated, and mitigated for within the WRSP FEIR.

## Air Quality

### *1. Failure to Evaluate Air Quality Impacts.*

As discussed in Section III (Air Quality) of the Initial Study, the Placer County Air Pollution Control District (PCAPCD) published screening table for NO<sub>x</sub> operational emissions was used to determine that the Project will not exceed the significance thresholds for criterial air pollutants. To substantiate this determination, the summer and winter output files (including the same assumptions made in the annual output) are included with this memorandum as Attachment 2 and the results are included in Table 1, below. The modeled emissions do not exceed the construction and operational thresholds of significance. The analysis excluded mobile emissions for the reasons explained more fully in the response to “Unsubstantiated Changes in Trip Rates,” below. In summary, the project was found to reduce vehicle miles traveled compared to existing baseline conditions, and therefore would result in a reduction of emissions compared to baseline mobile-source pollutants. Performing a mobile emissions analysis would only demonstrate that the project’s impacts are lower than those reported in the table below.

Table 1: CalEEMod Results

Pollutant	Project Emissions (lbs/day)	Significance Threshold (lbs/day)	Exceeds Threshold?
<b>Construction Emissions</b>			
ROG	21.79	82	No
NO <sub>x</sub>	42.49	82	No
PM <sub>10</sub>	20.41	82	No
<b>Operational Emissions</b>			
ROG	1.92	55	No
NO <sub>x</sub>	0.51	55	No
PM <sub>10</sub>	0.04	82	No

### *2. Failure to Include Summer and Winter Models.*

The summer and winter outputs report daily emissions in pounds while the annual output reports yearly emissions in metric tons; daily emissions reporting is used for comparison to criteria pollutant thresholds, which are stated in pounds/day, while annual emissions reporting is used for comparison to GHG thresholds, which are stated in metric tons/year. CalEEMod was used to calculate the Project’s greenhouse gas (GHG) emissions, while the PCAPCD screening table was used for emissions from criteria air pollutants. Therefore, the summer and winter outputs were not relevant for purposes of the

<sup>2</sup> WRSP FEIR Mitigation Monitoring Program, Impact 4.9-5, Mitigation Measure 4.9-1, page 44, [http://roseville.ca.us/UserFiles/Servers/Server\\_7964838/File/Government/Departments/Development%20Services/Planning/Specific%20Plans%20&%20Planning%20Areas/West%20Roseville%20Specific%20Plan/Final%20EIR%20-%20January%2009.%202004/Mitigation%20Monitoring%20Program.pdf](http://roseville.ca.us/UserFiles/Servers/Server_7964838/File/Government/Departments/Development%20Services/Planning/Specific%20Plans%20&%20Planning%20Areas/West%20Roseville%20Specific%20Plan/Final%20EIR%20-%20January%2009.%202004/Mitigation%20Monitoring%20Program.pdf)

IS/MND analysis, which is why they were not originally included with the IS/MND. However, for reference the summer and winter outputs are included as Attachment 2.

### 3. *SWAPE Analysis Indicates Significant Air Pollutant Emissions.*

As shown in Table 1 above, the Project's criteria air pollutant emissions are below the PCAPCD significance thresholds for air pollutant emissions. While the SWAPE letter states they have modeled the project using CalEEMod and found impacts to be significant, the model output files are not included as an attachment to the letter, and therefore the alleged results are unsubstantiated. In addition, the WRSP FEIR evaluated air quality impacts<sup>3</sup> related to buildout of the WRSP area. The following air quality impacts were identified to be significant and unavoidable, and Findings of Fact and Statements of Overriding Considerations were adopted for these impacts:

- Increased emissions of fugitive dust and PM10 from grading and trenching activities (short term);
- Increased emissions of ozone precursors during construction (short-term);
- Operational Emissions;
- Cumulative air pollutant emissions from construction; and
- Cumulative air pollutant emissions from operation.

Project-specific mitigation measures were identified and adopted by the City and incorporated into the WRSP. For example, the measures incorporated into the WRSP that would reduce the generation of operational emissions include park-and-ride lots and preparation of a Transportation System Management Plan for employers with 50 or more employees. As these are a requirement of the Specific Plan and were made conditions of approval for the Project, these requirements do not appear as mitigation measures in the IS/MND.

The number of vehicle trips (and related operational emissions) that will be generated by development of the Project is consistent with levels anticipated during the environmental review of the WRSP and the General Plan. As discussed in Section XVII (Transportation) of the IS/MND, the addition of the Project's p.m. peak hour trips to the existing conditions would result in fewer trips than what was anticipated in the City's Traffic Model for the 2035 build out of the applicable Traffic Analysis Zone (TAZ 1107). A reduction in trip rates corresponds to a reduction in operational emissions. Also, as previously stated, the project was found to reduce vehicle miles traveled compared to existing baseline conditions, and therefore would result in a reduction of emissions compared to baseline mobile-source pollutants. As such, the Project would not increase the severity of already identified significant impacts related to air quality.

The Project is required to obtain permits from the PCAPCD prior to construction and prior to dispensing gasoline (see Attachment 3 – PCAPCD Rules and Regulations). The PCPACD permit process ensures that the required local, state, and federal standards are adhered to as it relates to air quality impacts, and that no permit is provided if PCAPCD significance thresholds are exceeded.

### 4. *Diesel Particulate Matter Health Risk Emissions Inadequately Evaluated.*

The analysis in Section III (Air Quality) of the Initial Study was supplemented with a Health Risk Assessment (HRA) prepared by Trinity Consultants, an air quality consultant (included as Attachment 3 to the IS/MND). SWAPE alleges that the HRA should have evaluated operational emissions of the entire Project, rather than just the proposed gasoline facility. As stated in Trinity's response to SWAPE's comments (see Attachment 4), emissions resulting from operational activities such as product use, architectural coatings, space heating, water heating, refrigeration, office uses, ventilation, lighting, water-use, and waste are negligible. Thus, the HRA focused on operational emissions resulting from the gasoline facility, as gasoline vapors include Toxic Air Contaminants (TAC).

<sup>3</sup> WRSP FEIR Chapter 4, Section 4.4 Air Quality, pp. 4.4-1 to 4.4-37,  
[http://roseville.ca.us/UserFiles/Servers/Server\\_7964838/File/Government/Departments/Development%20Services/Planning/Specific%20Plans%20&%20Planning%20Areas/West%20Roseville%20Specific%20Plan/Vol%201%20-%20Chapter%204%20Sections%204.1%20through%204.10.pdf](http://roseville.ca.us/UserFiles/Servers/Server_7964838/File/Government/Departments/Development%20Services/Planning/Specific%20Plans%20&%20Planning%20Areas/West%20Roseville%20Specific%20Plan/Vol%201%20-%20Chapter%204%20Sections%204.1%20through%204.10.pdf)

SWAPE alleges a construction HRA should have been prepared for the Project. As demonstrated in the CalEEMod results noted above, the Project's modeled construction emissions do not exceed PCAPCD's thresholds of significance. While construction activities have the potential to generate Diesel Particulate Matter (DPM) emissions from off-road heavy-duty diesel equipment used for site grading, paving, and other construction activities, construction is temporary and occurs over a relatively short duration in comparison to the operational lifetime of the Project. Construction equipment would likely operate intermittently throughout the course of a day and is restricted to certain hours per the City's Municipal Code. Operation of construction equipment would also be regulated by the applicable PCAPCD rules and regulations.<sup>4</sup> These regulations would help to minimize air pollutant emissions as well as any associated odors. Thus, the likelihood that any one sensitive receptor would be exposed to high concentrations of DPM associated with construction of the Project for any extended period of time would be low. Given that the health risks associated with exposure to DPM or any TAC are correlated with high concentrations over a long period of exposure, the temporary, intermittent construction-related DPM emissions would not be expected to cause any health risks to nearby sensitive receptors.

As detailed in Attachment 3 (PCAPCD Rules and Regulations), a HRA is submitted as part of the Authority to Construct (ATC) permit that is required prior to building a gasoline facility to ensure significance thresholds are not exceeded. The Project's HRA assumes the proposed gas station will pump 5.5 million gallons of gasoline per year, over a 30-year exposure period, while construction emissions are estimated to only occur over a 1.14-year timeframe and are minimal and regulated. The HRA concluded that the annual amount of gasoline dispensed from the facility would be below PCAPCD's significance threshold for cancer risk of 10 in one million and below the non-cancer hazard index of 1. As previously mentioned, the PCAPCD permit process will ensure that the required local, state, and federal standards are adhered to as it relates to air quality impacts.

### Greenhouse Gas (GHG)

#### *1. Incorrect reliance on AB32.*

The PCAPCD thresholds of significance for GHG are based on statewide regulations to achieve emission reduction targets, including Assembly Bill 32 ("AB32") and the 2030 reduction target established by Senate Bill 32 ("SB32"). The IS/MND discusses both AB 32, because this is the legislation which required the creation of the Climate Change Scoping Plan, and SB 32, because this required the update of the Scoping Plan to include the 2030 target year goals. The Initial Study concludes that the "project-generated GHG emissions would not conflict with, and are consistent with, the State goals listed in AB32..." on the basis that the modeled GHG emissions were below the PCAPCD significance thresholds, which again, take into account year 2030 reduction targets, as stated in the IS/MND.

#### *2. Failure to Evaluate Consistency with California Air Resources Board (CARB) Policies and Regulations.*

The Project was evaluated for consistency with CARB's policies and regulations as it relates to the State's goals for greenhouse gas reduction associated with land use planning, as described in the Climate Change Scoping Plan. CARB is the state agency primarily responsible for implementing AB32 and SB32. As discussed in Section VII (Greenhouse Gases) of the Initial Study, CARB prepared the Climate Change Scoping Plan for California in response to AB32 and has published modified targets for the year 2030 as part of SB32, which provides an outline for actions to reduce California's GHG emissions. Given that the PCAPCD's adopted GHG significance thresholds are based on these reduction targets, and the CalEEMod results were below these thresholds, it was concluded that the Project is consistent with CARB policies and regulations related to greenhouse gas and land use.

#### *3. Unsubstantiated Input Parameters Used to Estimate Project Emissions.*

##### *a. Unsubstantiated Change to CO<sub>2</sub> Intensity Factor.*

<sup>4</sup> PCAPCD 2017 CEQA Handbook, 'Appendix A. PCAPCD Rules and Regulations', <https://www.placer.ca.gov/DocumentCenter/View/2038/Appendix-A-PCAPCD-Rules-and-Regulations-PDF>



The CalEEMod default CO<sub>2</sub> intensity factor (lb/MWh) for Roseville Electric is based on the reporting year of 2007.<sup>5</sup> CalEEMod user guide Appendix A, Section 2.1 (Utility Information)<sup>6</sup> states: “The end user will also be able to provide an alternative value that is recommended by the local agency, if applicable.” The default CO<sub>2</sub> intensity factor for the Project was reduced by 33% from 793.8 to 531.85 pounds per megawatt hour (lb/MWh) to account for the City’s Renewables Portfolio Standard (RPS) goals established in the City’s RPS Procurement Plan<sup>7</sup> and RPS Enforcement Program.<sup>8</sup> Roseville Electric has a compliance obligation of procuring 33% of its retail sales through eligible renewable resources by December 31, 2020.

Based on information provided by Roseville Electric, the 33% reduction used in the model is conservative and is still high based on the City’s current average emission factors (see Attachment 5). The City’s weighted average emission factor (EF) for 2020 is 0.20 metric tons of carbon dioxide equivalent (MTCO<sub>2</sub>e) (or about 443 lbs/MWh) and the EF for 2030 is estimated to be 0.086 MTCO<sub>2</sub>e (or about 190 lbs/MWh). As such, a re-run of the model based on these grounds is not warranted given that the Project is below the significance thresholds even when using the more conservative CO<sub>2</sub> intensity factor.

*b. Unsubstantiated Number of New Trees for Sequestration.*

The landscape plan is included as Attachment 6 and shows a total of 373 trees will be planted as part of the Project. The landscape plan and other Project-related plans are publically available on the City’s Projects of Interest website at: [www.roseville.ca.us/ProjectsofInterest](http://www.roseville.ca.us/ProjectsofInterest). The plans were also available in this location during the IS/MND public review period.

*c. Unsubstantiated Changes to Trip Rates.*

The IS/MND relies on the West Roseville Specific Plan (WRSP) Final Environmental Impact Report (FEIR), certified on February 4, 2004 (State Clearinghouse #2002082057). The WRSP FEIR included project-level analysis of land uses set forth in the WRSP; the Project site is identified for commercial use in the WRSP and was evaluated as such in the WRSP FEIR. This is of relevance here, because page 41 of the IS/MND includes an evaluation of trip rates for the project, and concludes that the proposed project will result in *fewer trips* than the City’s traffic model has programmed for the site. Therefore, while the SWAPE letter alleges that the project will result in more intensive traffic generation than a typical General Commercial land use, the evidence shows that the opposite is true.

The evidence also shows that the proposed project will reduce existing vehicle miles traveled. According to the Governor’s Office of Planning and Research (OPR) Technical Advisory on Evaluating Transportation Impacts in CEQA (Technical Advisory), “new retail development typically redistributes shopping trips rather than creating new trips,” and most importantly:

“By adding retail opportunities into the urban fabric and thereby improving retail destination proximity, local-serving retail development tends to shorten trips and reduce VMT. Thus, lead agencies generally may presume such development creates a less-than-significant transportation impact.”

In other words, the Technical Advisory indicates that local-serving retail generally redistributes trips in a manner that reduces VMT compared to the existing baseline. The project is local-serving

<sup>5</sup> CalEEMod, ‘Appendix D Default Data Tables’, October 2017, page D-3, [http://www.aqmd.gov/docs/default-source/caleemod/05\\_appendix-d2016-3-2.pdf?sfvrsn=4](http://www.aqmd.gov/docs/default-source/caleemod/05_appendix-d2016-3-2.pdf?sfvrsn=4)

<sup>6</sup> CalEEMod, ‘Appendix A Calculation Details for CalEEMod’, July 2013, page 2, <http://www.aqmd.gov/docs/default-source/caleemod/caleemod-appendix-a.pdf>

<sup>7</sup> City of Roseville, ‘Renewables Portfolio Standard Procurement Plan’, June 2018, [https://www.roseville.ca.us/UserFiles/Servers/Server\\_7964838/Image/Electric/RPS%20ProcurementPlan%202018%20Update.pdf](https://www.roseville.ca.us/UserFiles/Servers/Server_7964838/Image/Electric/RPS%20ProcurementPlan%202018%20Update.pdf)

<sup>8</sup> City of Roseville, ‘Renewables Portfolio Standard Enforcement Program’, May 2018, [https://www.roseville.ca.us/UserFiles/Servers/Server\\_7964838/Image/Electric/RPS%20Enforcement%20Plan%202018%20Update.pdf](https://www.roseville.ca.us/UserFiles/Servers/Server_7964838/Image/Electric/RPS%20Enforcement%20Plan%202018%20Update.pdf)

commercial, as defined in the City's General Plan<sup>9</sup> and based on an evaluation of the specific site setting. The project site is surrounded by residential development, and although a significant amount of residences are located north, south, and west of the site, there are no other existing grocery stores or gas stations north, south, or east of the site within the City. In fact, the nearest grocery store or gas station is located 1.6 miles to the east of the project site. Therefore, the evidence shows that the project will introduce local-serving commercial development which is 1.6 miles closer to development in the west of the City.

For the above reasons, the GHG analysis did not include a mobile emissions analysis. In fact, because the project will result in a reduction of existing mobile-source GHG, performing a mobile emissions analysis would only demonstrate that the project's impacts are lower than those reported in the IS/MND. Instead, the IS/MND analysis focused on emissions generated from on-site operations.

*d. Unsubstantiated Reductions to Area and Architectural Emissions Factors.*

The Project will utilize Benjamin Moore paint colors for the building exteriors (see Attachment 7 – Materials and Color Board). The Benjamin Moore paint products<sup>10</sup> are listed as having a Volatile Organic Compound (VOC) level as low as 44 grams per liter (g/L) and as high as 50 g/L; therefore, the 50 g/L factor used in the model is accurate for calculating the Project emissions related to area and architectural coatings. In addition, the current Placer County Air Pollution Control District Rule 218, Section 301 (VOC Content Limits) restricts all flat coatings (paints) to 50 g/L or less (see Attachment 8).

*e. Unsubstantiated Application of Mobile-and Water-Related Operational Mitigation Measures*

"Provide a ride sharing program" was the mobile operational mitigation measure selected in the CalEEMod output. This selection was based on the WRSP's designation of the Project site as a park and ride lot (see Attachment 9 – Figure 7-15 of the WRSP). The Project is required to provide 20 parking spaces designated for commuters to leave their vehicle to meet carpools, vanpools, or access transit. These spaces are shown on the proposed site plan (see Attachment 10). However, because no mobile operational emissions were modeled, selecting this measure did not affect the overall CalEEMod results. The Design Review Permit for the Project includes a condition of approval requiring the 20 park-and-ride spaces be provided per the Specific Plan requirements (see Attachment 11, Condition #32). This allows enforcement by the City to ensure the requirement is met. In addition, Condition #34 of the Design Review Permit requires the applicant/developer prepare a Transportation Systems Management (TSM) plan consisting of measures to reduce the number and length of home-to-work commute trips through actions such as ridesharing.

"Use Water Efficient Landscaping" was the water operational mitigation measure selected in the CalEEMod output. However, because the model did not include any values for the Maximum Allowable Water Allowance (MAWA) and the Estimated Total Water Use (ETWU), and was left blank, selecting this measure did not affect the overall CalEEMod results. This is demonstrated by the model reporting the same outputs for mitigated and unmitigated emissions in Metric Tons per year (MT/yr) (see Attachment 12, page 32). Therefore, a re-run of the model is not warranted.

*4. Updated Analysis Indicates a Potentially Significant GHG Impact*

While the SWAPE letter states they have modeled the project using CalEEMod and found impacts to exceed the bright-line threshold, the model output files are not included as an attachment to the letter, and therefore the alleged results are unsubstantiated. Based on the responses in this memorandum, staff finds a re-run of the model is not warranted. The GHG analysis included a good faith effort at full

<sup>9</sup> Regional-serving retail is permitted within the City's Regional Commercial land use designation, and is defined by the General Plan as "major department and discount stores, automalls, hotels and motels, and commercial recreation or entertainment." The project does not include any of these uses, and moreover, the site is designated Community Commercial, not Regional Commercial.

<sup>10</sup> Benjamin Moore Paint Products, <https://www.benjaminmoore.com/en-us/interior-exterior-paints-stains/featured-products/exterior-paints>, Accessed July 2020

disclosure, and the changes to the input parameters questioned in the SWAPE letter are substantiated with the responses above. Staff is confident the Initial Study adequately discloses, evaluates, and mitigates the Project's environmental impacts and a Mitigated Negative Declaration is the appropriate environmental determination for this Project.

**Attachments**

1. June 26, 2020 Letter
2. CalEEMod Summer and Winter Outputs
3. PCAPCD Rules and Regulations
4. Trinity Consultants' Response
5. Roseville Electric Correspondence, June 30, 2020
6. Landscape Plan
7. Materials & Color Board
8. PCAPCD Rule 218 Architectural Coatings
9. WRSP Figure 7-15 (Park & Ride Locations)
10. Site Plan
11. Conditions of Approval
12. CalEEMod Annual Output

**Law Office of  
ROBERT M. BONE**

June 26, 2020

**VIA EMAIL ONLY**

publiccomment@roseville.ca.us

City of Roseville Planning Commission  
311 Vernon Street  
Roseville, California 95678

RE: Appeal of Project Approvals - WRSP PCL F-31  
The Plaza at Blue Oaks; File # PL17-0368

Dear Sir or Madam:

Our firm writes on behalf of an unincorporated association of Roseville community residents (the "Association") to submit the attached environmental report from SWAPE ("Report") in support of our pending appeal of the Approval by the City of Roseville Planning Commission ("Planning Commission"), of The Plaza at Blue Oaks Project, located at 1950 Blue Oaks Boulevard, in the City of Roseville, Placer County, CA (APN 017-117-093-000). This is a proposed retail center consisting of an approximately 35,000 square-foot anchor grocery store, a 12-pump gas station with an approximately 3,500 square-foot convenience store and car wash, and seven additional buildings ranging in size from approximately 3,750 square feet to 9,750 square feet (the "Project"). The Project approvals included a Design Review Permit to review the site design and proposed buildings, a Tree Permit to remove several native oak trees on the westerly portion of the site, and a Tentative Subdivision Map to subdivide the parcel into eight (8) lots (the "Approvals").

The Report highlights several deficiencies that appear in the initial study mitigated negative declaration ("IS/MND") that underlies the Approvals. These evaluation deficiencies relate to data utilized in the IS/MND's Findings on Soil contamination, Project Land and Water use, Air Quality, Traffic, and other Impacts that will be caused by the Project. Some of the deficiencies noted in the Report include, but are not limited to, the following:

**Prior Agricultural Uses Require Detailed Soil Evaluation**

Agriculture was practiced on the Project site for many years. Thus, pesticides may be present in the soil. The Report recommends a Phase I environmental soil analysis that targets the potential for pesticides through an evaluation of agricultural practices, including the types of crops that were grown and when they were cultivated. The Report provides granular details on how the

IS/MND fails to provide sufficient environmental review in this regard.

### **The IS/MND Fails to Properly Analyze the Project's Intended Land Use**

The IS/MND evaluated the Project under “general commercial land use” criteria. However, Project does not only involve general commercial land uses. It also includes a 12-pump gasoline station, which the IS/MND fails to address or evaluate. Indeed, it is unclear whether the gas station will include ancillary automotive services like auto repair, smog checking, etc. As a result of the improper evaluation of the gas station, and all intended uses in this footprint, the IS/MND cannot conclude that the proposed Project would result in a Less Than Significant Air Quality Impact without conducting a quantitative analysis to evaluate the *entire* Project's *total* air quality emissions.

### **Several Problems Exist with the Modeling Used in the IS/MND**

The Report highlights several problems with the modeling that supported the IS/MND's Findings. For example, the IS/MND correctly used the CalEEMod models to evaluate Air Quality. However, the modeling data provided to the public was incomplete. CalEEMod modeling software provides three types of output files, including winter, summer, and annual. The IS/MND did not provide the summer and winter output files. Without the summer and winter CalEEMod output files, the Project's criteria Air Pollutant Emissions cannot be compared to Placer County Air Pollution Control District (“PCAPCD”) thresholds. For this reason, the IS/MND's Finding of a Less Than Significant Impact cannot be relied upon for Project Approval.

The failures in the IS/MND modeling resulted in an undercounting of Significant Air Pollutant Emissions. Further analysis is required. The Findings should be changed from No Impact to Less Than Significant Impacts - with certain Mitigation Measures implemented - which Mitigation Measures must be determined and imposed on the Project. Residents in the Project area will live under Emissions levels that were not properly captured in the IS/MND.

The Report demonstrates the Project's operational NO<sub>x</sub> emissions exceed the PCAPCD threshold of 55 pounds per day. Thus, the Project would result in Significant Air Quality Impacts that were not previously identified, or addressed, in the IS/MND. As a result, an updated CEQA evaluation should be prepared to include an updated Air Pollution model and analysis to adequately estimate the Project's construction and operational emissions and incorporate proper Mitigation Measures to reduce these Emissions to Less Than Significant levels.

Diesel particulate matter health risk emissions were also inadequately evaluated in the IS/MND. The inadequacy of this evaluation is particularly worrying because diesel particulate matter is known to the State of California to cause asthma and can cause sensitive receptors to develop lung cancer. The Health Risk Assessment in the IS/MND fails to evaluate the cumulative lifetime cancer risk to nearby, existing receptors as a result of Project construction *and* operation *together*. The IS/MND should have quantified the Project's *entire* construction and operational



health risks, and should have compared the combined construction and operational health risks to the PCAPCD threshold of 10 in one million, as indicated by the IS/MND (p. 11).

This is more than an issue of Vehicle Miles Traveled (“VMT”). This goes directly to the health of nearby residents that will be caused by people from around the County and other areas driving to this Project site. The Environmental Impact caused by this increased diesel particulate matter from people driving into the neighborhood must be properly assessed.

Further to the creative modeling employed in the IS/MND, the default CO<sub>2</sub> intensity factor was inexplicably reduced from 793.8 pounds per megawatt hour (“lbs/MWh”) to 531.85 lbs/MWh. The CalEEMod User’s Guide *requires any changes to model defaults be justified*.<sup>1</sup> This default CO<sub>2</sub> figure was changed from the 793.8 default employed by CalEEMod. However, *no justification was given for the change*. This represents an improper forced reduction in emissions.

The IS/MND also doesn’t provide the VMT-reducing measures that actually *show* they will reduce emissions. The IS/MND says it will reduce emissions, but no measures are provided. Rather, the reduction was accomplished by the modelers playing with the numbers, not by showing they are designing the Project to reduce VMT.

The same anomalies in the data appears in the Trees analysis. The default line appears near zero because no trees are currently on the site. The Developer states they are planning to add 373 trees in their model. This causes their overall number of emitted CO<sub>2</sub> to drop. However, no details are provided on the type, or age, of Trees that will be used. Palm trees do not absorb as much CO<sub>2</sub> as elm trees. Old trees absorb less than young trees. Without further details on the planned landscaping, it is difficult to tell from the IS/MND whether the Trees will reduce Emissions as much as the model says they will. These anomalies in the data appear to cover up the fact that the Project does not meet GHG standards.

Modeling difficulties appear in the Trip rate analysis as well. The County’s model profiles reduce the Trip rate to zero. This is highly problematic. This is a shopping center. The Trip rates simply cannot be set at zero because people will be traveling there. *This represents another unjustified change to the model default*. It appears that the modelers adjusted the Trip rate to zero in an attempt to assume everyone in this neighborhood will shop at this center and no one else will, or that the area residents won’t go anywhere else to shop. This assumption cannot be correct.

### **AB32 Provides an Insufficient Measure of GHG Emissions Caused by the Project**

AB32 requires California to reduce its GHG emissions to 1990 levels by 2020. This amounts to an approximately 15 percent reduction in emissions below what would normally be expected under a “business as usual” scenario for a given project. Thus, a suburban shopping center constructed in 2020 must operate 15% below the expected 2020 levels. The reliance on meeting AB 32 requirements is insufficient for several reasons. Firstly, the Report shows the Project is not AB32 compliant. Secondly, more efficient and successful methodologies exist to measure Emissions efficiency in a project. Lastly, the IS/MND does not provide a baseline against which

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<sup>1</sup> CalEEMod User Guide, available at: <http://www.caleemod.com/>, p. 2, 9

their model is compared. Without a baseline, there is no way for the public to evaluate whether their model shows the baseline is not met, met, or exceeded.

AB32 allows Developers to rely on incorporating environmentally friendly materials into a Project to reduce the Emissions output to 1990 levels. However, this fails in practice if the Project itself is not oriented toward supporting a “walkable community” because Emissions will not ultimately be reduced. The configuration of this Project eschews a walkable community concept. Even people that live in nearby neighborhoods would have to drive at least a mile to reach any of the retail spaces inside the Project’s footprint. Indeed, a pedestrian, or bicyclist, will necessarily be put in harm’s way just to access the site. This runs counter to the intent of AB32. Furthermore, AB32 does not contain many actionable items for Developers to meet (which is one reason why Developers like to hide behind this legislation).

The challenges with this Project’s configuration amount to more than tail pipe Emissions. This Project creates urban sprawl. It amounts to a typical Southern California Orange County-type of commercial development because Placer County residents will have to drive to get to the Project. This amounts to developing vacant land in a manner that forces people back into their cars. There is not a lot of existing commercial development in Roseville. By default, this Project will attract people from all over Placer County. The Finding that the Project’s existence isn’t Significant enough an Impact to increase Trip rates in the area is incorrect.

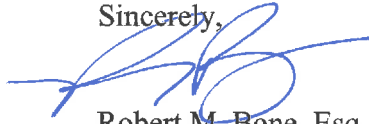
### **Inefficient and Improper Mitigation Measures Were Considered for the Project**

The IS/MND fails to show any meaningful Mitigation Measures imposed on the Project. For example, ride sharing is often used as a Mitigation Measure. Developers will say they are implementing ride share programs, and then they fail to do so. Developers use this criterium to get their projects approved, but they fail to show how a ride share program would actually work. Furthermore, this is an operations business model that the shopping center’s management would implement, not the Developer. The Developer should not be able to use ride sharing as a Mitigation Measure for these reasons. Furthermore, ride sharing works in dense regional centers. How would a nearby resident use ride sharing to shop at the Project? This is non-sensical. The modelers used this false criterium to reduce the Project’s Emissions. Similar anomalies occur with the Water efficiency and Landscaping modeling. The Report provides granular details on these issues.

Ultimately, the IS/MND gives the public a broad overall look at the Project. However, when venturing into the details of the IS/MND, the Project’s Environmental Impacts increase over those stated in the IS/MND. A proper Environmental evaluation must be conducted on the Project. Because the IS/MND wholly dismissed the vast majority of the potential Environmental Impacts caused by the Project, Mitigation Measures were inadequately considered or completely ignored. As a result, the IS/MND fails to adequately disclose, evaluate, and mitigate the Project’s Environmental impacts, resulting in a legally deficient CEQA document. The Planning Commission must conduct an appropriate environmental review that addresses these inadequacies and must circulate the document for public review to consider these critical issues. Thank you for your attention to these comments.

Appeal to Roseville Planning Commission  
WRSP PCL F-31 – The Plaza at Blue Oaks  
File # PL17-0368  
June 26, 2020  
Page 5 of 5

Sincerely,

A handwritten signature in blue ink, appearing to be "R. Bone", written over the word "Sincerely,".

Robert M. Bone, Esq.



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June 18, 2020

Robert M. Bone, Esq.  
Law Office of Robert M. Bone  
645 Fourth Street, Suite 205  
Santa Rosa, CA 95404

**Subject:           Comments on The Plaza at Blue Oaks Project**

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Dear Mr. Bone,

We have reviewed the April 2020 Initial Study/Mitigated Negative Declaration ("IS/MND") for the Plaza at Blue Oaks Project ("Project") located in the City of Roseville ("City"). The Project proposes to construct a 35,000-SF grocery store, a 12-pump gas station with a 3,500-SF convenience store and car wash, seven additional buildings ranging in size from 3,750-SF to 9,750-SF, as well as parking and landscaping on the 13.35-acre Project site.

Our review concludes that the IS/MND fails to adequately evaluate the Project's hazards, air quality, health risk, and greenhouse gas impacts. As a result, emissions and health risk impacts associated with construction and operation of the proposed Project are underestimated and inadequately addressed. An updated CEQA analysis should be prepared to adequately assess and mitigate the potential hazards, air quality, health risk, and greenhouse gas impacts that the project may have on the surrounding environment.

## **Hazards and Hazardous Materials**

### **Inadequate Analysis of Impacts**

No Phase I Environmental Site Assessment (ESA) was prepared for the Project site. The preparation of a Phase I ESA is a common practice in CEQA matters to identify hazardous waste issues that may pose a risk to the public, workers, or the environment, and which may require further investigation, including environmental sampling and cleanup.

The need for a Phase I ESA for the Project site is necessary because a portion was used for agriculture, according to our review of Google Earth Images. A 2002 aerial photo (below) shows the southeast area of the project site to have been used for row crops.



Because agriculture was practiced on the Project site for many years, pesticides may be present in soil. The recommended Phase I ESA should therefore target the potential for pesticides through an evaluation of agricultural practices, including the types of crops that were grown and when they were cultivated.

Standards for performing a Phase I ESA have been established by the US EPA and the American Society for Testing and Materials Standards (ASTM).<sup>1</sup> Phase I ESAs are conducted to identify conditions indicative of releases of hazardous substances and include:

- a review of all known sites in the vicinity of the subject property that are on regulatory agency databases undergoing assessment or cleanup activities;
- an inspection;
- interviews with people knowledgeable about the property; and

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<sup>1</sup> <http://www.astm.org/Standards/E1527.htm>



- recommendations for further actions to address potential hazards.

Phase I ESAs conclude with the identification of any “recognized environmental conditions” (RECs) and recommendations to address such conditions. A REC is the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. If RECs are identified, then a Phase II ESA generally follows, which includes the collection of soil, soil vapor and groundwater samples, as necessary, to identify the extent of contamination and the need for cleanup to reduce exposure potential to the public.

Consistent with professional due diligence procedures commonly used in CEQA proceedings, a Phase I ESA, completed by a licensed environmental professional is necessary for inclusion in an EIR to identify recognized environmental conditions, if any, at the proposed Project site. If past agricultural practices are identified as a REC, a Phase II should be conducted to sample for residual concentrations of pesticides in soil. Any contamination that is identified above regulatory screening levels, including California Office of Environmental Health Hazard Assessment’s Soil Screening Numbers<sup>2</sup>, should be further evaluated and cleaned up, if necessary, in coordination with the Regional Water Quality Control Board and the California Department of Toxics Substances Control.

## Air Quality

### Failure to Evaluate Air Quality Impacts

Regarding the Project’s air quality impact, the IS/MND states:

“[A]ccording to PCAPCD’s published screening table, general commercial projects smaller than 249,099 square feet will not result in NOx emissions that exceed 55 lbs/day, and therefore modeling is not required” (p. 11).

Furthermore, the IS/MND claims:

“The project proposes the construction of a shopping center consisting of six buildings totaling approximately 82,100 square feet, which is well below PCAPCD’s modeled example. Thus, the project is not expected to result in construction or operational emissions that would exceed the district’s thresholds for significance” (pp. 11).

As you can see in the excerpts above, the IS/MND claims that the Project is below the PCAPCD’s published screening threshold for general commercial projects. However, this is incorrect, as the IS/MND misinterprets the PCAPCD guidelines, as discussed below. As a result, the IS/MND’s less than significant air quality impact determination is unsubstantiated, and the Project should not be approved until an updated CEQA evaluation is prepared to adequately analyze and mitigate the Project’s anticipated air quality impacts.

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<sup>2</sup> <http://oehha.ca.gov/risk/chhsltable.html>

The PCAPCD guidelines provide the approximate sizes of projects, by land use subtype, that may result in operational NO<sub>x</sub> emissions equal to the PCAPCD threshold of 55 pounds per day (“lbs/day”). The guidelines indicate that 249,099-SF is the approximate size of a general commercial Project “which would result in NO<sub>x</sub> operational emissions equal to the threshold of 55 lbs/day” (emphasis added) (p. 21). However, the PCAPCD guidelines note that these approximate sizes serve as “preliminary screening methodology” and do not consider “ROG operational emissions” or other criteria air pollutants (p. 21). Furthermore, the guidelines state:

“[D]epending on the location of the project as well as the project’s proposed land use categories, design features, and buildout year, different conclusions may be reached.”

Thus, these approximate land use sizes cannot be relied upon to determine Project significance, as the operational ROG (VOC) emissions, as well as other criteria air pollutant emissions, proposed land use categories, design features, and other Project-specific details should also be considered. Here, however, the Project does not only involve general commercial land uses, but also a 12-pump gasoline station, which the IS/MND fails to address or evaluate. As a result, the IS/MND cannot conclude that the proposed Project would result in a less than significant air quality impact without conducting a quantitative analysis to evaluate the entire Project’s total air quality emissions.

### Failure to Include Summer and Winter Models

Review of the IS/MND demonstrates that the Project documents fail to disclose the winter and summer CalEEMod output files. As such, we are unable to verify the IS/MND’s air quality analysis and the related impact conclusions should not be relied upon to determine Project significance.

CalEEMod provides three types of output files – winter, summer, and annual. While the annual output files measure emissions in tons per year (“tons/yr”), both the winter and summer output files provide emissions estimates in pounds per day (“lbs/day”). The Placer County Air Pollution Control District (“PCAPCD”) provides significance thresholds to evaluate Project-related criteria air pollutant emissions in units of lbs/day. As such, the IS/MND should have provided all of the CalEEMod output files, including the winter and summer CalEEMod output files, in order to compare emissions to the PCAPCD thresholds. Without the summer and winter CalEEMod output files, the Project’s criteria air pollutant emissions cannot be compared to PCAPCD thresholds, and the IS/MND’s less than significant impact conclusion should not be relied upon.

### SWAPE Analysis Indicates Significant Air Pollutant Emissions

In an effort to accurately determine the proposed Project’s construction and operational emissions, we prepared an updated SWAPE CalEEMod model for the Project, correcting the unsubstantiated input parameters based on information provided in the IS/MND, as discussed below.

Our updated analysis demonstrates that the Project’s operational NO<sub>x</sub> emissions exceed the 55 pounds per day (lbs/day) threshold set by the PCAPCD (see table below).<sup>34</sup>

Maximum Daily Operational Emissions (lbs/day)	
Model	VOC/ROG
SWAPE	125.56
PCAPCD Regional Threshold (lbs/day)	55
Threshold Exceeded?	Yes

As you can see in the table above, when modeled, the Project’s operational NO<sub>x</sub> emissions exceed the PCAPCD threshold of 55 lbs/day. Thus, our model demonstrates that the Project would result in a potentially significant air quality impact that was not previously identified or addressed in the IS/MND. As a result, an updated CEQA evaluation should be prepared to include an updated air pollution model and analysis to adequately estimate the Project’s construction and operational emissions and incorporate mitigation to reduce these emissions to a less than significant level.

### Diesel Particulate Matter Health Risk Emissions Inadequately Evaluated

The IS/MND concludes that the Project’s health risk impact would be less than significant, based on a health risk assessment (“HRA”) assessing the excess cancer risk resulting from the gasoline dispensed by the Project, without conducting an HRA for the Project’s construction or entire operations (p. 11). However, this is incorrect for several reasons.

First, the IS/MND states that an HRA was prepared to assess the health risk impact associated with the “annual amount of gasoline dispensed from the facility” (p. 11). Thus, while the Project did conduct an operational HRA, the HRA fails to evaluate the health risk impacts resulting from the Project’s entire operation, not just from the gasoline dispensed. This is incorrect, as the HRA fails to include all of the Project’s operational emissions, including emissions resulting from operational activities such as product use, architectural coatings, space heating, water heating, refrigeration, office uses, ventilation, lighting, water-use, and waste. As such, this partial operational HRA cannot be used to determine impacts from the entire Project’s operations, and the IS/MND’s less than significant health risk impact should not be relied upon.

Second, by failing to conduct a quantified construction HRA, the Project is inconsistent with the most recent guidance published by the Office of Environmental Health Hazard Assessment (“OEHHHA”), the organization responsible for providing guidance on conducting HRAs in California. In February of 2015, OEHHHA released its most recent *Risk Assessment Guidelines: Guidance Manual for Preparation of Health Risk Assessments*, which was formally adopted in March of 2015.<sup>5</sup> This guidance document describes the

<sup>3</sup> “California Environmental Quality Act Air Quality Guidelines.” BAAQMD, adopted 2010, updated May 2017, available at: [https://www.baaqmd.gov/~media/files/planning-and-research/ceqa/ceqa\\_guidelines\\_may2017-pdf.pdf?la=en](https://www.baaqmd.gov/~/media/files/planning-and-research/ceqa/ceqa_guidelines_may2017-pdf.pdf?la=en), p. 2-2, Table 2-1.

<sup>4</sup> “Chapter 2: Thresholds of Significance.” PCAPCD, available at: <https://www.placer.ca.gov/DocumentCenter/View/2047/Chapter-2-Thresholds-of-Significance-PDF>, p. 21.

<sup>5</sup> “Risk Assessment Guidelines Guidance Manual for Preparation of Health Risk Assessments.” OEHHHA, February 2015, available at: [http://oehha.ca.gov/air/hot\\_spots/hotspots2015.html](http://oehha.ca.gov/air/hot_spots/hotspots2015.html)

types of projects that warrant the preparation of an HRA. Construction of the Project will produce emissions of DPM, a human carcinogen, through the exhaust stacks of construction equipment over a construction period of approximately 416 days, or 1.14 years (Attachment 5, pp. 120). The OEHHA document recommends that all short-term projects lasting at least two months be evaluated for cancer risks to nearby sensitive receptors.<sup>6</sup> Even though we were not provided with the expected lifetime of the Project, we know that the Project will last longer than 2-months, as specified by OEHHA. Therefore, we recommend that health risks from Project construction should have been evaluated by the IS/MND, as a two-year construction schedule exceeds the 2-month requirement set forth by OEHHA. These recommendations reflect the most recent health risk policy, and as such, we recommend that an updated assessment of health risks to nearby sensitive receptors from Project construction should be included in an updated CEQA analysis for the Project.

Third, review of the IS/MND demonstrates that, while the Project did conduct an operational HRA, the HRA fails to evaluate the cumulative lifetime cancer risk to nearby, existing receptors as a result of Project construction and operation together. According to OEHHA guidance, “the excess cancer risk is calculated separately for each age grouping and then summed to yield cancer risk at the receptor location.”<sup>7</sup> However, review of the IS/MND demonstrates that, while the IS/MND calculated the health risk to nearby, existing infant, child, and adult receptors, the HRA fails to evaluate the cumulative lifetime cancer risk to nearby, existing receptors as a result of Project construction *and* operation together. Therefore, the IS/MND should have quantified the Project’s *entire* construction and operational health risks, as well as compared the combined construction and operational health risks to the PCAPCD threshold of 10 in one million, as indicated by the IS/MND (p. 11).

## Greenhouse Gas

### Failure to Adequately Evaluate Greenhouse Gas Impacts

The IS/MND concludes that the Project would result in annual operational GHG emissions of 726.45 metric tons of carbon dioxide equivalents per year (“MT CO<sub>2</sub>e/year”) and annual construction GHG emissions of 338.07 MT CO<sub>2</sub>e/year (p. 26). As a result, the IS/MND concludes that the Project’s GHG emissions would be below the PCAPCD’s GHG threshold. Furthermore, the IS/MND states:

“[T]he project-generated GHG emissions would not conflict with, and are consistent with, the State goals listed in AB32 and other policies and regulations adopted by the California Air Resources Board. This impact is considered less than significant” (p. 26).

However, this is incorrect for four reasons.

- 1) AB 32 is inapplicable to the proposed Project;
- 2) The IS/MND fails to demonstrate Project consistency with CARB policies and regulations;
- 3) The IS/MND’s GHG analysis relies upon an incorrect and unsubstantiated air model; and

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<sup>6</sup> “Risk Assessment Guidelines Guidance Manual for Preparation of Health Risk Assessments.” OEHHA, February 2015, available at: [http://oehha.ca.gov/air/hot\\_spots/2015/2015GuidanceManual.pdf](http://oehha.ca.gov/air/hot_spots/2015/2015GuidanceManual.pdf), p. 8-18

<sup>7</sup> “Guidance Manual for preparation of Health Risk Assessments.” OEHHA, February 2015, available at: <https://oehha.ca.gov/media/downloads/cnr/2015guidancemanual.pdf> p. 8-4

- 4) Updated analysis indicates a potentially significant GHG impact.

*(1) Incorrect Reliance on AB 32*

As previously stated, the IS/MND relies upon the Project's consistency with AB 32 in order to claim that Project GHG impacts would be less than significant. However, this is incorrect, as AB 32 only sets emission reduction targets through 2020. Given that it is almost June of 2020, and the Project has not yet been approved, AB 32 is outdated and inapplicable to the proposed Project. As a result, the IS/MND's less than significant impact conclusion regarding the Project's consistency with AB 32 is incorrect and unsubstantiated and should not be relied upon.

*(2) Failure to Evaluate Consistency with CARB Policies and Regulations*

As previously stated, the IS/MND relies upon the Project's consistency with California Air Resources Board ("CARB") policies and regulations in order to claim that the Project would have a less than significant GHG impact. However, this claim is unsupported for two reasons.

First, the IS/MND fails to specify with which CARB policies and regulations the Project would be consistent. However, as CARB has numerous policies and regulations regarding GHGs, we are unable to verify the IS/MND's claim of consistency. Specifically, CARB policies and regulations regarding GHGs include: 2017 Scoping Plan, 2030 GHG Reduction Targets, SB 350 Greenhouse Gas Integrated Resource Plans, California Greenhouse Gas Emission Inventory Program, Cap-and-Trade Program, Zero-Emission Vehicle ("ZEV") Program, Anti-Idling Enforcements, VMT Regulations, Clean Power Plan, SB 375 Sustainable Communities Strategies, and more.<sup>8</sup> As such, we cannot verify that the proposed Project is, in fact, consistent with these supposed CARB policies and regulations, and the Project may result in an unidentified significant GHG impact.

Second, the IS/MND fails to provide an evaluation of the Project's consistency with the abovementioned CARB policies and regulations. As a result, the IS/MND's less than significant impact conclusion regarding the Project's consistency with CARB policies and regulations is unsubstantiated and should not be relied upon.

*(3) Unsubstantiated Input Parameters Used to Estimate Project Emissions*

The IS/MND's greenhouse gas ("GHG") analysis relies on emissions calculated with CalEEMod.2016.3.2.<sup>9</sup> CalEEMod provides recommended default values based on site-specific information, such as land use type, meteorological data, total lot acreage, project type and typical equipment associated with project type. If more specific project information is known, the user can change the default values and input project-specific values, but the California Environmental Quality Act ("CEQA") requires that such changes be justified by substantial evidence.<sup>10</sup> Once all of the values are inputted into the model, the Project's construction and operational emissions are calculated, and "output files" are generated. These output

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<sup>8</sup> "Climate Change Programs." CARB, available at: <https://ww3.arb.ca.gov/cc/cc.htm>.

<sup>9</sup> CAPCOA (November 2017) CalEEMod User's Guide, [http://www.aqmd.gov/docs/default-source/caleemod/01\\_user-39-s-guide2016-3-2\\_15november2017.pdf?sfvrsn=4](http://www.aqmd.gov/docs/default-source/caleemod/01_user-39-s-guide2016-3-2_15november2017.pdf?sfvrsn=4).

<sup>10</sup> CAPCOA (November 2017) CalEEMod User's Guide, [http://www.aqmd.gov/docs/default-source/caleemod/01\\_user-39-s-guide2016-3-2\\_15november2017.pdf?sfvrsn=4](http://www.aqmd.gov/docs/default-source/caleemod/01_user-39-s-guide2016-3-2_15november2017.pdf?sfvrsn=4), p. 1, 9.



files disclose to the reader what parameters were utilized in calculating the Project's air pollutant emissions and make known which default values were changed as well as provide justification for the values selected.<sup>11</sup>

Review of the Project's CalEEMod model demonstrates that the IS/MND underestimates emissions associated with Project activities. As previously stated, the IS/MND's GHG analysis relies on air pollutant emissions calculated using CalEEMod. When reviewing the Project's CalEEMod output files, provided as Attachment 5 to the IS/MND, we found that several model inputs were not consistent with information disclosed in the IS/MND. As a result, the Project's construction and operational emissions are underestimated. An updated CEQA analysis should be prepared to include an updated GHG analysis that adequately evaluates the impacts that construction and operation of the Project will have on local and regional air quality.

### *Unsubstantiated Change to CO<sub>2</sub> Intensity Factor*

Review of the Project's CalEEMod output files demonstrates that the default CO<sub>2</sub> intensity factor was artificially reduced from the default value by approximately 33% in the model (see excerpt below) (Attachment 5, pp. 116).

Table Name	Column Name	Default Value	New Value
tblProjectCharacteristics	CO2IntensityFactor	793.8	531.85

As you can see in the excerpt above, the default CO<sub>2</sub> intensity factor was reduced from 793.8 pounds per megawatt hour ("lbs/MWh") to 531.85 lbs/MWh. As previously mentioned, the CalEEMod User's Guide requires any changes to model defaults be justified.<sup>12</sup> According to the "User Entered Comments & Non-Default Data" table, the justification provided for this change is:

"Start of construction and operational year are estimates. CO2 intensity factor adjusted to reflect R.E.'s anticipated progress towards statewide RPS goals" (Attachment 5, pp. 115).

However, this justification is incorrect. As these are state RPS goals, we cannot verify these changes in the models. Just because the state has these goals does not mean they will be achieved locally at the Project site. As a result, we cannot verify the CO<sub>2</sub> intensity factor utilized in the model. This unsubstantiated reduction presents an issue, as CalEEMod uses the CO<sub>2</sub> intensity factor to calculate the Project's GHG emissions associated with electricity use.<sup>13</sup> Thus, by including an unsubstantiated reduction to the default CO<sub>2</sub> intensity factor, the model may underestimate the Project's GHG emissions and should not be relied upon to determine Project significance.

<sup>11</sup> CAPCOA (November 2017) CalEEMod User's Guide, [http://www.aqmd.gov/docs/default-source/caleemod/01\\_user-39-s-guide2016-3-2\\_15november2017.pdf?sfvrsn=4](http://www.aqmd.gov/docs/default-source/caleemod/01_user-39-s-guide2016-3-2_15november2017.pdf?sfvrsn=4), fn 1, p. 11, 12 – 13. A key feature of the CalEEMod program is the "remarks" feature, where the user explains why a default setting was replaced by a "user defined" value. These remarks are included in the report.

<sup>12</sup> CalEEMod User Guide, available at: <http://www.caleemod.com/>, p. 2, 9

<sup>13</sup> "CalEEMod User's Guide." CAPCOA, November 2017, available at: CalEEMod.com, p. 17.

### Unsubstantiated Number of New Trees for Sequestration

Review of the Project's CalEEMod output files demonstrates that the Project's emissions were modeled assuming that the Project would plant 373 trees that would sequester carbon on the Project site (see excerpt below) (Attachment 5, pp. 116).

Table Name	Column Name	Default Value	New Value
tblSequestration	NumberOfNewTrees	0.00	373.00

As you can see in the excerpt above, the model assumed that 373 new trees would be planted on the Project site. As previously mentioned, the CalEEMod User's Guide requires any changes to model defaults be justified.<sup>14</sup> According to the "User Entered Comments & Non-Default Data" table, the justification provided for this change is: "Based on landscape plan" (Attachment 5, pp. 115). However, the IS/MND and associated documents fail to provide a "landscape plan" or state the actual number of trees that would be planted as part of the proposed Project (p. 3-9). As a result, we cannot verify the 373 new trees included in the model. This presents an issue, as CalEEMod uses this value to calculate the GHG emissions reduction resulting from the carbon sequestration of the new trees (see excerpt below).<sup>15</sup>

$$\text{Total Sequestered CO}_2 = (\text{Growing Period} \times \sum_{i=1}^n [\text{Sequestration } i \times \text{Trees } i])$$

Where:

Growing Period = Growing period for all trees, expressed in years (20).

$n$  = Number of broad species classes.

Sequestration  $i$  = Default annual CO<sub>2</sub> accumulation per tree for broad species class  $i$ .

Trees  $i$  = Number of net new trees of broad species class  $i$ .

As you can see in the excerpt above, there is a direct relationship between the number of net new trees and total sequestered CO<sub>2</sub>. This means that when the number of new trees is increased, the amount of sequestered CO<sub>2</sub> increases, and the total emitted CO<sub>2</sub> decreases, thus reducing the Project's net GHG emissions. As such, if 373 net new trees are inputted into the model, assuming a miscellaneous broad species class, then approximately 264.084-metric tons ("MT") of total sequestered carbon are reduced from the model outputs.<sup>16</sup> As a result, by including 373 unsubstantiated net new trees, the model underestimates the Project's GHG emissions and should not be relied upon to determine Project significance.

<sup>14</sup> CalEEMod User Guide, available at: <http://www.caleemod.com/>, p. 2, 9.

<sup>15</sup> "Appendix A Calculation Details for CalEEMod." CAPCOA, October 2017, available at: [http://www.aqmd.gov/docs/default-source/caleemod/02\\_appendix-a2016-3-2.pdf?sfvrsn=6](http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6), p. 60; see also "CalEEMod User Guide." CAPCOA, November 2017, available at: <http://www.caleemod.com/>, p. 53.

<sup>16</sup> Calculated: 20 year growing period \*  $\sum = [(0.0354 \text{ Sequestration } i) \times (373 \text{ Trees } i)] = 264.084 \text{ MT Total Sequestered CO}_2$ ; see "Appendix A Calculation Details for CalEEMod." CAPCOA, October 2017, available at: [http://www.aqmd.gov/docs/default-source/caleemod/02\\_appendix-a2016-3-2.pdf?sfvrsn=6](http://www.aqmd.gov/docs/default-source/caleemod/02_appendix-a2016-3-2.pdf?sfvrsn=6), p. 60, 61.

### *Unsubstantiated Changes to Trip Rates*

Review of the Project's CalEEMod output files demonstrates that the Project's anticipated Weekday, Saturday, and Sunday trip rates were each reduced from their default values to 0 (see excerpt below) (Attachment 5, pp. 116).

Table Name	Column Name	Default Value	New Value
tblVehicleTrips	ST_TR	204.47	0.00
tblVehicleTrips	ST_TR	49.97	0.00
tblVehicleTrips	ST_TR	177.59	0.00
tblVehicleTrips	SU_TR	166.88	0.00
tblVehicleTrips	SU_TR	25.24	0.00
tblVehicleTrips	SU_TR	186.44	0.00
tblVehicleTrips	WD_TR	542.60	0.00
tblVehicleTrips	WD_TR	42.70	0.00
tblVehicleTrips	WD_TR	102.24	0.00

As previously mentioned, the CalEEMod User's Guide requires any changes to model defaults be justified.<sup>17</sup> According to the "User Entered Comments & Non-Default Data" table, the justification provided for these changes is: "Non-residential project not anticipated to increase vmt so no mobile analysis is required" (Attachment 5, pp. 115). However, this justification directly contradicts the IS/MND, which states:

"The completed project would consume energy related to building operation, exterior lighting, landscape irrigation and maintenance, and vehicle trips to and from the use" (emphasis added) (p. 21).

Thus, the IS/MND explicitly states that the Project would involve vehicle trips, and the reductions to the Project's anticipated operational vehicle trip rates are unsubstantiated. As a result, the model underestimates the Project's mobile-related operational emissions and should not be relied upon to determine Project significance.

### *Unsubstantiated Reductions to Area and Architectural Emissions Factors:*

Review of the Project's CalEEMod output files demonstrates that the architectural and area coating emission factors were each reduced from their default values of 100 grams per liter ("g/L") to 50 g/L (see excerpt below) (Attachment 5, pp. 116).

<sup>17</sup> CalEEMod User Guide, available at: <http://www.caleemod.com/>, p. 2, 9.

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	50.00
tblArchitecturalCoating	EF_Nonresidential_Interior	100.00	50.00
tblArchitecturalCoating	EF_Parking	100.00	50.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	100	50
tblAreaCoating	Area_EF_Nonresidential_Interior	100	50
tblAreaCoating	Area_EF_Parking	100	50
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True

As you can see in the excerpt above, the model reduces the architectural and area coating emission factors from their default values of 100 g/L to 0 g/L. Furthermore, the Project's CalEEMod output files reveal that the model included the following unsubstantiated area-related mitigation measures: "Use Low VOC Paint - Non-Residential Interior," "Use Low VOC Paint - Non-Residential Exterior," and "Use Low VOC Cleaning Supplies" (see excerpt below) (Attachment 5, pp. 142).

### 6.1 Mitigation Measures Area

Use Low VOC Paint - Non-Residential Interior  
 Use Low VOC Paint - Non-Residential Exterior  
 Use Low VOC Cleaning Supplies

As previously stated, CalEEMod requires that any non-default parameters inputted into CalEEMod must be justified with substantial evidence.<sup>18</sup> According to the "User Entered Comments & Non-Default Data" table, the justification provided for the changes to the area and architectural emission factors are: "Low VOC" and "Low VOC paint," respectively (Attachment 5, pp. 115). However, the IS/MND and associated documents completely fail to mention or justify these changes, and as a result, we cannot verify the updated values. This presents an issue, as these emission factors are used by CalEEMod to determine the amount of VOC emissions resulting from the application of surface coatings.<sup>19</sup> Thus, by incorrectly reducing each of the architectural and area coating emission factors to 50 g/L, the model may underestimate the Project's VOC emissions. As a result, we cannot verify these values and the model should not be relied upon to determine Project significance.

#### *Unsubstantiated Application of Mobile- and Water-Related Operational Mitigation Measures*

Review of the Project's CalEEMod output files demonstrates that the model incorrectly includes several mobile- and water-related operational mitigation measures. As a result, the Project's operational emissions may be underestimated, and the model should not be relied upon to determine Project significance.

<sup>18</sup> CalEEMod Model 2013.2.2 User's Guide, available at: <http://www.aqmd.gov/docs/default-source/caleemod/usersguideSept2016.pdf?sfvrsn=6>, p. 2, p. 9

<sup>19</sup> "CalEEMod User's Guide Appendix A: Calculation Details for CalEEMod." CAPCOA, September 2016, available at: <http://www.aqmd.gov/docs/default-source/caleemod/caleemod-appendixa.pdf>, p. 16, p. 28

First, the Project’s CalEEMod output files reveal that the model included the following unsubstantiated mobile-related mitigation measure: “Provide Ride Sharing Program” (see excerpt below) (Attachment 5, pp. 136).

**4.1 Mitigation Measures Mobile**

**Provide Riade Sharing Program**

Second, the Project’s CalEEMod output files reveal that the model included the following unsubstantiated water-related mitigation measure: “Use Water Efficient Landscaping” (see excerpt below) (Attachment 5, pp. 144).

**7.1 Mitigation Measures Water**

**Use Water Efficient Landscaping**

However, the inclusion of the above-mentioned mobile- and water-related operational mitigation measures is unsubstantiated. According to the CalEEMod User’s Guide,

“The mitigation measures included in CalEEMod are largely based on the CAPCOA Quantifying Greenhouse Gas Mitigation Measures (<http://www.capcoa.org/wp-content/uploads/downloads/2010/09/CAPCOA-Quantification-Report-9-14-Final.pdf>) document. The CAPCOA measure numbers are provided next to the mitigation measures in CalEEMod to assist the user in understanding each measure by referencing back to the CAPCOA document.”<sup>20</sup>

However, review of CAPCOA’s *Quantifying Greenhouse Gas Mitigation Measures* document demonstrates that the IS/MND fails to substantiate several of the mitigation measures included in the model (see table below).

Measure	Consistency
CAPCOA’s Quantifying Greenhouse Gas Mitigation Measures <sup>21</sup>	
Mobile Measures	

<sup>20</sup> “CalEEMod User’s Guide.” CAPCOA, November 2017, available at: <http://www.caleemod.com/>, p. 53.

<sup>21</sup> “Quantifying Greenhouse Gas Mitigation Measures.” CAPCOA, August 2010, available at: <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>.



<p><b>TRT-3 Provide Ride-Sharing Programs</b></p> <ul style="list-style-type: none"> <li>• Designate a certain percentage of parking spaces for ride sharing vehicles</li> <li>• Designating adequate passenger loading and unloading and waiting areas for ride-sharing vehicles</li> <li>• Providing a web site or messaging board for coordinating rides</li> <li>• Permanent transportation management association membership and funding requirement.</li> </ul> <p><i>Range of Effectiveness:</i> 1-15% commute vehicle miles traveled (VMT) reduction and therefore 1-15% reduction in commute trip GHG emissions.</p>	<p>Here, no justification was provided in the “User Entered Comments &amp; Non-Default Data” table. Furthermore, the IS/MND fails to mention how this measure will be implemented, monitored, and enforced on the Project site. Finally, the IS/MND fails to mention or discuss ride sharing vehicles, passenger loading or unloading and waiting areas, ride coordination, or transportation management association membership and funding requirements. Thus, the IS/MND fails to demonstrate consistency with the measure, and its inclusion in the model is unsubstantiated.</p>
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<b>Water Measures</b>	
<p><b>Measure WUW-4 Use Water-Efficient Landscape Irrigation Systems</b></p> <p>The following information needs to be provided by the Project Applicant:</p> <ul style="list-style-type: none"> <li>• Total expected outdoor water demand, without installation of smart landscape irrigation controller (million gallons).</li> <li>• (Optional) Project-specific percent reduction in outdoor water demand, after installation of smart landscape irrigation controller. Percent reduction must be verifiable. Otherwise, use the default value of 6.1%.</li> </ul> <p>Baseline Method:  <math display="block">\text{GHG emissions} = \text{Water}_{\text{baseline}} \times \text{Electricity} \times \text{Utility}</math> </p> <p>Where:  <math display="block">\text{GHG emissions} = \text{MT CO}_2\text{e}</math> </p> <p><math display="block">\text{Water}_{\text{baseline}} = \text{Total expected outdoor water demand, without installation of smart landscape irrigation controllers (million gallons)}</math></p> <ul style="list-style-type: none"> <li>• Provided by Applicant</li> </ul>	<p>Here, no justification was provided in the “User Entered Comments &amp; Non-Default Data” table. Furthermore, the IS/MND fails to mention how this measure will be implemented, monitored, and enforced on the Project site. Finally, the IS/MND fails to mention or discuss the total expected outdoor water demand, with and without the installation of smart irrigation. Thus, the IS/MND fails to demonstrate consistency with the measure, and its inclusion in the model is unsubstantiated.</p>

<p>Electricity = Electricity required to supply, treat, and distribute water (kWh/million gallons)</p> <ul style="list-style-type: none"> <li>Northern California Average: 3,500 kWh/million gallons</li> <li>Southern California Average: 11,111 kWh/million gallons</li> <li>Utility = Carbon intensity of Local Utility (CO<sub>2</sub>e/kWh)</li> </ul>	
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As you can see in the table above, the IS/MND fails to justify several of the mobile- and water-related operational mitigation measures utilized in the Project's CalEEMod model. As a result, the inclusion of these measures in the model are unsubstantiated and the model should not be relied upon to determine Project significance.

#### *(4) Updated Analysis Indicates a Potentially Significant GHG Impact*

SWAPE's updated air model demonstrates that the proposed Project may result in a potentially significant GHG impact not previously identified or addressed by the IS/MND. The CalEEMod output files, modeled by SWAPE utilizing Project-specific information as disclosed in the IS/MND, quantify the Project's emissions, which include approximately 7,035 MT CO<sub>2</sub>e/year of annual operational emissions (sum of area, energy, mobile, waste, and water-related emissions). When we compare the Project's annual operational GHG emissions to the PCAPCD de minimis threshold of 1,100 MT CO<sub>2</sub>e/year, as indicated by the IS/MND, we find that the Project's GHG emissions exceed the threshold (p. 25) (see table below).

SWAPE Annual Greenhouse Gas Emissions	
Project Phase	Proposed Project (MT CO <sub>2</sub> e/year)
Energy	817.12
Mobile	6067.54
Waste	122.30
Water	28.20
<b>Total</b>	<b>7,035.16</b>
Threshold	1,100
<b>Exceed?</b>	<b>Yes</b>

As demonstrated in the table below, the proposed Project would generate approximately 7,035 MT CO<sub>2</sub>e/year, which exceeds the PCAPCD's 1,100 MT CO<sub>2</sub>e/year bright-line threshold. As indicated by the IS/MND, when a Project's GHG emissions exceed the de minimis threshold, but not the bright-line threshold of 10,000 MT CO<sub>2</sub>e/year, a service population efficiency analysis is warranted (p. 25). Here, however, the IS/MND fails to provide the anticipated service population for the Project, or "the sum of the number of residents and the number of jobs supported by the project" according to CAPCOA's CEQA

& Climate Change report.<sup>22</sup> As such, we are unable to conduct an service population effcinecy analysis, as recommended by the PCAPCD and the IS/MND. As a result, the IS/MND's GHG impact may be significant, and the Project should not be approved until an updated CEQA evaluation is prepared to adequately evaluate the Project's GHG emissions.

SWAPE has received limited discovery regarding this project. Additional information may become available in the future; thus, we retain the right to revise or amend this report when additional information becomes available. Our professional services have been performed using that degree of care and skill ordinarily exercised, under similar circumstances, by reputable environmental consultants practicing in this or similar localities at the time of service. No other warranty, expressed or implied, is made as to the scope of work, work methodologies and protocols, site conditions, analytical testing results, and findings presented. This report reflects efforts which were limited to information that was reasonably accessible at the time of the work, and may contain informational gaps, inconsistencies, or otherwise be incomplete due to the unavailability or uncertainty of information obtained or provided by third parties.

Sincerely,



Matt Hagemann, P.G., C.Hg.



Paul E. Rosenfeld, Ph.D.

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<sup>22</sup> CAPCOA (Jan. 2008) CEQA & Climate Change, p. 71-72, <http://www.capcoa.org/wp-content/uploads/2012/03/CAPCOA-White-Paper.pdf>.

## Plaza at Blue Oaks - Placer-Sacramento County, Summer

**Plaza at Blue Oaks**  
**Placer-Sacramento County, Summer**

**1.0 Project Characteristics****1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Parking Lot	109.00	1000sqft	2.50	109,000.00	0
Convenience Market With Gas Pumps	12.00	Pump	0.04	1,694.10	0
Regional Shopping Center	43.60	1000sqft	1.00	43,600.00	0
Supermarket	35.00	1000sqft	0.80	35,000.00	0

**1.2 Other Project Characteristics**

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	74
Climate Zone	2			Operational Year	2021
Utility Company	Roseville Electric				
CO2 Intensity (lb/MW hr)	531.85	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

**1.3 User Entered Comments & Non-Default Data**

Plaza at Blue Oaks - Placer-Sacramento County, Summer

Project Characteristics - Start of construction and operational year are estimates. CO2 intensity factor adjusted to reflect R.E.'s anticipated progress towards statewide RPS goals.

Land Use - Unit amounts based on proposed site plan.

Architectural Coating - Low VOC paint.

Vehicle Trips - Non-residential project not anticipated to increase vmt so no mobile analysis is required.

Area Coating - Low VOC.

Energy Use -

Sequestration - based on landscape plan.

Area Mitigation -

Mobile Commute Mitigation -

Water Mitigation -

## Plaza at Blue Oaks - Placer-Sacramento County, Summer

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	50.00
tblArchitecturalCoating	EF_Nonresidential_Interior	100.00	50.00
tblArchitecturalCoating	EF_Parking	100.00	50.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	100	50
tblAreaCoating	Area_EF_Nonresidential_Interior	100	50
tblAreaCoating	Area_EF_Parking	100	50
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblProjectCharacteristics	CO2IntensityFactor	793.8	531.85
tblSequestration	NumberOfNewTrees	0.00	373.00
tblVehicleTrips	ST_TR	204.47	0.00
tblVehicleTrips	ST_TR	49.97	0.00
tblVehicleTrips	ST_TR	177.59	0.00
tblVehicleTrips	SU_TR	166.88	0.00
tblVehicleTrips	SU_TR	25.24	0.00
tblVehicleTrips	SU_TR	166.44	0.00
tblVehicleTrips	WD_TR	542.60	0.00
tblVehicleTrips	WD_TR	42.70	0.00
tblVehicleTrips	WD_TR	102.24	0.00

## 2.0 Emissions Summary

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## Plaza at Blue Oaks - Placer-Sacramento 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	4.1464	42.4558	22.1934	0.0419	18.2141	2.1984	20.4125	9.9699	2.0225	11.9924	0.0000	4,091.0499	4,091.0499	1.1955	0.0000	4,108.0684
2021	21.7872	20.9096	19.0728	0.0416	0.7932	0.9698	1.7630	0.2152	0.9119	1.1270	0.0000	4,063.4033	4,063.4033	0.6699	0.0000	4,080.1518
Maximum	21.7872	42.4558	22.1934	0.0419	18.2141	2.1984	20.4125	9.9699	2.0225	11.9924	0.0000	4,091.0499	4,091.0499	1.1955	0.0000	4,108.0684

### 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	4.1464	42.4558	22.1934	0.0419	18.2141	2.1984	20.4125	9.9699	2.0225	11.9924	0.0000	4,091.0499	4,091.0499	1.1955	0.0000	4,108.0684
2021	21.7872	20.9096	19.0728	0.0416	0.7932	0.9698	1.7630	0.2152	0.9119	1.1270	0.0000	4,063.4033	4,063.4033	0.6699	0.0000	4,080.1518
Maximum	21.7872	42.4558	22.1934	0.0419	18.2141	2.1984	20.4125	9.9699	2.0225	11.9924	0.0000	4,091.0499	4,091.0499	1.1955	0.0000	4,108.0684

[illegible]

## Plaza at Blue Oaks - Placer-Sacramento 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	1.8649	1.9000e-004	0.0205	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0437	0.0437	1.2000e-004		0.0466
Energy	0.0560	0.5091	0.4276	3.0500e-003		0.0387	0.0387		0.0387	0.0387		610.8915	610.8915	0.0117	0.0112	614.5218
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
<b>Total</b>	<b>1.9209</b>	<b>0.5093</b>	<b>0.4481</b>	<b>3.0500e-003</b>	<b>0.0000</b>	<b>0.0388</b>	<b>0.0388</b>	<b>0.0000</b>	<b>0.0388</b>	<b>0.0388</b>		<b>610.9352</b>	<b>610.9352</b>	<b>0.0118</b>	<b>0.0112</b>	<b>614.5683</b>

**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	1.7365	1.9000e-004	0.0205	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0437	0.0437	1.2000e-004		0.0466
Energy	0.0560	0.5091	0.4276	3.0500e-003		0.0387	0.0387		0.0387	0.0387		610.8915	610.8915	0.0117	0.0112	614.5218
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
<b>Total</b>	<b>1.7925</b>	<b>0.5093</b>	<b>0.4481</b>	<b>3.0500e-003</b>	<b>0.0000</b>	<b>0.0388</b>	<b>0.0388</b>	<b>0.0000</b>	<b>0.0388</b>	<b>0.0388</b>		<b>610.9352</b>	<b>610.9352</b>	<b>0.0118</b>	<b>0.0112</b>	<b>614.5683</b>

## Plaza at Blue Oaks - Placer-Sacramento 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	6.69	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

**3.0 Construction Detail****Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	9/1/2020	9/28/2020	5	20	
2	Site Preparation	Site Preparation	9/29/2020	10/5/2020	5	5	
3	Grading	Grading	10/6/2020	10/15/2020	5	8	
4	Building Construction	Building Construction	10/16/2020	9/2/2021	5	230	
5	Paving	Paving	9/3/2021	9/28/2021	5	18	
6	Architectural Coating	Architectural Coating	9/29/2021	10/22/2021	5	18	

**Acres of Grading (Site Preparation Phase): 0****Acres of Grading (Grading Phase): 4****Acres of Paving: 2.5****Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 120,441; Non-Residential Outdoor: 40,147; Striped Parking Area: 6,540 (Architectural Coating – sqft)****OffRoad Equipment**

## Plaza at Blue Oaks - Placer-Sacramento County, Summer

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	2	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Grading	Excavators	1	8.00	158	0.38
Paving	Pavers	1	8.00	130	0.42
Paving	Rollers	2	6.00	80	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Generator Sets	1	8.00	84	0.74
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Paving	Paving Equipment	2	6.00	132	0.36
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Building Construction	Welders	1	8.00	46	0.45

Trips and VMT

## Plaza at Blue Oaks - Placer-Sacramento County, Summer

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	71.00	31.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	14.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

## 3.1 Mitigation Measures Construction

## 3.2 Demolition - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.3121	33.2010	21.7532	0.0388		1.6587	1.6587		1.5419	1.5419		3,747.7049	3,747.7049	1.0580		3,774.1536
<b>Total</b>	<b>3.3121</b>	<b>33.2010</b>	<b>21.7532</b>	<b>0.0388</b>		<b>1.6587</b>	<b>1.6587</b>		<b>1.5419</b>	<b>1.5419</b>		<b>3,747.7049</b>	<b>3,747.7049</b>	<b>1.0580</b>		<b>3,774.1536</b>

## Plaza at Blue Oaks - Placer-Sacramento County, Summer

**3.2 Demolition - 2020****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	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	0.0583	0.0320	0.4402	1.2300e-003	0.1232	7.8000e-004	0.1240	0.0327	7.2000e-004	0.0334		122.7994	122.7994	3.0200e-003		122.8748
<b>Total</b>	<b>0.0583</b>	<b>0.0320</b>	<b>0.4402</b>	<b>1.2300e-003</b>	<b>0.1232</b>	<b>7.8000e-004</b>	<b>0.1240</b>	<b>0.0327</b>	<b>7.2000e-004</b>	<b>0.0334</b>		<b>122.7994</b>	<b>122.7994</b>	<b>3.0200e-003</b>		<b>122.8748</b>

**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	3.3121	33.2010	21.7532	0.0388		1.6587	1.6587		1.5419	1.5419	0.0000	3,747.7049	3,747.7049	1.0580		3,774.1536
<b>Total</b>	<b>3.3121</b>	<b>33.2010</b>	<b>21.7532</b>	<b>0.0388</b>		<b>1.6587</b>	<b>1.6587</b>		<b>1.5419</b>	<b>1.5419</b>	<b>0.0000</b>	<b>3,747.7049</b>	<b>3,747.7049</b>	<b>1.0580</b>		<b>3,774.1536</b>



## Plaza at Blue Oaks - Placer-Sacramento County, Summer

**3.2 Demolition - 2020****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	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	0.0583	0.0320	0.4402	1.2300e-003	0.1232	7.8000e-004	0.1240	0.0327	7.2000e-004	0.0334		122.7994	122.7994	3.0200e-003		122.8748
<b>Total</b>	<b>0.0583</b>	<b>0.0320</b>	<b>0.4402</b>	<b>1.2300e-003</b>	<b>0.1232</b>	<b>7.8000e-004</b>	<b>0.1240</b>	<b>0.0327</b>	<b>7.2000e-004</b>	<b>0.0334</b>		<b>122.7994</b>	<b>122.7994</b>	<b>3.0200e-003</b>		<b>122.8748</b>

**3.3 Site Preparation - 2020****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	4.0765	42.4173	21.5136	0.0380		2.1974	2.1974		2.0216	2.0216		3,685.1016	3,685.1016	1.1918		3,714.8975
<b>Total</b>	<b>4.0765</b>	<b>42.4173</b>	<b>21.5136</b>	<b>0.0380</b>	<b>18.0663</b>	<b>2.1974</b>	<b>20.2637</b>	<b>9.9307</b>	<b>2.0216</b>	<b>11.9523</b>		<b>3,685.1016</b>	<b>3,685.1016</b>	<b>1.1918</b>		<b>3,714.8975</b>

## Plaza at Blue Oaks - Placer-Sacramento County, Summer

**3.3 Site Preparation - 2020****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0699	0.0384	0.5282	1.4800e-003	0.1479	9.4000e-004	0.1488	0.0392	8.7000e-004	0.0401		147.3592	147.3592	3.6200e-003		147.4497
<b>Total</b>	<b>0.0699</b>	<b>0.0384</b>	<b>0.5282</b>	<b>1.4800e-003</b>	<b>0.1479</b>	<b>9.4000e-004</b>	<b>0.1488</b>	<b>0.0392</b>	<b>8.7000e-004</b>	<b>0.0401</b>		<b>147.3592</b>	<b>147.3592</b>	<b>3.6200e-003</b>		<b>147.4497</b>

**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					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	4.0765	42.4173	21.5136	0.0380		2.1974	2.1974		2.0216	2.0216	0.0000	3,685.1016	3,685.1016	1.1918		3,714.8975
<b>Total</b>	<b>4.0765</b>	<b>42.4173</b>	<b>21.5136</b>	<b>0.0380</b>	<b>18.0663</b>	<b>2.1974</b>	<b>20.2637</b>	<b>9.9307</b>	<b>2.0216</b>	<b>11.9523</b>	<b>0.0000</b>	<b>3,685.1016</b>	<b>3,685.1016</b>	<b>1.1918</b>		<b>3,714.8975</b>

## Plaza at Blue Oaks - Placer-Sacramento County, Summer

**3.3 Site Preparation - 2020****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0699	0.0384	0.5282	1.4800e-003	0.1479	9.4000e-004	0.1488	0.0392	8.7000e-004	0.0401		147.3592	147.3592	3.6200e-003		147.4497
<b>Total</b>	<b>0.0699</b>	<b>0.0384</b>	<b>0.5282</b>	<b>1.4800e-003</b>	<b>0.1479</b>	<b>9.4000e-004</b>	<b>0.1488</b>	<b>0.0392</b>	<b>8.7000e-004</b>	<b>0.0401</b>		<b>147.3592</b>	<b>147.3592</b>	<b>3.6200e-003</b>		<b>147.4497</b>

**3.4 Grading - 2020****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					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
<b>Total</b>	<b>2.4288</b>	<b>26.3859</b>	<b>16.0530</b>	<b>0.0297</b>	<b>6.5523</b>	<b>1.2734</b>	<b>7.8258</b>	<b>3.3675</b>	<b>1.1716</b>	<b>4.5390</b>		<b>2,872.4851</b>	<b>2,872.4851</b>	<b>0.9290</b>		<b>2,895.7106</b>

## Plaza at Blue Oaks - Placer-Sacramento County, Summer

**3.4 Grading - 2020****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	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	0.0583	0.0320	0.4402	1.2300e-003	0.1232	7.8000e-004	0.1240	0.0327	7.2000e-004	0.0334		122.7994	122.7994	3.0200e-003		122.8748
<b>Total</b>	<b>0.0583</b>	<b>0.0320</b>	<b>0.4402</b>	<b>1.2300e-003</b>	<b>0.1232</b>	<b>7.8000e-004</b>	<b>0.1240</b>	<b>0.0327</b>	<b>7.2000e-004</b>	<b>0.0334</b>		<b>122.7994</b>	<b>122.7994</b>	<b>3.0200e-003</b>		<b>122.8748</b>

**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					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	0.0000	2,872.485 1	2,872.485 1	0.9290		2,895.710 6
<b>Total</b>	<b>2.4288</b>	<b>26.3859</b>	<b>16.0530</b>	<b>0.0297</b>	<b>6.5523</b>	<b>1.2734</b>	<b>7.8258</b>	<b>3.3675</b>	<b>1.1716</b>	<b>4.5390</b>	<b>0.0000</b>	<b>2,872.485 1</b>	<b>2,872.485 1</b>	<b>0.9290</b>		<b>2,895.710 6</b>

## Plaza at Blue Oaks - Placer-Sacramento County, Summer

**3.4 Grading - 2020****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	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	0.0583	0.0320	0.4402	1.2300e-003	0.1232	7.8000e-004	0.1240	0.0327	7.2000e-004	0.0334		122.7994	122.7994	3.0200e-003		122.8748
<b>Total</b>	<b>0.0583</b>	<b>0.0320</b>	<b>0.4402</b>	<b>1.2300e-003</b>	<b>0.1232</b>	<b>7.8000e-004</b>	<b>0.1240</b>	<b>0.0327</b>	<b>7.2000e-004</b>	<b>0.0334</b>		<b>122.7994</b>	<b>122.7994</b>	<b>3.0200e-003</b>		<b>122.8748</b>

**3.5 Building Construction - 2020****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.1198	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
<b>Total</b>	<b>2.1198</b>	<b>19.1860</b>	<b>16.8485</b>	<b>0.0269</b>		<b>1.1171</b>	<b>1.1171</b>		<b>1.0503</b>	<b>1.0503</b>		<b>2,553.0631</b>	<b>2,553.0631</b>	<b>0.6229</b>		<b>2,568.6345</b>

## Plaza at Blue Oaks - Placer-Sacramento County, Summer

**3.5 Building Construction - 2020****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1115	3.6322	0.6615	9.1400e-003	0.2100	0.0159	0.2259	0.0605	0.0152	0.0757		956.7365	956.7365	0.0436		957.8267
Worker	0.2757	0.1516	2.0834	5.8400e-003	0.5833	3.7100e-003	0.5870	0.1547	3.4200e-003	0.1581		581.2503	581.2503	0.0143		581.6072
<b>Total</b>	<b>0.3872</b>	<b>3.7838</b>	<b>2.7449</b>	<b>0.0150</b>	<b>0.7932</b>	<b>0.0196</b>	<b>0.8128</b>	<b>0.2152</b>	<b>0.0187</b>	<b>0.2338</b>		<b>1,537.9869</b>	<b>1,537.9869</b>	<b>0.0579</b>		<b>1,539.4339</b>

**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
<b>Total</b>	<b>2.1198</b>	<b>19.1860</b>	<b>16.8485</b>	<b>0.0269</b>		<b>1.1171</b>	<b>1.1171</b>		<b>1.0503</b>	<b>1.0503</b>	<b>0.0000</b>	<b>2,553.0631</b>	<b>2,553.0631</b>	<b>0.6229</b>		<b>2,568.6345</b>



## Plaza at Blue Oaks - Placer-Sacramento County, Summer

**3.5 Building Construction - 2020****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1115	3.6322	0.6615	9.1400e-003	0.2100	0.0159	0.2259	0.0605	0.0152	0.0757		956.7365	956.7365	0.0436		957.8267
Worker	0.2757	0.1516	2.0834	5.8400e-003	0.5833	3.7100e-003	0.5870	0.1547	3.4200e-003	0.1581		581.2503	581.2503	0.0143		581.6072
<b>Total</b>	<b>0.3872</b>	<b>3.7838</b>	<b>2.7449</b>	<b>0.0150</b>	<b>0.7932</b>	<b>0.0196</b>	<b>0.8128</b>	<b>0.2152</b>	<b>0.0187</b>	<b>0.2338</b>		<b>1,537.9869</b>	<b>1,537.9869</b>	<b>0.0579</b>		<b>1,539.4339</b>

**3.5 Building Construction - 2021****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	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
<b>Total</b>	<b>1.9009</b>	<b>17.4321</b>	<b>16.5752</b>	<b>0.0269</b>		<b>0.9586</b>	<b>0.9586</b>		<b>0.9013</b>	<b>0.9013</b>		<b>2,553.3639</b>	<b>2,553.3639</b>	<b>0.6160</b>		<b>2,568.7643</b>

## Plaza at Blue Oaks - Placer-Sacramento County, Summer

**3.5 Building Construction - 2021****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0931	3.3417	0.5851	9.0700e-003	0.2100	7.5800e-003	0.2175	0.0605	7.2500e-003	0.0677		949.2557	949.2557	0.0411		950.2841
Worker	0.2564	0.1359	1.9125	5.6300e-003	0.5833	3.6100e-003	0.5869	0.1547	3.3200e-003	0.1580		560.7838	560.7838	0.0128		561.1034
<b>Total</b>	<b>0.3495</b>	<b>3.4775</b>	<b>2.4976</b>	<b>0.0147</b>	<b>0.7932</b>	<b>0.0112</b>	<b>0.8044</b>	<b>0.2152</b>	<b>0.0106</b>	<b>0.2257</b>		<b>1,510.0394</b>	<b>1,510.0394</b>	<b>0.0539</b>		<b>1,511.3876</b>

**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
<b>Total</b>	<b>1.9009</b>	<b>17.4321</b>	<b>16.5752</b>	<b>0.0269</b>		<b>0.9586</b>	<b>0.9586</b>		<b>0.9013</b>	<b>0.9013</b>	<b>0.0000</b>	<b>2,553.3639</b>	<b>2,553.3639</b>	<b>0.6160</b>		<b>2,568.7643</b>

## Plaza at Blue Oaks - Placer-Sacramento County, Summer

**3.5 Building Construction - 2021****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0931	3.3417	0.5851	9.0700e-003	0.2100	7.5800e-003	0.2175	0.0605	7.2500e-003	0.0677		949.2557	949.2557	0.0411		950.2841
Worker	0.2564	0.1359	1.9125	5.6300e-003	0.5833	3.6100e-003	0.5869	0.1547	3.3200e-003	0.1580		560.7838	560.7838	0.0128		561.1034
<b>Total</b>	<b>0.3495</b>	<b>3.4775</b>	<b>2.4976</b>	<b>0.0147</b>	<b>0.7932</b>	<b>0.0112</b>	<b>0.8044</b>	<b>0.2152</b>	<b>0.0106</b>	<b>0.2257</b>		<b>1,510.0394</b>	<b>1,510.0394</b>	<b>0.0539</b>		<b>1,511.3876</b>

**3.6 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	1.0940	10.8399	12.2603	0.0189		0.5788	0.5788		0.5342	0.5342		1,804.5523	1,804.5523	0.5670		1,818.7270
Paving	0.3639					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>1.4578</b>	<b>10.8399</b>	<b>12.2603</b>	<b>0.0189</b>		<b>0.5788</b>	<b>0.5788</b>		<b>0.5342</b>	<b>0.5342</b>		<b>1,804.5523</b>	<b>1,804.5523</b>	<b>0.5670</b>		<b>1,818.7270</b>

## Plaza at Blue Oaks - Placer-Sacramento County, Summer

**3.6 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	0.0722	0.0383	0.5387	1.5900e-003	0.1643	1.0200e-003	0.1653	0.0436	9.4000e-004	0.0445		157.9673	157.9673	3.6000e-003		158.0573
<b>Total</b>	<b>0.0722</b>	<b>0.0383</b>	<b>0.5387</b>	<b>1.5900e-003</b>	<b>0.1643</b>	<b>1.0200e-003</b>	<b>0.1653</b>	<b>0.0436</b>	<b>9.4000e-004</b>	<b>0.0445</b>		<b>157.9673</b>	<b>157.9673</b>	<b>3.6000e-003</b>		<b>158.0573</b>

**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	1.0940	10.8399	12.2603	0.0189		0.5788	0.5788		0.5342	0.5342	0.0000	1,804.5523	1,804.5523	0.5670		1,818.7270
Paving	0.3639					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>1.4578</b>	<b>10.8399</b>	<b>12.2603</b>	<b>0.0189</b>		<b>0.5788</b>	<b>0.5788</b>		<b>0.5342</b>	<b>0.5342</b>	<b>0.0000</b>	<b>1,804.5523</b>	<b>1,804.5523</b>	<b>0.5670</b>		<b>1,818.7270</b>

## Plaza at Blue Oaks - Placer-Sacramento County, Summer

**3.6 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	0.0722	0.0383	0.5387	1.5900e-003	0.1643	1.0200e-003	0.1653	0.0436	9.4000e-004	0.0445		157.9673	157.9673	3.6000e-003		158.0573
<b>Total</b>	<b>0.0722</b>	<b>0.0383</b>	<b>0.5387</b>	<b>1.5900e-003</b>	<b>0.1643</b>	<b>1.0200e-003</b>	<b>0.1653</b>	<b>0.0436</b>	<b>9.4000e-004</b>	<b>0.0445</b>		<b>157.9673</b>	<b>157.9673</b>	<b>3.6000e-003</b>		<b>158.0573</b>

**3.7 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	21.5177					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
<b>Total</b>	<b>21.7366</b>	<b>1.5268</b>	<b>1.8176</b>	<b>2.9700e-003</b>		<b>0.0941</b>	<b>0.0941</b>		<b>0.0941</b>	<b>0.0941</b>		<b>281.4481</b>	<b>281.4481</b>	<b>0.0193</b>		<b>281.9309</b>

## Plaza at Blue Oaks - Placer-Sacramento County, Summer

**3.7 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	0.0506	0.0268	0.3771	1.1100e-003	0.1150	7.1000e-004	0.1157	0.0305	6.6000e-004	0.0312		110.5771	110.5771	2.5200e-003		110.6401
<b>Total</b>	<b>0.0506</b>	<b>0.0268</b>	<b>0.3771</b>	<b>1.1100e-003</b>	<b>0.1150</b>	<b>7.1000e-004</b>	<b>0.1157</b>	<b>0.0305</b>	<b>6.6000e-004</b>	<b>0.0312</b>		<b>110.5771</b>	<b>110.5771</b>	<b>2.5200e-003</b>		<b>110.6401</b>

**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	21.5177					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
<b>Total</b>	<b>21.7366</b>	<b>1.5268</b>	<b>1.8176</b>	<b>2.9700e-003</b>		<b>0.0941</b>	<b>0.0941</b>		<b>0.0941</b>	<b>0.0941</b>	<b>0.0000</b>	<b>281.4481</b>	<b>281.4481</b>	<b>0.0193</b>		<b>281.9309</b>



## Plaza at Blue Oaks - Placer-Sacramento County, Summer

**3.7 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	0.0506	0.0268	0.3771	1.1100e-003	0.1150	7.1000e-004	0.1157	0.0305	6.6000e-004	0.0312		110.5771	110.5771	2.5200e-003		110.6401
<b>Total</b>	<b>0.0506</b>	<b>0.0268</b>	<b>0.3771</b>	<b>1.1100e-003</b>	<b>0.1150</b>	<b>7.1000e-004</b>	<b>0.1157</b>	<b>0.0305</b>	<b>6.6000e-004</b>	<b>0.0312</b>		<b>110.5771</b>	<b>110.5771</b>	<b>2.5200e-003</b>		<b>110.6401</b>

**4.0 Operational Detail - Mobile****4.1 Mitigation Measures Mobile**

Provide Riade Sharing Program

## Plaza at Blue Oaks - Placer-Sacramento County, Summer

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

## 4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Convenience Market With Gas Pumps	0.00	0.00	0.00		
Parking Lot	0.00	0.00	0.00		
Regional Shopping Center	0.00	0.00	0.00		
Supermarket	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

## 4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Convenience Market With Gas	9.50	7.30	7.30	0.80	80.20	19.00	14	21	65
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Regional Shopping Center	9.50	7.30	7.30	16.30	64.70	19.00	54	35	11
Supermarket	9.50	7.30	7.30	6.50	74.50	19.00	34	30	36

## 4.4 Fleet Mix

## Plaza at Blue Oaks - Placer-Sacramento County, Summer

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Convenience Market With Gas Pumps	0.494811	0.040252	0.220236	0.128508	0.023782	0.006284	0.029295	0.046215	0.001446	0.001205	0.005961	0.000773	0.001232
Parking Lot	0.494811	0.040252	0.220236	0.128508	0.023782	0.006284	0.029295	0.046215	0.001446	0.001205	0.005961	0.000773	0.001232
Regional Shopping Center	0.494811	0.040252	0.220236	0.128508	0.023782	0.006284	0.029295	0.046215	0.001446	0.001205	0.005961	0.000773	0.001232
Supermarket	0.494811	0.040252	0.220236	0.128508	0.023782	0.006284	0.029295	0.046215	0.001446	0.001205	0.005961	0.000773	0.001232

## 5.0 Energy Detail

Historical Energy Use: N

### 5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0560	0.5091	0.4276	3.0500e-003		0.0387	0.0387		0.0387	0.0387		610.8915	610.8915	0.0117	0.0112	614.5218
NaturalGas Unmitigated	0.0560	0.5091	0.4276	3.0500e-003		0.0387	0.0387		0.0387	0.0387		610.8915	610.8915	0.0117	0.0112	614.5218

## Plaza at Blue Oaks - Placer-Sacramento 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					
Convenience Market With Gas Pumps	54.304	5.9000e-004	5.3200e-003	4.4700e-003	3.0000e-005		4.0000e-004	4.0000e-004		4.0000e-004	4.0000e-004		6.3887	6.3887	1.2000e-004	1.2000e-004	6.4267
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
Regional Shopping Center	1397.59	0.0151	0.1370	0.1151	8.2000e-004		0.0104	0.0104		0.0104	0.0104		164.4222	164.4222	3.1500e-003	3.0100e-003	165.3993
Supermarket	3740.68	0.0403	0.3667	0.3081	2.2000e-003		0.0279	0.0279		0.0279	0.0279		440.0806	440.0806	8.4300e-003	8.0700e-003	442.6958
<b>Total</b>		<b>0.0560</b>	<b>0.5091</b>	<b>0.4276</b>	<b>3.0500e-003</b>		<b>0.0387</b>	<b>0.0387</b>		<b>0.0387</b>	<b>0.0387</b>		<b>610.8915</b>	<b>610.8915</b>	<b>0.0117</b>	<b>0.0112</b>	<b>614.5218</b>

## Plaza at Blue Oaks - Placer-Sacramento 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					
Convenience Market With Gas Pumps	0.054304	5.9000e-004	5.3200e-003	4.4700e-003	3.0000e-005		4.0000e-004	4.0000e-004		4.0000e-004	4.0000e-004		6.3887	6.3887	1.2000e-004	1.2000e-004	6.4267
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
Regional Shopping Center	1.39759	0.0151	0.1370	0.1151	8.2000e-004		0.0104	0.0104		0.0104	0.0104		164.4222	164.4222	3.1500e-003	3.0100e-003	165.3993
Supermarket	3.74068	0.0403	0.3667	0.3081	2.2000e-003		0.0279	0.0279		0.0279	0.0279		440.0806	440.0806	8.4300e-003	8.0700e-003	442.6958
<b>Total</b>		<b>0.0560</b>	<b>0.5091</b>	<b>0.4276</b>	<b>3.0500e-003</b>		<b>0.0387</b>	<b>0.0387</b>		<b>0.0387</b>	<b>0.0387</b>		<b>610.8915</b>	<b>610.8915</b>	<b>0.0117</b>	<b>0.0112</b>	<b>614.5218</b>

**6.0 Area Detail****6.1 Mitigation Measures Area**

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

Use Low VOC Cleaning Supplies

## Plaza at Blue Oaks - Placer-Sacramento 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	1.7365	1.9000e-004	0.0205	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0437	0.0437	1.2000e-004		0.0466
Unmitigated	1.8649	1.9000e-004	0.0205	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0437	0.0437	1.2000e-004		0.0466

## 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	0.1061					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.7569					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.9100e-003	1.9000e-004	0.0205	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0437	0.0437	1.2000e-004		0.0466
<b>Total</b>	<b>1.8649</b>	<b>1.9000e-004</b>	<b>0.0205</b>	<b>0.0000</b>		<b>7.0000e-005</b>	<b>7.0000e-005</b>		<b>7.0000e-005</b>	<b>7.0000e-005</b>		<b>0.0437</b>	<b>0.0437</b>	<b>1.2000e-004</b>		<b>0.0466</b>

## Plaza at Blue Oaks - Placer-Sacramento 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	0.1061					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.6284					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.9100e-003	1.9000e-004	0.0205	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0437	0.0437	1.2000e-004		0.0466
<b>Total</b>	<b>1.7365</b>	<b>1.9000e-004</b>	<b>0.0205</b>	<b>0.0000</b>		<b>7.0000e-005</b>	<b>7.0000e-005</b>		<b>7.0000e-005</b>	<b>7.0000e-005</b>		<b>0.0437</b>	<b>0.0437</b>	<b>1.2000e-004</b>		<b>0.0466</b>

**7.0 Water Detail****7.1 Mitigation Measures Water**

Use Water Efficient Landscaping

**8.0 Waste Detail****8.1 Mitigation Measures Waste****9.0 Operational Offroad**

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



## Plaza at Blue Oaks - Placer-Sacramento County, Summer

**Fire Pumps and Emergency Generators**

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

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

Equipment Type	Number
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**11.0 Vegetation**

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## Plaza at Blue Oaks - Placer-Sacramento County, Winter

**Plaza at Blue Oaks**  
**Placer-Sacramento County, Winter**

## 1.0 Project Characteristics

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### 1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Parking Lot	109.00	1000sqft	2.50	109,000.00	0
Convenience Market With Gas Pumps	12.00	Pump	0.04	1,694.10	0
Regional Shopping Center	43.60	1000sqft	1.00	43,600.00	0
Supermarket	35.00	1000sqft	0.80	35,000.00	0

### 1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	74
Climate Zone	2			Operational Year	2021
Utility Company	Roseville Electric				
CO2 Intensity (lb/MW hr)	531.85	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

### 1.3 User Entered Comments & Non-Default Data

Plaza at Blue Oaks - Placer-Sacramento County, Winter

Project Characteristics - Start of construction and operational year are estimates. CO2 intensity factor adjusted to reflect R.E.'s anticipated progress towards statewide RPS goals.

Land Use - Unit amounts based on proposed site plan.

Architectural Coating - Low VOC paint.

Vehicle Trips - Non-residential project not anticipated to increase vmt so no mobile analysis is required.

Area Coating - Low VOC.

Energy Use -

Sequestration - based on landscape plan.

Area Mitigation -

Mobile Commute Mitigation -

Water Mitigation -

## Plaza at Blue Oaks - Placer-Sacramento County, Winter

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	50.00
tblArchitecturalCoating	EF_Nonresidential_Interior	100.00	50.00
tblArchitecturalCoating	EF_Parking	100.00	50.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	100	50
tblAreaCoating	Area_EF_Nonresidential_Interior	100	50
tblAreaCoating	Area_EF_Parking	100	50
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblProjectCharacteristics	CO2IntensityFactor	793.8	531.85
tblSequestration	NumberOfNewTrees	0.00	373.00
tblVehicleTrips	ST_TR	204.47	0.00
tblVehicleTrips	ST_TR	49.97	0.00
tblVehicleTrips	ST_TR	177.59	0.00
tblVehicleTrips	SU_TR	166.88	0.00
tblVehicleTrips	SU_TR	25.24	0.00
tblVehicleTrips	SU_TR	166.44	0.00
tblVehicleTrips	WD_TR	542.60	0.00
tblVehicleTrips	WD_TR	42.70	0.00
tblVehicleTrips	WD_TR	102.24	0.00

## 2.0 Emissions Summary

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## Plaza at Blue Oaks - Placer-Sacramento 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	4.1441	42.4655	22.1475	0.0410	18.2141	2.1984	20.4125	9.9699	2.0225	11.9924	0.0000	3,995.177 1	3,995.177 1	1.1951	0.0000	4,012.305 7
2021	21.7856	20.9670	18.9940	0.0407	0.7932	0.9702	1.7634	0.2152	0.9122	1.1274	0.0000	3,969.798 4	3,969.798 4	0.6742	0.0000	3,986.654 2
Maximum	21.7856	42.4655	22.1475	0.0410	18.2141	2.1984	20.4125	9.9699	2.0225	11.9924	0.0000	3,995.177 1	3,995.177 1	1.1951	0.0000	4,012.305 7

### 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	4.1441	42.4655	22.1475	0.0410	18.2141	2.1984	20.4125	9.9699	2.0225	11.9924	0.0000	3,995.177 1	3,995.177 1	1.1951	0.0000	4,012.305 7
2021	21.7856	20.9670	18.9940	0.0407	0.7932	0.9702	1.7634	0.2152	0.9122	1.1274	0.0000	3,969.798 4	3,969.798 4	0.6742	0.0000	3,986.654 2
Maximum	21.7856	42.4655	22.1475	0.0410	18.2141	2.1984	20.4125	9.9699	2.0225	11.9924	0.0000	3,995.177 1	3,995.177 1	1.1951	0.0000	4,012.305 7

[illegible]

## Plaza at Blue Oaks - Placer-Sacramento 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	1.8649	1.9000e-004	0.0205	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0437	0.0437	1.2000e-004		0.0466
Energy	0.0560	0.5091	0.4276	3.0500e-003		0.0387	0.0387		0.0387	0.0387		610.8915	610.8915	0.0117	0.0112	614.5218
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
<b>Total</b>	<b>1.9209</b>	<b>0.5093</b>	<b>0.4481</b>	<b>3.0500e-003</b>	<b>0.0000</b>	<b>0.0388</b>	<b>0.0388</b>	<b>0.0000</b>	<b>0.0388</b>	<b>0.0388</b>		<b>610.9352</b>	<b>610.9352</b>	<b>0.0118</b>	<b>0.0112</b>	<b>614.5683</b>

**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	1.7365	1.9000e-004	0.0205	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0437	0.0437	1.2000e-004		0.0466
Energy	0.0560	0.5091	0.4276	3.0500e-003		0.0387	0.0387		0.0387	0.0387		610.8915	610.8915	0.0117	0.0112	614.5218
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
<b>Total</b>	<b>1.7925</b>	<b>0.5093</b>	<b>0.4481</b>	<b>3.0500e-003</b>	<b>0.0000</b>	<b>0.0388</b>	<b>0.0388</b>	<b>0.0000</b>	<b>0.0388</b>	<b>0.0388</b>		<b>610.9352</b>	<b>610.9352</b>	<b>0.0118</b>	<b>0.0112</b>	<b>614.5683</b>

## Plaza at Blue Oaks - Placer-Sacramento 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	6.69	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

**3.0 Construction Detail****Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	9/1/2020	9/28/2020	5	20	
2	Site Preparation	Site Preparation	9/29/2020	10/5/2020	5	5	
3	Grading	Grading	10/6/2020	10/15/2020	5	8	
4	Building Construction	Building Construction	10/16/2020	9/2/2021	5	230	
5	Paving	Paving	9/3/2021	9/28/2021	5	18	
6	Architectural Coating	Architectural Coating	9/29/2021	10/22/2021	5	18	

**Acres of Grading (Site Preparation Phase): 0****Acres of Grading (Grading Phase): 4****Acres of Paving: 2.5****Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 120,441; Non-Residential Outdoor: 40,147; Striped Parking Area: 6,540 (Architectural Coating – sqft)****OffRoad Equipment**

## Plaza at Blue Oaks - Placer-Sacramento County, Winter

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	2	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Grading	Excavators	1	8.00	158	0.38
Paving	Pavers	1	8.00	130	0.42
Paving	Rollers	2	6.00	80	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Generator Sets	1	8.00	84	0.74
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Paving	Paving Equipment	2	6.00	132	0.36
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Building Construction	Welders	1	8.00	46	0.45

Trips and VMT



## Plaza at Blue Oaks - Placer-Sacramento County, Winter

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	71.00	31.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	14.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

## 3.1 Mitigation Measures Construction

## 3.2 Demolition - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	3.3121	33.2010	21.7532	0.0388		1.6587	1.6587		1.5419	1.5419		3,747.7049	3,747.7049	1.0580		3,774.1536
<b>Total</b>	<b>3.3121</b>	<b>33.2010</b>	<b>21.7532</b>	<b>0.0388</b>		<b>1.6587</b>	<b>1.6587</b>		<b>1.5419</b>	<b>1.5419</b>		<b>3,747.7049</b>	<b>3,747.7049</b>	<b>1.0580</b>		<b>3,774.1536</b>

## Plaza at Blue Oaks - Placer-Sacramento County, Winter

**3.2 Demolition - 2020****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	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	0.0563	0.0401	0.3943	1.1000e-003	0.1232	7.8000e-004	0.1240	0.0327	7.2000e-004	0.0334		109.3237	109.3237	2.7400e-003		109.3922
<b>Total</b>	<b>0.0563</b>	<b>0.0401</b>	<b>0.3943</b>	<b>1.1000e-003</b>	<b>0.1232</b>	<b>7.8000e-004</b>	<b>0.1240</b>	<b>0.0327</b>	<b>7.2000e-004</b>	<b>0.0334</b>		<b>109.3237</b>	<b>109.3237</b>	<b>2.7400e-003</b>		<b>109.3922</b>

**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	3.3121	33.2010	21.7532	0.0388		1.6587	1.6587		1.5419	1.5419	0.0000	3,747.7049	3,747.7049	1.0580		3,774.1536
<b>Total</b>	<b>3.3121</b>	<b>33.2010</b>	<b>21.7532</b>	<b>0.0388</b>		<b>1.6587</b>	<b>1.6587</b>		<b>1.5419</b>	<b>1.5419</b>	<b>0.0000</b>	<b>3,747.7049</b>	<b>3,747.7049</b>	<b>1.0580</b>		<b>3,774.1536</b>

## Plaza at Blue Oaks - Placer-Sacramento County, Winter

**3.2 Demolition - 2020****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	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	0.0563	0.0401	0.3943	1.1000e-003	0.1232	7.8000e-004	0.1240	0.0327	7.2000e-004	0.0334		109.3237	109.3237	2.7400e-003		109.3922
<b>Total</b>	<b>0.0563</b>	<b>0.0401</b>	<b>0.3943</b>	<b>1.1000e-003</b>	<b>0.1232</b>	<b>7.8000e-004</b>	<b>0.1240</b>	<b>0.0327</b>	<b>7.2000e-004</b>	<b>0.0334</b>		<b>109.3237</b>	<b>109.3237</b>	<b>2.7400e-003</b>		<b>109.3922</b>

**3.3 Site Preparation - 2020****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	4.0765	42.4173	21.5136	0.0380		2.1974	2.1974		2.0216	2.0216		3,685.1016	3,685.1016	1.1918		3,714.8975
<b>Total</b>	<b>4.0765</b>	<b>42.4173</b>	<b>21.5136</b>	<b>0.0380</b>	<b>18.0663</b>	<b>2.1974</b>	<b>20.2637</b>	<b>9.9307</b>	<b>2.0216</b>	<b>11.9523</b>		<b>3,685.1016</b>	<b>3,685.1016</b>	<b>1.1918</b>		<b>3,714.8975</b>

## Plaza at Blue Oaks - Placer-Sacramento County, Winter

**3.3 Site Preparation - 2020****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0676	0.0482	0.4732	1.3200e-003	0.1479	9.4000e-004	0.1488	0.0392	8.7000e-004	0.0401		131.1885	131.1885	3.2900e-003		131.2707
<b>Total</b>	<b>0.0676</b>	<b>0.0482</b>	<b>0.4732</b>	<b>1.3200e-003</b>	<b>0.1479</b>	<b>9.4000e-004</b>	<b>0.1488</b>	<b>0.0392</b>	<b>8.7000e-004</b>	<b>0.0401</b>		<b>131.1885</b>	<b>131.1885</b>	<b>3.2900e-003</b>		<b>131.2707</b>

**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					18.0663	0.0000	18.0663	9.9307	0.0000	9.9307			0.0000			0.0000
Off-Road	4.0765	42.4173	21.5136	0.0380		2.1974	2.1974		2.0216	2.0216	0.0000	3,685.1016	3,685.1016	1.1918		3,714.8975
<b>Total</b>	<b>4.0765</b>	<b>42.4173</b>	<b>21.5136</b>	<b>0.0380</b>	<b>18.0663</b>	<b>2.1974</b>	<b>20.2637</b>	<b>9.9307</b>	<b>2.0216</b>	<b>11.9523</b>	<b>0.0000</b>	<b>3,685.1016</b>	<b>3,685.1016</b>	<b>1.1918</b>		<b>3,714.8975</b>

## Plaza at Blue Oaks - Placer-Sacramento County, Winter

**3.3 Site Preparation - 2020****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Worker	0.0676	0.0482	0.4732	1.3200e-003	0.1479	9.4000e-004	0.1488	0.0392	8.7000e-004	0.0401		131.1885	131.1885	3.2900e-003		131.2707
<b>Total</b>	<b>0.0676</b>	<b>0.0482</b>	<b>0.4732</b>	<b>1.3200e-003</b>	<b>0.1479</b>	<b>9.4000e-004</b>	<b>0.1488</b>	<b>0.0392</b>	<b>8.7000e-004</b>	<b>0.0401</b>		<b>131.1885</b>	<b>131.1885</b>	<b>3.2900e-003</b>		<b>131.2707</b>

**3.4 Grading - 2020****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					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		2,872.485 1	2,872.485 1	0.9290		2,895.710 6
<b>Total</b>	<b>2.4288</b>	<b>26.3859</b>	<b>16.0530</b>	<b>0.0297</b>	<b>6.5523</b>	<b>1.2734</b>	<b>7.8258</b>	<b>3.3675</b>	<b>1.1716</b>	<b>4.5390</b>		<b>2,872.485 1</b>	<b>2,872.485 1</b>	<b>0.9290</b>		<b>2,895.710 6</b>

## Plaza at Blue Oaks - Placer-Sacramento County, Winter

**3.4 Grading - 2020****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	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	0.0563	0.0401	0.3943	1.1000e-003	0.1232	7.8000e-004	0.1240	0.0327	7.2000e-004	0.0334		109.3237	109.3237	2.7400e-003		109.3922
<b>Total</b>	<b>0.0563</b>	<b>0.0401</b>	<b>0.3943</b>	<b>1.1000e-003</b>	<b>0.1232</b>	<b>7.8000e-004</b>	<b>0.1240</b>	<b>0.0327</b>	<b>7.2000e-004</b>	<b>0.0334</b>		<b>109.3237</b>	<b>109.3237</b>	<b>2.7400e-003</b>		<b>109.3922</b>

**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					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	0.0000	2,872.485 1	2,872.485 1	0.9290		2,895.710 6
<b>Total</b>	<b>2.4288</b>	<b>26.3859</b>	<b>16.0530</b>	<b>0.0297</b>	<b>6.5523</b>	<b>1.2734</b>	<b>7.8258</b>	<b>3.3675</b>	<b>1.1716</b>	<b>4.5390</b>	<b>0.0000</b>	<b>2,872.485 1</b>	<b>2,872.485 1</b>	<b>0.9290</b>		<b>2,895.710 6</b>

## Plaza at Blue Oaks - Placer-Sacramento County, Winter

**3.4 Grading - 2020****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	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	0.0563	0.0401	0.3943	1.1000e-003	0.1232	7.8000e-004	0.1240	0.0327	7.2000e-004	0.0334		109.3237	109.3237	2.7400e-003		109.3922
<b>Total</b>	<b>0.0563</b>	<b>0.0401</b>	<b>0.3943</b>	<b>1.1000e-003</b>	<b>0.1232</b>	<b>7.8000e-004</b>	<b>0.1240</b>	<b>0.0327</b>	<b>7.2000e-004</b>	<b>0.0334</b>		<b>109.3237</b>	<b>109.3237</b>	<b>2.7400e-003</b>		<b>109.3922</b>

**3.5 Building Construction - 2020****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	2.1198	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
<b>Total</b>	<b>2.1198</b>	<b>19.1860</b>	<b>16.8485</b>	<b>0.0269</b>		<b>1.1171</b>	<b>1.1171</b>		<b>1.0503</b>	<b>1.0503</b>		<b>2,553.0631</b>	<b>2,553.0631</b>	<b>0.6229</b>		<b>2,568.6345</b>

## Plaza at Blue Oaks - Placer-Sacramento County, Winter

**3.5 Building Construction - 2020****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1181	3.6698	0.8020	8.8400e-003	0.2100	0.0164	0.2263	0.0605	0.0157	0.0761		924.6484	924.6484	0.0493		925.8813
Worker	0.2667	0.1900	1.8663	5.2000e-003	0.5833	3.7100e-003	0.5870	0.1547	3.4200e-003	0.1581		517.4656	517.4656	0.0130		517.7900
<b>Total</b>	<b>0.3848</b>	<b>3.8598</b>	<b>2.6684</b>	<b>0.0140</b>	<b>0.7932</b>	<b>0.0201</b>	<b>0.8133</b>	<b>0.2152</b>	<b>0.0191</b>	<b>0.2342</b>		<b>1,442.1140</b>	<b>1,442.1140</b>	<b>0.0623</b>		<b>1,443.6712</b>

**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
<b>Total</b>	<b>2.1198</b>	<b>19.1860</b>	<b>16.8485</b>	<b>0.0269</b>		<b>1.1171</b>	<b>1.1171</b>		<b>1.0503</b>	<b>1.0503</b>	<b>0.0000</b>	<b>2,553.0631</b>	<b>2,553.0631</b>	<b>0.6229</b>		<b>2,568.6345</b>



## Plaza at Blue Oaks - Placer-Sacramento County, Winter

**3.5 Building Construction - 2020****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.1181	3.6698	0.8020	8.8400e-003	0.2100	0.0164	0.2263	0.0605	0.0157	0.0761		924.6484	924.6484	0.0493		925.8813
Worker	0.2667	0.1900	1.8663	5.2000e-003	0.5833	3.7100e-003	0.5870	0.1547	3.4200e-003	0.1581		517.4656	517.4656	0.0130		517.7900
<b>Total</b>	<b>0.3848</b>	<b>3.8598</b>	<b>2.6684</b>	<b>0.0140</b>	<b>0.7932</b>	<b>0.0201</b>	<b>0.8133</b>	<b>0.2152</b>	<b>0.0191</b>	<b>0.2342</b>		<b>1,442.1140</b>	<b>1,442.1140</b>	<b>0.0623</b>		<b>1,443.6712</b>

**3.5 Building Construction - 2021****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Off-Road	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
<b>Total</b>	<b>1.9009</b>	<b>17.4321</b>	<b>16.5752</b>	<b>0.0269</b>		<b>0.9586</b>	<b>0.9586</b>		<b>0.9013</b>	<b>0.9013</b>		<b>2,553.3639</b>	<b>2,553.3639</b>	<b>0.6160</b>		<b>2,568.7643</b>

## Plaza at Blue Oaks - Placer-Sacramento County, Winter

**3.5 Building Construction - 2021****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0993	3.3647	0.7154	8.7700e-003	0.2100	7.9600e-003	0.2179	0.0605	7.6100e-003	0.0681		917.1704	917.1704	0.0466		918.3363
Worker	0.2483	0.1702	1.7034	5.0100e-003	0.5833	3.6100e-003	0.5869	0.1547	3.3200e-003	0.1580		499.2641	499.2641	0.0116		499.5537
<b>Total</b>	<b>0.3476</b>	<b>3.5349</b>	<b>2.4188</b>	<b>0.0138</b>	<b>0.7932</b>	<b>0.0116</b>	<b>0.8048</b>	<b>0.2152</b>	<b>0.0109</b>	<b>0.2261</b>		<b>1,416.4345</b>	<b>1,416.4345</b>	<b>0.0582</b>		<b>1,417.8900</b>

**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
<b>Total</b>	<b>1.9009</b>	<b>17.4321</b>	<b>16.5752</b>	<b>0.0269</b>		<b>0.9586</b>	<b>0.9586</b>		<b>0.9013</b>	<b>0.9013</b>	<b>0.0000</b>	<b>2,553.3639</b>	<b>2,553.3639</b>	<b>0.6160</b>		<b>2,568.7643</b>

## Plaza at Blue Oaks - Placer-Sacramento County, Winter

**3.5 Building Construction - 2021****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000	0.0000		0.0000
Vendor	0.0993	3.3647	0.7154	8.7700e-003	0.2100	7.9600e-003	0.2179	0.0605	7.6100e-003	0.0681		917.1704	917.1704	0.0466		918.3363
Worker	0.2483	0.1702	1.7034	5.0100e-003	0.5833	3.6100e-003	0.5869	0.1547	3.3200e-003	0.1580		499.2641	499.2641	0.0116		499.5537
<b>Total</b>	<b>0.3476</b>	<b>3.5349</b>	<b>2.4188</b>	<b>0.0138</b>	<b>0.7932</b>	<b>0.0116</b>	<b>0.8048</b>	<b>0.2152</b>	<b>0.0109</b>	<b>0.2261</b>		<b>1,416.4345</b>	<b>1,416.4345</b>	<b>0.0582</b>		<b>1,417.8900</b>

**3.6 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	1.0940	10.8399	12.2603	0.0189		0.5788	0.5788		0.5342	0.5342		1,804.5523	1,804.5523	0.5670		1,818.7270
Paving	0.3639					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>1.4578</b>	<b>10.8399</b>	<b>12.2603</b>	<b>0.0189</b>		<b>0.5788</b>	<b>0.5788</b>		<b>0.5342</b>	<b>0.5342</b>		<b>1,804.5523</b>	<b>1,804.5523</b>	<b>0.5670</b>		<b>1,818.7270</b>

## Plaza at Blue Oaks - Placer-Sacramento County, Winter

**3.6 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	0.0699	0.0479	0.4798	1.4100e-003	0.1643	1.0200e-003	0.1653	0.0436	9.4000e-004	0.0445		140.6378	140.6378	3.2600e-003		140.7193
<b>Total</b>	<b>0.0699</b>	<b>0.0479</b>	<b>0.4798</b>	<b>1.4100e-003</b>	<b>0.1643</b>	<b>1.0200e-003</b>	<b>0.1653</b>	<b>0.0436</b>	<b>9.4000e-004</b>	<b>0.0445</b>		<b>140.6378</b>	<b>140.6378</b>	<b>3.2600e-003</b>		<b>140.7193</b>

**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	1.0940	10.8399	12.2603	0.0189		0.5788	0.5788		0.5342	0.5342	0.0000	1,804.5523	1,804.5523	0.5670		1,818.7270
Paving	0.3639					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
<b>Total</b>	<b>1.4578</b>	<b>10.8399</b>	<b>12.2603</b>	<b>0.0189</b>		<b>0.5788</b>	<b>0.5788</b>		<b>0.5342</b>	<b>0.5342</b>	<b>0.0000</b>	<b>1,804.5523</b>	<b>1,804.5523</b>	<b>0.5670</b>		<b>1,818.7270</b>

## Plaza at Blue Oaks - Placer-Sacramento County, Winter

**3.6 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	0.0699	0.0479	0.4798	1.4100e-003	0.1643	1.0200e-003	0.1653	0.0436	9.4000e-004	0.0445		140.6378	140.6378	3.2600e-003		140.7193
<b>Total</b>	<b>0.0699</b>	<b>0.0479</b>	<b>0.4798</b>	<b>1.4100e-003</b>	<b>0.1643</b>	<b>1.0200e-003</b>	<b>0.1653</b>	<b>0.0436</b>	<b>9.4000e-004</b>	<b>0.0445</b>		<b>140.6378</b>	<b>140.6378</b>	<b>3.2600e-003</b>		<b>140.7193</b>

**3.7 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	21.5177					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
<b>Total</b>	<b>21.7366</b>	<b>1.5268</b>	<b>1.8176</b>	<b>2.9700e-003</b>		<b>0.0941</b>	<b>0.0941</b>		<b>0.0941</b>	<b>0.0941</b>		<b>281.4481</b>	<b>281.4481</b>	<b>0.0193</b>		<b>281.9309</b>

## Plaza at Blue Oaks - Placer-Sacramento County, Winter

**3.7 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	0.0490	0.0336	0.3359	9.9000e-004	0.1150	7.1000e-004	0.1157	0.0305	6.6000e-004	0.0312		98.4465	98.4465	2.2800e-003		98.5035
<b>Total</b>	<b>0.0490</b>	<b>0.0336</b>	<b>0.3359</b>	<b>9.9000e-004</b>	<b>0.1150</b>	<b>7.1000e-004</b>	<b>0.1157</b>	<b>0.0305</b>	<b>6.6000e-004</b>	<b>0.0312</b>		<b>98.4465</b>	<b>98.4465</b>	<b>2.2800e-003</b>		<b>98.5035</b>

**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	21.5177					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
<b>Total</b>	<b>21.7366</b>	<b>1.5268</b>	<b>1.8176</b>	<b>2.9700e-003</b>		<b>0.0941</b>	<b>0.0941</b>		<b>0.0941</b>	<b>0.0941</b>	<b>0.0000</b>	<b>281.4481</b>	<b>281.4481</b>	<b>0.0193</b>		<b>281.9309</b>

## Plaza at Blue Oaks - Placer-Sacramento County, Winter

**3.7 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	0.0490	0.0336	0.3359	9.9000e-004	0.1150	7.1000e-004	0.1157	0.0305	6.6000e-004	0.0312		98.4465	98.4465	2.2800e-003		98.5035
<b>Total</b>	<b>0.0490</b>	<b>0.0336</b>	<b>0.3359</b>	<b>9.9000e-004</b>	<b>0.1150</b>	<b>7.1000e-004</b>	<b>0.1157</b>	<b>0.0305</b>	<b>6.6000e-004</b>	<b>0.0312</b>		<b>98.4465</b>	<b>98.4465</b>	<b>2.2800e-003</b>		<b>98.5035</b>

**4.0 Operational Detail - Mobile****4.1 Mitigation Measures Mobile**

Provide Riade Sharing Program

## Plaza at Blue Oaks - Placer-Sacramento County, Winter

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

## 4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Convenience Market With Gas Pumps	0.00	0.00	0.00		
Parking Lot	0.00	0.00	0.00		
Regional Shopping Center	0.00	0.00	0.00		
Supermarket	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

## 4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Convenience Market With Gas	9.50	7.30	7.30	0.80	80.20	19.00	14	21	65
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Regional Shopping Center	9.50	7.30	7.30	16.30	64.70	19.00	54	35	11
Supermarket	9.50	7.30	7.30	6.50	74.50	19.00	34	30	36

## 4.4 Fleet Mix



## Plaza at Blue Oaks - Placer-Sacramento County, Winter

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Convenience Market With Gas Pumps	0.494811	0.040252	0.220236	0.128508	0.023782	0.006284	0.029295	0.046215	0.001446	0.001205	0.005961	0.000773	0.001232
Parking Lot	0.494811	0.040252	0.220236	0.128508	0.023782	0.006284	0.029295	0.046215	0.001446	0.001205	0.005961	0.000773	0.001232
Regional Shopping Center	0.494811	0.040252	0.220236	0.128508	0.023782	0.006284	0.029295	0.046215	0.001446	0.001205	0.005961	0.000773	0.001232
Supermarket	0.494811	0.040252	0.220236	0.128508	0.023782	0.006284	0.029295	0.046215	0.001446	0.001205	0.005961	0.000773	0.001232

## 5.0 Energy Detail

Historical Energy Use: N

### 5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
NaturalGas Mitigated	0.0560	0.5091	0.4276	3.0500e-003		0.0387	0.0387		0.0387	0.0387		610.8915	610.8915	0.0117	0.0112	614.5218
NaturalGas Unmitigated	0.0560	0.5091	0.4276	3.0500e-003		0.0387	0.0387		0.0387	0.0387		610.8915	610.8915	0.0117	0.0112	614.5218

## Plaza at Blue Oaks - Placer-Sacramento 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					
Convenience Market With Gas Pumps	54.304	5.9000e-004	5.3200e-003	4.4700e-003	3.0000e-005		4.0000e-004	4.0000e-004		4.0000e-004	4.0000e-004		6.3887	6.3887	1.2000e-004	1.2000e-004	6.4267
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
Regional Shopping Center	1397.59	0.0151	0.1370	0.1151	8.2000e-004		0.0104	0.0104		0.0104	0.0104		164.4222	164.4222	3.1500e-003	3.0100e-003	165.3993
Supermarket	3740.68	0.0403	0.3667	0.3081	2.2000e-003		0.0279	0.0279		0.0279	0.0279		440.0806	440.0806	8.4300e-003	8.0700e-003	442.6958
<b>Total</b>		<b>0.0560</b>	<b>0.5091</b>	<b>0.4276</b>	<b>3.0500e-003</b>		<b>0.0387</b>	<b>0.0387</b>		<b>0.0387</b>	<b>0.0387</b>		<b>610.8915</b>	<b>610.8915</b>	<b>0.0117</b>	<b>0.0112</b>	<b>614.5218</b>

## Plaza at Blue Oaks - Placer-Sacramento 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					
Convenience Market With Gas Pumps	0.054304	5.9000e-004	5.3200e-003	4.4700e-003	3.0000e-005		4.0000e-004	4.0000e-004		4.0000e-004	4.0000e-004		6.3887	6.3887	1.2000e-004	1.2000e-004	6.4267
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
Regional Shopping Center	1.39759	0.0151	0.1370	0.1151	8.2000e-004		0.0104	0.0104		0.0104	0.0104		164.4222	164.4222	3.1500e-003	3.0100e-003	165.3993
Supermarket	3.74068	0.0403	0.3667	0.3081	2.2000e-003		0.0279	0.0279		0.0279	0.0279		440.0806	440.0806	8.4300e-003	8.0700e-003	442.6958
<b>Total</b>		<b>0.0560</b>	<b>0.5091</b>	<b>0.4276</b>	<b>3.0500e-003</b>		<b>0.0387</b>	<b>0.0387</b>		<b>0.0387</b>	<b>0.0387</b>		<b>610.8915</b>	<b>610.8915</b>	<b>0.0117</b>	<b>0.0112</b>	<b>614.5218</b>

**6.0 Area Detail****6.1 Mitigation Measures Area**

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

Use Low VOC Cleaning Supplies

## Plaza at Blue Oaks - Placer-Sacramento 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	1.7365	1.9000e-004	0.0205	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0437	0.0437	1.2000e-004		0.0466
Unmitigated	1.8649	1.9000e-004	0.0205	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0437	0.0437	1.2000e-004		0.0466

## 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	0.1061					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.7569					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.9100e-003	1.9000e-004	0.0205	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0437	0.0437	1.2000e-004		0.0466
<b>Total</b>	<b>1.8649</b>	<b>1.9000e-004</b>	<b>0.0205</b>	<b>0.0000</b>		<b>7.0000e-005</b>	<b>7.0000e-005</b>		<b>7.0000e-005</b>	<b>7.0000e-005</b>		<b>0.0437</b>	<b>0.0437</b>	<b>1.2000e-004</b>		<b>0.0466</b>

## Plaza at Blue Oaks - Placer-Sacramento 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	0.1061					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Consumer Products	1.6284					0.0000	0.0000		0.0000	0.0000			0.0000			0.0000
Landscaping	1.9100e-003	1.9000e-004	0.0205	0.0000		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005		0.0437	0.0437	1.2000e-004		0.0466
<b>Total</b>	<b>1.7365</b>	<b>1.9000e-004</b>	<b>0.0205</b>	<b>0.0000</b>		<b>7.0000e-005</b>	<b>7.0000e-005</b>		<b>7.0000e-005</b>	<b>7.0000e-005</b>		<b>0.0437</b>	<b>0.0437</b>	<b>1.2000e-004</b>		<b>0.0466</b>

**7.0 Water Detail****7.1 Mitigation Measures Water**

Use Water Efficient Landscaping

**8.0 Waste Detail****8.1 Mitigation Measures Waste****9.0 Operational Offroad**

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

## Plaza at Blue Oaks - Placer-Sacramento County, Winter

**Fire Pumps and Emergency Generators**

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

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

Equipment Type	Number
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**11.0 Vegetation**

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## MEMORANDUM

**To:** Planning Commission

**From:** Kinarik Shallow, Associate Planner

**Date:** May 13, 2020

**Re:** Placer County Air Pollution Control District – Air Quality Permit Regulations

The purpose of this memorandum is to provide additional information regarding Placer County Air Pollution Control District (PCAPCD)'s rules and regulations related to air quality permits. Air quality impacts of the Plaza at Blue Oaks project were evaluated in the Initial Study prepared for the project, which determined that compliance with these rules and regulations would ensure impacts would be less than significant. The PCAPCD permit process ensures that the required local, state, and federal standards are adhered to as it relates to air quality impacts, and that no permit is provided if PCAPCD significance thresholds are exceeded. The applicable PCAPCD permit requirements, rules and regulations are included as Attachments 1-3, below.

### **Attachments**

1. PCAPCD Air Quality Permitting
2. Rule 501 General Permit Requirements
3. PCAPCD Advisory Notice for Gasoline Dispensing Facilities

PCAPCD Air Quality Permitting

State law gives local air pollution control districts “the primary responsibility for control of air pollution from all sources, other than emissions from motor vehicles.” (Health & Safety Code, § 40000.) Pursuant to this authority, the Placer County APCD requires that gas stations obtain a permit known as an “Authority to Construct” prior to building the facility and another annual permit known as a “Permit to Operate” before dispensing gasoline. The APCD’s Rules and Regulations require denial of these permits if the proposed gas station’s air emissions would violate federal, State or local air quality standards. (Placer County APCD, Rules and Regulations, Rule 501, § 303, and Rule 502, § 408.) In addition to controlling the emission of various “criteria pollutants,” the APCD’s permits will address any potential emission of Toxic Air Contaminants from gas stations, including benzene. The APCD will review the proposed “annual throughput” for the gas station and will place any necessary restrictions on the operation to ensure that the facility’s emissions of TACs do not exceed the APCD’s established “health risk” threshold of 10 in 1 million. (See PCAPCD Advisory Notice for Gasoline Dispensing Facilities) Notably, this “10 in 1 million” threshold is identical to the APCD’s CEQA threshold of significance for TACs. Accordingly, it can be said with certainty that a gas station which must obtain an Authority to Construct and Permit to Operate from APCD will not result in any significant TAC emission impacts.



## **RULE 501 GENERAL PERMIT REQUIREMENTS**

Adopted 12-08-70

(Amended 05-09-72, 11-12-74, 05-24-77, 06-19-79, 09-21-93, 11-03-94, 12-09-04, 8-12-10)

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**100 GENERAL**

**101 PURPOSE:** To provide an orderly procedure for the review of new sources of air pollution and modification and operation of existing sources through the issuance of permits. Procedures for issuing, modifying, or renewing Title V Permits to Operate for stationary sources that are subject to Rule 507, FEDERAL OPERATING PERMIT PROGRAM, shall also be consistent with the procedures specified in that rule.

**102 EXEMPTION RECORDKEEPING:** Records must be maintained to substantiate the following exemptions. Records must be maintained on site and made available to the District upon request.

**110 EXEMPTION, GENERAL:** An Authority to Construct and Permit to Operate shall not be required for the equipment listed in Sections 111 to 122, unless an emissions unit is:

110.1 Subject to New Source Performance Standards, except engines less than 50 horsepower subject to NSPS JJJJ, Standards of Performance for Stationary Spark Ignition ICE; or

110.2 Subject to National Emission Standards for Hazardous Air Pollutants; or

110.3 Subject to the requirements of Rule 507, FEDERAL OPERATING PERMIT PROGRAM; or

110.4 Emits, in levels deemed appropriate for review by the Air Pollution Control Officer, substances identified as a toxic air contaminant or which are under review pursuant to Health and Safety Code Section 39650 et seq.; or

110.5 The Air Pollution Control Officer makes a determination that the emission unit may not operate in compliance with the District Rules and Regulations; or

110.6 An emissions unit or stationary source for which emission reduction credits have been requested or granted in accordance with Rule 504, EMISSION REDUCTION CREDITS.

110.7 An otherwise exempt piece of equipment that is part of a process that requires a permit.

**111 EXEMPTION, MOBILE SOURCES:**

111.1 Engines used to propel mobile equipment or a motor vehicle of any kind, but not including any article, machine, equipment or other contrivance mounted on such a vehicle that would otherwise require a permit under the provisions of these rules and regulations.

111.2 Locomotives, airplanes and watercraft used to transport passengers or freight. This exemption shall not apply to equipment used for dredging of waterways or equipment used in pile driving adjacent to or in waterways.

**112 EXEMPTION, COMBUSTION AND HEAT TRANSFER EQUIPMENT:**

112.1 Internal combustion engines with a manufacturer's maximum continuous rating of 50 brake horsepower or less or gas turbine engines with a maximum heat input rate of 3,000,000 British Thermal Units (Btu) per hour or less at ISO standard day conditions (288 degrees Kelvin, 60 percent relative humidity, and 101.3

kilopascals pressure). The ratings of all engines or turbines used in the same process will be accumulated to determine whether this exemption applies.

112.2 Any combustion equipment that has a maximum heat input of less than 1,000,000 Btu per hour (gross) and is equipped to be fired exclusively with natural gas, liquefied petroleum gas or any combination thereof. The ratings of all combustion equipment used in the same process will be accumulated to determine whether this exemption applies.

**113 EXEMPTION, RESIDENTIAL STRUCTURES:** Equipment utilized exclusively in connection with any structure, when the structure is designed for and used exclusively as a dwelling for not more than four families.

**114 EXEMPTION, AGRICULTURAL OPERATIONS:** Equipment used exclusively in the growing of agricultural crops, or in the commercial raising of fowl or other animals. This exemption does not apply to an agricultural source, as defined in this Rule, that is:

114.1 A Major Stationary Source or Major Modification, as defined in Rule 502, NEW SOURCE REVIEW, or

114.2 A stationary source that emits in any 12-month period air contaminant emissions equal to or more than the following quantities of emissions:

- a. 50 percent of the major source thresholds for regulated air pollutants (excluding HAPs);
- b. 5 tons per year of a single HAP;
- c. 12.5 tons per year of any combination of HAPs; and
- d. 50 percent of any lesser threshold for a single HAP as the U.S. EPA may establish by rule.

**115 EXEMPTION, COOLING SYSTEMS AND VACUUM CLEANING:** Refrigeration, air conditioning, ventilating, or vacuum cleaning systems not designed to remove air contaminants generated by equipment which would require a permit under these rules and regulations.

**116 EXEMPTION, COOLING TOWERS:** Water cooling towers that have a circulation rate of less than 10,000 gallons per minute and which are not used for the cooling of process water, water from barometric jets, or water from barometric condensers.

**117 EXEMPTION, STORAGE AND TRANSFER:** Tanks, reservoirs, vessels or other containers and their associated dispensing, pumping and compression systems used exclusively for the storage of:

117.1 Liquefied or compressed gases.

117.2 Unheated organic materials with an initial boiling point of 150 degrees Celsius (302 degrees Fahrenheit) or greater, as determined by the testing procedure specified in Section 501.2, or with an organic vapor pressure of 5 mm Hg (0.1 psia) or less at 20°C, as determined by the testing procedure specified in Section 501.3.

117.3 Organic liquids with a vapor pressure of 77.5 mm Hg (1.5 psia) or less at 20°C, as determined by the testing procedure specified in Section 501.3, stored in containers having a capacity of 23,000 liters (6076 gallons or less). Equipment used exclusively for the transfer of organic liquids with a vapor pressure of 77.5 mm Hg (1.5 psia) at 20°C to or from storage.

117.4 Unheated solvent dispensing containers of 380 liters (100 gallons) capacity or less.

**118 EXEMPTION, SURFACE COATING AND PREPARATION:**

118.1 Water solution containing no more than two percent volatile organic compounds by weight for surface preparation, cleaning, stripping, etching (other than chemical milling) or the electrolytic plating with electrolytic polishing of, or the electrolytic stripping of brass, bronze, cadmium, copper, iron lead, nickel, tin, zinc, and precious metals.

118.2 Surface coating operations using a combined total of one gallon per day or less of coating material and solvent.

118.3 Unheated non-conveyorized solvent rinsing containers or unheated non-conveyorized coating dip tanks of 380 liters (100 gallons) capacity or less with an open surface area of one square meter (11 square feet) or less providing no more than 25 gallons of solvent are evaporated or lost to the atmosphere from all such equipment per calendar year.

**119 EXEMPTION, FOOD PROCESSING:** The following processing equipment for food or other human consumables and exhaust systems or collectors serving exclusively such equipment:

119.1 Used in eating establishments for the purpose of preparing food for human consumption.

119.2 Smokehouses in which the maximum horizontal inside cross sectional area does not exceed 2 square meters (21.5 square feet).

119.3 Mixers and blenders used in bakeries.

119.4 Confection cookers.

119.5 Used exclusively to grind, blend or package tea, cocoa, spices, or roasted coffee.

**120 EXEMPTION, LABORATORY EQUIPMENT:** Laboratory equipment used exclusively for chemical or physical analysis and bench scale tests, including associated vacuum-producing equipment.

**121 EXEMPTION, REPAIRS AND MAINTENANCE:** Repairs or maintenance not involving changes to any equipment for which a permit has been granted under Section 301 of this rule.

**122 EXEMPTION, OTHER EQUIPMENT:** Unless subject to the requirements of Rule 507, FEDERAL OPERATING PERMIT PROGRAM, other equipment authorized for exemption by the Air Pollution Control Officer and which would emit less than 2 pounds in any 24 hour period of any pollutants without the benefit of air pollution control devices.

**200 DEFINITIONS:** Unless otherwise defined below, the terms used in this rule are defined in Rule 502, NEW SOURCE REVIEW; Rule 504, EMISSIONS REDUCTION CREDITS; and Rule 102, DEFINITIONS; and apply in hierarchical order.

**201 ADMINISTRATIVE PERMIT AMENDMENT:** An amendment to a Permit to Operate which:

- 201.1 Corrects a typographical error; or
- 201.2 Identifies a minor administrative change at the stationary source; for example, a change in the name, address, or phone number of any person identified in the permit; or
- 201.3 Requires more frequent monitoring or reporting by a responsible official of the stationary source; or
- 202 AGRICULTURAL SOURCE OF AIR POLLUTION OR AGRICULTURAL SOURCE:** A source of air pollution or a group of sources used in the production of crops, or the raising of fowl or animals located on contiguous property under common ownership or control, including, but not limited to the following criteria:
- 202.1 Is a confined animal facility, including, but not limited to, any structure, building, installation, barn, corral, coop, feed storage area, milking parlor, or system for the collection, storage, treatment, and distribution of liquid and solid manure, if domesticated animals, including, but not limited to, cattle, calves, horses, sheep, goats, swine, rabbits, chickens, turkeys, or ducks are corralled, penned, or otherwise caused to remain in restricted areas for commercial agricultural purposes and feeding is by means other than grazing.
- 202.2 Is an internal combustion engine used in the production of crops or the raising of fowl or animals, including, but not limited to, an engine subject to Section 41750 of the California Health & Safety Code, except an engine that is used to propel implements of husbandry, as that term is defined in Section 36000 of the Vehicle Code, as that section existed on January 1, 2003.
- 203 ANNIVERSARY DATE:** The day and month of issuance of a Permit to Operate and that same day and month of each succeeding year.
- 204 APPLICABLE REQUIREMENTS:** Air quality requirements with which a facility must comply pursuant to the District's regulations, codes of California statutory law, the Federal Clean Air Act as amended in 1990 and implementing regulations, other provisions of the United States Code, and the Code of Federal Regulations.
- 205 AUTHORITY TO CONSTRUCT:** A preconstruction permit authorizing construction prior to the starting of construction and conforming to the requirements of Rule 502, NEW SOURCE REVIEW.
- 206 COMMENCE:** As applied to construction, means that the owner or operator has all of the necessary permits or approvals required under state and federal air quality control laws, District Rules and Regulations, and those air quality control laws and regulations which are part of the California State Implementation Plan, and has:
- 206.1 Begun, or caused to begin, a continuous program of on-site construction of the source, to be completed in a reasonable time; or
- 206.2 Entered into binding agreements or contractual obligations which cannot be canceled or modified without substantial loss to the owner or operator, to undertake a program of actual construction of the source to be completed within a reasonable time.
- 207 CONTIGUOUS PROPERTY:** Two or more parcels of land with a common boundary or separated solely by a public roadway or other public right-of-way.

- 208 EMISSIONS UNIT:** An identifiable operation or piece of process equipment such as an article, machine, or other contrivance which controls, emits, may emit, or results in the emissions of any air pollutant directly or as fugitive emissions.
- 209 REGULATED POLLUTANT:** A pollutant for which an Ambient Air Quality Standard has been established by the EPA or by the California Air Resources Board (ARB), and the precursors to such pollutants.
- 210 RESPONSIBLE OFFICIAL:** An individual with the authority to certify that a source complies with all applicable requirements, including the conditions of permits issued to sources in accordance with Regulation 5, PERMITS. A "responsible official" means one of the following:
- 210.1 For a corporation, a president, secretary, treasurer, or vice-president of the corporation in charge of a principal business function, or any other person who performs similar policy or decision-making functions for the corporation, or a duly authorized representative of such person if the representative is responsible for the overall operation of one or more manufacturing, production, or operating facilities applying for or subject to a permit and either:
    - 210.1.1 The facilities employ more than 250 persons or have gross annual sales or expenditures exceeding \$25 million (in second quarter 1980 dollars); or
    - 210.1.2 The delegation of authority to such representative is approved in advance by the Air Pollution Control Officer;
  - 210.2 For a partnership or sole proprietorship, a general partner or the proprietor, respectively; or
  - 210.3 For a municipality, state, federal, or other public agency, either a principal executive officer or a ranking elected official; or
  - 210.4 For an acid rain unit subject to Title IV (Acid Deposition Control) of the Clean Air Act, the "responsible official" is the designated representative of that unit for any purposes under Title IV and Rule 507, FEDERAL OPERATING PERMIT PROGRAM.
- 211 STARTUP:** means the setting in operation of a stationary source or emission unit for any purpose.
- 212 STATIONARY SOURCE (SOURCE OR FACILITY):** Any building, structure, facility, or emissions unit which emits or may emit any regulated pollutant directly or as fugitive emissions.
- 212.1 Building, structure, facility, or emissions unit includes all pollutant emitting activities which:
    - 212.1.1 Belong to the same industrial grouping; and
    - 212.1.2 Are located on one property or on two or more contiguous properties; and
    - 212.1.3 Are under the same or common ownership, operation, or control or which are owned or operated by entities which are under common control.

212.2 Pollutant emitting activities shall be considered as part of the same industrial grouping if:

212.2.1 They belong to the same two-digit standard industrial classification code under the system described in the 1987 Standard Industrial Classification Manual; or

212.2.2 They are part of a common production process. (Common production process includes industrial processes, manufacturing processes and any connected processes involving a common material.)

212.3 The emissions of cargo carriers associated with the stationary source shall be considered emissions from the stationary source to the extent that emission reductions from these cargo carriers are proposed as offsets.

**213 TITLE V PERMITS:** A permit issued, denied, renewed, amended, or reopened pursuant to Rule 507, FEDERAL OPERATING PERMIT PROGRAM, and the Federal Clean Air Act as amended in 1990 (42 U.S.C. Section 7401 et seq.), and Part 70 Code of Federal Regulations, "State Operating Permit Programs".

### **300 STANDARDS**

**301 AUTHORITY TO CONSTRUCT:** Any person building, erecting, placing on site, altering or replacing any article, machine, equipment or other contrivance, the use of which may cause, eliminate, reduce, or control the issuance of air contaminants, shall first obtain authorization for such construction from the Air Pollution Control Officer (APCO) as specified in Section 403 of this rule. The emissions unit(s) shall not commence operation until the Air Pollution Control Officer takes final action to approve the Authority to Construct. After the emissions unit(s) commence operation, the Authority to Construct may remain in effect as a Temporary Permit to Operate until a Permit to Operate the equipment is granted or denied or the application is canceled.

301.1 An Authority to Construct, unless extended, shall expire no later than one year following the construction completion date given by the applicant, or no later than two years following the date of permit issuance, whichever occurs first.

301.2 If a written request to extend the Authority to Construct is received by the Air Pollution Control Officer prior to the expiration of the Authority to Construct, an extension may be granted for up to two years if the Air Pollution Control Officer determines that: (1) commencement of construction has occurred, and a good faith effort to complete the project has been made; and (2) the parameters of the project remain the same as in the initial application.

301.3 The Air Pollution Control Officer shall be notified of the anticipated date of initial startup or operation of any permitted emission unit.

301.4 The Air Pollution Control Officer shall be notified of the actual date of initial startup within five (5) days after such date.

**302 PERMIT TO OPERATE:** Any person operating an emission unit, shall first obtain a written permit from the Air Pollution Control Officer.

### **303 STANDARDS FOR GRANTING APPLICATIONS:**

303.1 The Air Pollution Control Officer shall deny an Authority to Construct or Permit to Operate, except as provided in Rule 502, NEW SOURCE REVIEW, if the



applicant does not show that every emission unit is so designed, controlled, equipped, and operated with such air pollution control equipment that it may be shown to operate without emitting or without causing to be emitted air contaminants in violation of these rules and regulations or of such state or federal statutes as may be enforceable by the Air Pollution Control Officer on the date the application is deemed complete.

303.2 No Permit to Operate shall be granted, either by the Air Pollution Control Officer or the Hearing Board, for any emission unit which has been constructed or installed without authorization as required by Section 301 of this rule, until:

303.2.1 The information necessary to enable the Air Pollution Control Officer to make the determination required by Section 303 of this rule and Rule 502, NEW SOURCE REVIEW is presented to the Air Pollution Control Officer; and

303.2.2 Such emission unit is altered, if necessary, and made to conform to the standards set forth in Section 303 of this rule, elsewhere in these rules and regulations, and in the California Health and Safety Code.

303.3 In acting upon a Permit to Operate, if the Air Pollution Control Officer finds that the emission unit has not been constructed in accordance with the Authority to Construct, he or she shall deny the Permit to Operate. The Air Pollution Control Officer shall not accept any further application for a Permit to Operate the emission unit so constructed until he or she finds that the emission unit has been reconstructed in accordance with the Authority to Construct.

303.4 The Air Pollution Control Officer shall require enforceable emission limitations as permit conditions in Authorities to Construct and Permits to Operate to assure the permanence of surplus actual emissions reductions applied for use as internal reductions or emission reduction credits in accordance with Rule 502, NEW SOURCE REVIEW and Rule 504, EMISSION REDUCTION CREDITS.

303.5 The Air Pollution Control Officer shall determine that an applicant for an authority to construct or modify a potential source of air contaminants located within 1,000 feet from the outer boundary of a school has complied with the applicable requirements of California Health and Safety Code Section 42301.6, preparation and distribution of a public notice, prior to approving an application for an Authority to Construct permit.

303.6 Approval to construct shall not relieve any owner or operator of the responsibility to comply fully with all applicable requirements, including applicable provisions of the California State Implementation Plan, District Rules and Regulations, or State or Federal law.

303.7 The Air Pollution Control Officer shall require the applicant, as a condition of the Authority to Construct, to comply with the requirements of California Health and Safety Code Part 6, (Section 44300 et seq.), Air Toxics "Hot Spots" Information and Assessment Act.

**304 PROVISION OF SAMPLING AND TESTING FACILITIES:** In addition to the monitoring and testing required to comply with state or federal laws or regulations, the Air Pollution Control Officer may, upon reasonable written notice or before an Authority to Construct or Permit to Operate is granted, require the applicant or the owner or operator of any emission unit to:

- 304.1 Provide and maintain such facilities as are necessary for sampling and testing purposes in order to secure information that will disclose the nature, extent, quantity or degree of air contaminants discharged into the atmosphere from the equipment in question. In the event of such a requirement, the Air Pollution Control Officer shall notify the applicant in writing of the required size, number and location of sampling holes; the size and location of the sampling platform; the access to the sampling platform; and the utilities for operating the sampling, testing, and air monitoring equipment. Such platform and access shall be constructed in accordance with the applicable General Industry Safety Orders of the State of California.
- 304.2 Provide and maintain sampling and monitoring apparatus to measure emissions of air contaminants.
- 304.2.1 Continuous emission monitoring systems, as a minimum, shall be installed to meet the performance specifications required, by Section 502 of this rule.
- 304.2.2 A violation of emission standards of these rules, as shown by the continuous emission monitoring system, shall be reported by the owner or operator to the Air Pollution Control Officer within 96 hours, or such earlier time as may be required by Rule 404, UPSET CONDITIONS, BREAKDOWN AND SCHEDULED MAINTENANCE.
- 304.2.3 In the event of a breakdown of monitoring equipment, the owner or operator shall notify the Air Pollution Control Officer within 48 hours and shall initiate repairs. The owner or operator shall inform the Air Pollution Control Officer of the intent to shutdown any monitoring equipment at least 24 hours prior to the event.
- 304.2.4 Compliance with the subsections above, does not exempt the owner or operator from applicable provisions of Rule 404, UPSET CONDITIONS, BREAKDOWN AND SCHEDULED MAINTENANCE, the emergency provisions of Rule 507, FEDERAL OPERATING PERMIT PROGRAM, pursuant to 40 CFR 70.6(g), or the separate reporting requirements of other federal regulations to which the stationary source or emissions unit is subject.
- 304.3 If the Air Pollution Control Officer determines that technological or economic limitations on the application of measurement methodology to a particular class of sources would make the imposition of a numerical emission standard infeasible, the Air Pollution Control Officer may instead prescribe a design, operational, or equipment standard. In such cases, the Air Pollution Control Officer may require the installation or modification of process monitoring devices such that the design characteristics or equipment will be properly maintained, or that the operational conditions will be properly performed, so as to continuously achieve the assumed degree of control. To the extent applicable, reporting requirements for process monitors shall be the same as for continuous emission monitoring systems.
- 304.4 A person operating or using a continuous emission monitoring system shall, upon written notice from the Air Pollution Control Officer, provide a summary of the data obtained from such systems. This summary of the data shall be in the form and manner prescribed by the Air Pollution Control Officer. The summary of data shall be available for public inspection at the office of the Air Pollution Control District. Records from the monitoring equipment shall be kept by the owner or

operator for a period of five (5) years, during which time they shall be available to the Air Pollution Control Officer in such form as he or she directs.

**305 TRANSFER:** An Authority to Construct or Permit to Operate shall only be transferable, whether by operation of law or otherwise, either from one location to another, from one piece of equipment to another, or from one person to another by means of an application for authorization in accordance with Section 403 of this rule.

**306 PERMIT RENEWAL:** Every Permit to Operate, except as specified below, shall be renewable annually on the permit's anniversary date, commencing one (1) year after the date of issuance.

306.1 Action to suspend or revoke the permit has been initiated and such action has resulted in a final determination to suspend or revoke the permit by the Air Pollution Control Officer or the Hearing Board and all appeals, or time for appeals, has been exhausted.

306.2 Fees applicable to the renewal of the permit(s) to operate have not been paid, as specified in Regulation 6, FEES.

306.3 The Air Pollution Control Officer shall review every Permit to Operate upon annual renewal, pursuant to Health and Safety Code Section 42301(e), to determine that permit conditions are adequate to ensure compliance with, and the enforceability of, District Rules and Regulations and state and federal laws and regulations applicable to the emission unit for which the permit was issued. Applicable District Rules and Regulations shall include those which were in effect at the time the permit was issued or modified, or which have subsequently been adopted and made retroactively applicable to an existing emission unit by the District Board of Directors. The Air Pollution Control Officer shall revise the conditions, if such conditions are not consistent, in accordance with these rules, regulations, and laws.

306.4 The Air Pollution Control Officer may establish an annual permit renewal date for all Permits to Operate held by a stationary source. Thereafter, Permits to Operate shall be renewable that same day and month of each succeeding year, subject to any other requirements of these Rules and Regulations and of state law, regarding validity, voiding or revocation of permits.

**307 PERFORMANCE TESTING:** Within sixty (60) days after achieving the maximum production rate or the maximum rate of emissions to which the source is limited by enforceable conditions, but not later than one hundred eighty (180) days after initial startup of such source, or as otherwise required by the Air Pollution Control Officer to determine continuous compliance with emission limitations or to confirm emission reductions claimed, the owner or operator of such source shall conduct performance test(s) in accordance with methods and under operating conditions as are approved by the Air Pollution Control Officer and furnish the Air Pollution Control Officer a written report of the results of such performance test(s) within 60 days of completion of such tests..

307.1 Such test(s) shall be at the expense of the owner or operator.

307.2 Testing shall be conducted with the source(s) of emissions operating at maximum capacity or other rate conforming to the maximum rate of emissions to which the source(s) are limited by enforceable condition(s).

- 307.3 The Air Pollution Control Officer may monitor such test and may also conduct performance tests.
- 307.4 The owner or operator of a source shall provide the Air Pollution Control Officer prior notice of the performance test to afford the Air Pollution Control Officer the opportunity to have an observer present. Notice shall be at least 15 days prior to the test, or as agreed to by the Air Pollution Control Officer.
- 307.5 The Air Pollution Control Officer may waive the requirement for performance tests if the owner or operator of a source has demonstrated by other means to the Air Pollution Control Officer's satisfaction that the source is being operated in compliance with all local, state, and federal regulations which are part of the California State Implementation Plan.

#### **400 ADMINISTRATIVE REQUIREMENTS**

- 401 POSTING:** A person who has been granted a Permit to Operate any emission unit described in Section 302 of this rule shall maintain a legible copy of said permit on the premises of the subject equipment. Other information, analysis, plans or specifications which disclose the nature, extent, quantity, or degree of air contaminants which are or may be discharged from such source shall be readily available for inspection by the Air Pollution Control Officer.
- 402 ALTERING OF PERMIT:** A person shall not willfully deface, alter, forge, counterfeit, or falsify a Permit to Operate any emission unit described in Section 302 of this rule. A permit amendment or revision requested by the owner or operator, other than an administrative permit, shall require the filing of an application. For an administrative permit amendment, a responsible official may implement the change addressed in the written request immediately upon submittal of the request. The Air Pollution Control Officer shall take final action no later than sixty (60) days after receiving the written request for an administrative permit amendment.
- 402.1 After verifying that the permit revision is an administrative permit amendment, the Air Pollution Control Officer may revise the permit without providing notice to the public or any affected state.
- 402.2 The Air Pollution Control Officer shall provide a copy of the revised permit to the responsible official
- 402.3 While the Air Pollution Control Officer need not make a completeness determination on a written request, the Air Pollution Control Officer shall notify the responsible official if the Air Pollution Control Officer determines that the permit cannot be revised as an administrative permit amendment.
- 403 APPLICATIONS:** An application for an Authority to Construct, Permit to Operate, change of ownership, or an application for a permit amendment, permit reopening, or revision shall be filed in the manner and form prescribed by the Air Pollution Control Officer, and shall give all the information necessary to enable the Air Pollution Control Officer to make the determinations required by Section 303 of this rule and other applicable District Rules and Regulations and state and federal laws and regulations.
- 403.1 A responsible official representing the owner or operator shall certify the truth, accuracy and completeness of application forms.
- 403.2 When the information submitted with the application is insufficient for the Air Pollution Control Officer to make the required determinations, upon the written

request of the Air Pollution Control Officer a responsible official shall supplement any complete application with additional information within the time frame specified by the Air Pollution Control Officer.

403.3 A responsible official shall promptly provide additional information in writing to the Air Pollution Control Officer upon discovery of submittal of any inaccurate information as part of the application or as a supplement thereto, or of any additional relevant facts previously omitted which are needed for accurate analysis of the application.

403.4 Intentional or negligent submittal of inaccurate information shall be reason for denial of an application.

403.5 An application for an Authority to Construct, Permit to Operate, or permit amendment or revision shall be accompanied by payment of the application filing fee specified in Regulation 6, FEES.

**404 ACTION ON APPLICATIONS:** The Air Pollution Control Officer shall notify the applicant in writing of his or her approval, conditional approval, suspension, or denial of the application for an Authority to Construct or Permit to Operate.

404.1 In the event said notification or notification of application completeness pursuant to Rule 502, NEW SOURCE REVIEW, is not received by applicant within 30 days of the filing of the application, or within 30 days of providing further information as required by Section 403, the applicant may, at his or her option, deem the application to construct or Permit to Operate denied.

404.2 Service of said notification may be made in person or by mail, and such service may be proved by the written acknowledgment of the person(s) served or affidavit of the person making the service.

**405 CONDITIONAL APPROVAL:** The Air Pollution Control Officer may issue an Authority to Construct or a Permit to Operate subject to conditions which will bring the operation of the emission unit within the standards of Section 303 of this rule. The conditions shall be specified in writing. Commencing work under such an Authority to Construct, or operation under such a Permit to Operate, shall be deemed acceptance of all the conditions so specified. The Air Pollution Control Officer shall issue an Authority to Construct or a Permit to Operate with revised conditions upon receipt of a new application, if the applicant demonstrates that the emission unit can operate under the revised conditions within the standards of Section 303 of this rule.

**406 DENIAL OF APPLICATION:** In the event of a denial of an Authority to Construct or Permit to Operate, the Air Pollution Control Officer shall notify the applicant in writing of the reasons therefore. Service of this notification may be made in person or by mail, and such service may be proved by the written acknowledgment of the person(s) served or affidavit of the person making the service. The Air Pollution Control Officer shall not accept a further application unless the applicant has complied with the objections specified by the Air Pollution Control Officer as his or her reasons for denial of the Authority to Construct or the Permit to Operate.

**407 DISCLOSURE:** The Air Pollution Control Officer, at any time, may require from an applicant, or holder of, any permit provided for in these rules and regulations, such information, analyses, plans, or specifications which will disclose the nature, extent, quality, or degree of air contaminants which are, or may be, discharged by the source for which the permit was issued or applied. The Air Pollution Control Officer may require that such disclosures be certified by a professional engineer registered in the State of

California. A responsible official representing the owner or operator shall certify the truth, accuracy and completeness of disclosures. Studies necessary to provide such information shall be at the expense of the owner or operator of the source for which a permit was issued or applied.

**408 EMISSION STATEMENT:** Upon the request of the Air Pollution Control Officer and as directed by the Air Pollution Control Officer, the owner or operator of any stationary source operation which emits or may emit oxides of nitrogen or reactive organic gas shall provide the Air Pollution Control Officer with a written statement, in accordance with Rule 503, EMISSION STATEMENT, showing actual emissions of oxides of nitrogen and reactive organic gas from that source.

**409 SUSPENSION:** The Air Pollution Control Officer may suspend a permit if a holder of such permit willfully fails and refuses to furnish information, analyses, plans, and specifications, within a reasonable time, as requested by the Air Pollution Control Officer pursuant to California Health and Safety Code Section 42303, District Rules and Regulations, or any other law, rule, regulation, agreement, or order enforceable by the District. The Air Pollution Control Officer shall serve notice, in writing, of such suspension and the reasons therefore. Service of said notification may be made in person or by mail, and such service may be proved by the written acknowledgment of the persons served or affidavit of the person making the service. The permit shall be reinstated when the Air Pollution Control Officer is furnished with all requested information, analyses, plans, and specifications.

**410 CANCELLATION OF APPLICATION:** An Authority to Construct or Permit to Operate application may be canceled by the Air Pollution Control Officer:

410.1 At the request of the applicant; or

410.2 If additional information has been requested of the applicant in accordance with Section 403 without the subsequent submittal of information within a reasonable time.

410.3 If applicable permit fees of Rule 601, PERMIT FEES are not paid when due the application may be cancelled and any issued Authority to Construct or Permit to Operate may be voided.

**411 CANCELLATION OF PERMIT TO OPERATE:** If, prior to the surrender of the operating permit, the Air Pollution Control Officer determines that the source or the emissions unit has been removed or fallen into an inoperable or un-maintained condition, the Air Pollution Control Officer may notify the owner of the intent to cancel the permit, providing the owner or operator with 30 days to respond. If the owner cannot demonstrate to the satisfaction of the Air Pollution Control Officer that the owner intended to operate again, or the owner does not respond within 30 days from the date a second noticing of the District's intent to cancel the permit is mailed by the District to the owner or operator, then the Air Pollution Control Officer may cancel the permit and deem the source or emissions unit shutdown as of the last known date the source or emissions unit discharged emissions.

411.1 The owner or operator may request an extension of time, in writing prior to the end of the sixty (60) day period following the initial notice, from the Air Pollution Control Officer.

411.2 The Air Pollution Control Officer may grant an extension of time not to exceed ninety (90) days.

411.3 The owner or operator may claim emissions reductions resulting from the shutdown in accordance with the provisions of Rule 504, EMISSION REDUCTION CREDITS, prior to the end of the sixty (60) day period following the initial notice, or prior to the expiration of an extension.

411.4 The Air Pollution Control Officer shall advise, in writing, the owner or operator of the stationary source or emissions unit for which a permit is canceled of the cancellation decision.

411.5 The owner or operator may appeal the decision to cancel the permit pursuant to Section 413 of this rule.

**412 TEMPORARY PERMIT:** The Air Pollution Control Officer may issue a temporary Permit to Operate. The temporary Permit to Operate shall specify a reasonable period of time during which the emission unit may be operated in order for the District to determine whether it will operate in accordance with the conditions specified in the permit.

**413 APPEALS:** Within ten days after notice, by the Air Pollution Control Officer, of cancellation, suspension, denial, or conditional approval of an Authority to Construct, Permit to Operate, or emissions reduction credit application, the applicant or any other aggrieved person who participated in the permit issuance proceedings may petition the Hearing Board, in writing, for an order modifying or reversing that decision. The Hearing Board after public notice and a public hearing held within thirty days after filing the petition, may sustain or reverse the action of the Air Pollution Control Officer; such order may be made subject to specified conditions.

## **500 MONITORING AND RECORDS**

### **501 TESTING PROCEDURES:**

501.1 General Requirements: Except as otherwise specified in the District Rules and Regulations, the State Implementation Plan, and the applicable federal requirements of Rule 507, FEDERAL OPERATING PERMIT PROGRAM, testing methods for determining compliance with emission limits shall be:

501.1.1 The appropriate methods adopted by the California Air Resources Board and cited in Title 17, California Code of Regulations, Division 3, Subchapter 8, Compliance with Non-vehicular Emission Standards; or

501.1.2 The appropriate methods of 40 CFR part 50, Appendix M, Recommended Test Methods for State Implementation Plans; or

501.1.3 Any appropriate method of 40 CFR part 60, Appendix A, Test Methods; or

501.1.4 An alternative method following review and approval of that method by the California Air Resources Board and US Environmental Protection Agency.

501.2 Initial Boiling Point: ASTM D-1078-86, "Test Method for Distillation Range of Volatile Organic Liquids".

501.3 Vapor Pressure: ASTM D-2879-86, "Vapor Pressure-Temperature Relation and Initial Decomposition Temperature of Liquids by Isoteniscope".

**502 MONITORING:** As applicable, each emission source subject to the requirements of Section 301 and 302 shall comply with the following monitoring requirements:

502.1 The requirements of Title 40, Code of Federal Regulations, Part 60, Appendix B and F.

502.2 The applicable federal requirements for monitoring of Title V of the Federal Clean Air Act as amended in 1990 (42 U.S.C. Section 7401 et seq.).

**503 RECORDKEEPING:**

503.1 The following records shall be maintained and provided to the Air Pollution Control Officer upon request.

503.1.1 Emissions monitoring and process data records necessary for the determination and reporting of emissions, in accordance with applicable provisions of the District Rules and Regulations, shall be maintained. Records shall be kept for at least two years and shall be kept 5 years for sources subject to the applicable requirements of Title V and Rule 507, FEDERAL OPERATING PERMIT PROGRAM.

503.1.2 Other records of the nature and amounts of emissions or any other information as may be deemed necessary by the Air Pollution Control Officer to determine whether the stationary source or emissions unit is in compliance with applicable emission limitations, credited emission reductions, exemptions from rule provisions, or other requirements. The information must include emission measurements, continuous emission monitoring system performance testing measurements, performance evaluations, calibration checks and adjustments, maintenance performed on such monitoring systems, and other records and reports required by Title 40, Code of Federal Regulations, Part 60, Appendix B and F.

503.1.3 Operation and maintenance plans shall be submitted to the District for all add-on capture and control equipment for review and approval by the Air Pollution Control Officer. Such plans shall demonstrate, though the use of specific recordkeeping requirements, continuous operation of the add-on control equipment when emission producing operations are occurring. The plan shall also specify records to be kept to document the performance of required periodic maintenance. Records shall be consistent with compliance time frames and employ the most recent US Environmental Protection Agency recordkeeping guidance.

503.2 The Air Pollution Control Officer may require recordkeeping to verify or maintain any exemption.



## **RULE 502 NEW SOURCE REVIEW**

Adopted 11-12-74

(Amended 05-24-77, 06-19-79, 09-21-93, 11-03-94, 08-09-01, 12-09-04,  
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## 100 GENERAL

**101 PURPOSE:** The purpose of this rule is to provide for the review of new and modified stationary air pollution sources and to provide mechanisms, including emission offsets, by which authorities to construct for such sources may be granted without interfering with the attainment or maintenance of ambient air quality standards.

**102 APPLICABILITY:** This rule shall apply to all new stationary sources and emissions units and all modifications to existing stationary sources and emissions units that, after construction, emit or may emit any NSR regulated pollutant within the District.

If any source or modification becomes a major source or major modification solely by virtue of the relaxation of any limitation that was established after August 7, 1980, on the capacity of the source or modification to emit a federal nonattainment pollutant or its precursor such as a restriction on hours of operation, then the requirements of this rule shall apply to such a source or modification as though construction had not yet commenced on the source or modification.

This rule shall not apply to prescribed burning of forest, agriculture or range land; open burning in accordance with District Regulation 3, OPEN BURNING; road construction, or any non-point source common to timber harvesting or agricultural practices.

The regulations in effect at the time any application for an Authority to Construct for a new or modified source is deemed complete shall apply to that source except when a new federal requirement not yet incorporated into this Rule applies to the new or modified source.

**103 PUBLIC NOTIFICATION REQUIREMENTS:** The public notice requirements of Sections 406 and 407 shall apply if the project is for a new or modified stationary source or emissions unit for which offsets are required pursuant to Section 303.1, and to all new or modified stationary sources that are projected to emit increased actual lead emissions at a rate of 5 tons per year or greater.

**200 DEFINITIONS:** The following definitions apply for all terms used in this Rule. If a term is not defined below, then the definitions provided in Rule 102, DEFINITIONS, and Rule 504, EMISSIONS REDUCTION CREDITS, apply in that hierarchical order.

**201 ACTUAL EMISSIONS:** Emissions having occurred from a source, based on source test and actual fuel consumption or process data, or monitoring data. If source test or monitoring data is not available, other appropriate, APCO-approved, emission factors may be used. Fugitive emissions associated with the emissions unit shall be included in the actual emissions of the emissions unit.

**202 ACTUAL EMISSIONS REDUCTIONS (AER):** The decrease of actual emissions, compared to Baseline Actual Emissions, from an emissions unit. AER shall be real, federally enforceable, quantifiable, surplus, and permanent.

**203 ACTUAL INTERRUPTIONS OF ELECTRICAL POWER:** When electrical service is interrupted by an unforeseeable event.

**204 ALLOWABLE EMISSIONS:** The emissions rate of a stationary source calculated using the maximum rated capacity of the source (unless the source is subject to federally enforceable limits which restrict the operating rate, hours of operation, or both) and the most stringent of the following:

204.1 Any applicable standards set forth in these regulations and 40 CFR Part 60, 61, or 63;

- 204.2 Any applicable emission limitation in the State Implementation Plan (SIP), including those with a future compliance date; or
- 204.3 The emissions rate specified as a federally enforceable permit condition, including those with a future compliance date.
- 205 AMBIENT AIR QUALITY STANDARDS:** There are both State and federal ambient air quality standards. For the purpose of submittal to the U.S. Environmental Protection Agency for inclusion in the California State Implementation Plan all references in this rule to Ambient Air Quality Standards shall be interpreted as National Ambient Air Quality Standards.
- 206 BASELINE ACTUAL EMISSIONS (BAE):**
- 206.1 "Baseline Actual Emissions" are the actual emissions for the existing emissions unit averaged over the consecutive two (2) year period immediately preceding the date of the application. If the last two years are unrepresentative of normal source operations as determined by the APCO, then any other 2 consecutive year period during the last five years which the APCO determines represents normal source operations may be used.
- 206.2 If, at any time during the 2 year period, actual emissions exceeded allowable emission levels, then actual emissions shall be reduced to reflect emission levels that would have occurred if the unit were in compliance with all applicable limitations and rules.
- 206.3 Where an emissions unit has been in operation for less than 2 years, a shorter averaging period of at least 12 months may be used, provided that the averaging period is representative of the full operational history of the emissions unit. If less than 12 months has passed since the date of issuance of the Permit to Operate then Actual Emissions shall be used as the Baseline Actual Emissions.
- 207 BEGIN ACTUAL CONSTRUCTION:** Initiation of physical on-site construction activities on an emissions unit which is of a permanent nature. Such activities include, but are not limited to, installation of building supports and foundations, laying of underground pipe work, and construction of permanent storage structures. With respect to a change in method of operation that does not involve a physical change, this term refers to those on-site activities, other than preparatory activities, which mark the start of the change in the method of operation.
- 208 BEST AVAILABLE CONTROL TECHNOLOGY (BACT):** The most stringent emission limitation or control technique of the following:
- 208.1 Achieved in practice for such category and class of source; or
- 208.2 Contained in any SIP approved by the EPA for such category and class of source. A specific limitation or control technique shall not apply if the owner of the proposed emissions unit demonstrates to the satisfaction of the APCO that such a limitation or control technique is not presently achievable; or
- 208.3 Contained in an applicable federal New Source Performance Standard; or
- 208.4 Any other emission limitation or control technique, including process and equipment changes of basic or control equipment, found by the APCO to be cost effective and technologically feasible for such class or category of sources.

- 209 CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA):** The California Environmental Quality Act, Public Resources Code, Section 21000, et seq.
- 210 CLASS I AREA:** Any area listed as Class I in 40 CFR 81.405 or an area otherwise specified as Class I in the legislation that creates a national monument, a national primitive area, a national preserve, a national recreational area, a national wild and scenic river, a national wildlife refuge, a national lakeshore or seashore. The only designated Class I area within 20 miles of Placer County as of October 13, 2011 was Desolation Wilderness Area in El Dorado County.
- 211 COMMENCE:** As applied to construction of a major stationary source or major modification means that the owner or operator has all necessary preconstruction approvals or permits and either has:
- 211.1 Begun, or caused to begin, a continuous program of actual on-site construction of the source, to be completed within a reasonable time; or
- 211.2 Entered into binding agreements or contractual obligations, which cannot be canceled or modified without substantial loss to the owner or operator, to undertake a program of actual construction of the source to be completed within a reasonable time.
- 212 CARGO CARRIERS:** Cargo carriers are trains dedicated to a specific source.
- 213 CONSTRUCTION:** Means any physical change or change in the method of operation (including fabrication, erection, installation, demolition, or modification of an emissions unit) which would result in a change in actual emissions.
- 214 CONTIGUOUS PROPERTY:** Two or more parcels of land with a common point or boundary or separated solely by a public roadway or other public right-of-way.
- 215 COST-EFFECTIVE:** A cost per unit of emissions reduction which is lower than or equivalent to the maximum unit costs of the same emissions reduction through the use of Best Available Control Technology, calculated in current year dollars, in accordance with methodology and criteria specified in guidelines developed by the District.
- 216 EMERGENCY ENGINES:** A stationary engine that meets the criteria specified below:
- 216.1 It is installed for the primary purpose of providing electrical power or mechanical work for emergency use and is not the source of primary power at the facility; and
- 216.2 It is operated to provide electrical power or mechanical work during any emergency use; and
- 216.3 It is operated no more than 100 hours per year for maintenance and testing, emissions testing or initial start-up testing. Diesel engines may be further limited by the California Air Resources Board's Airborne Toxic Control Measure for Stationary Compression Engines in Section 93115.6(a)).
- 217 EMERGENCY USE:** The providing of electrical power or mechanical work during any of the following events.
- 217.1 The failure or loss of all or part of normal electrical power service or normal natural gas supply to the facility, or the failure of a facility's internal power distribution system:

- 217.1.1 Which is caused by any reason other than the adherence to a contractual obligation the owner or operator has with a third party or any other party; and
- 217.1.2 Which is demonstrated by the owner or operator, to the APCO's satisfaction, to have been beyond the reasonable control of the owner or operator.
- 217.2 The pumping of water or sewage to prevent or mitigate a flood or sewage overflow.
- 217.3 The pumping of water for fire suppression or protection.
- 217.4 The powering of ALSF-1 or ALSF-2 airport runway lights under category II or III weather conditions.
- 217.5 The pumping of water to maintain pressure in the water distribution system for the following reasons:
  - 217.5.1 A pipe break that substantially reduces water pressure; or
  - 217.5.2 High demand on the water supply system due to high use of water for fire suppression; or
  - 217.5.3 The breakdown of electric-powered pumping equipment at sewage treatment facilities or water delivery facilities.
- 217.6 The emergency operation of ski lifts during an actual interruption of normal electrical power service to the facility.
- 218 EMISSION DECREASE:** Any modification that would result in an emission decrease of actual emissions.
- 219 EMISSION REDUCTION CREDITS (ERC):** Reductions of actual emissions from emission units that are certified by an air district in accordance with that district's rules and are issued by the air district in the form of ERC certificates.
- 220 EMISSIONS LIMITATION:** One or more federally enforceable permit conditions specific to an emissions unit that restricts its maximum emissions, at or below the emissions associated with the maximum design capacity; and that is contained in the latest Authority to Construct or enforceable by the latest Permit to Operate for the emission unit.  
  
Emissions limitations should be stated in a manner consistent with testing procedures. They may be expressed as an enforceable design, operational, or equipment standard.
- 221 EMISSIONS UNIT:** An identifiable operation or piece of process equipment such as an article, machine, or other contrivance which controls, emits, may emit, or results in the emissions of any air pollutant directly or as fugitive emissions.
- 222 FEDERALLY ENFORCEABLE:** All limitations and conditions which are enforceable by the EPA administrator, including those requirements developed pursuant to 40 CFR parts 60, 61 and 63, requirements within the California State Implementation Plan (SIP), any permit requirements established pursuant to 40 CFR 52.21 or under regulations approved pursuant to 40 CFR part 51, subpart I, including operating permits issued under an EPA-approved program that is incorporated into the SIP and expressly requires adherence to any permit issued under such program.

- 223 FUGITIVE EMISSIONS:** Those emissions that could not reasonably pass through a stack, chimney, vent, or other functionally equivalent opening.
- 224 FUNCTIONALLY EQUIVALENT EMISSION UNIT:** An emission unit that serves the identical function as the unit being replaced. The maximum rating and the potential to emit any pollutant shall not be greater from the functionally equivalent emission unit than the replaced unit. The emission increase from any such replacement shall not result in a major modification.
- 225 HALOGENATED HYDROCARBONS:** For the purposes of this rule, halogenated hydrocarbons are the following:
- 225.1 1,1,1-trichloroethane
  - 225.2 methylene chloride
  - 225.3 2,2-dichloro-1,1,1-trifluoroethane (HCFC-123)
  - 225.4 2-chloro-1,1,1,2-tetrafluoroethane (HCFC-124)
  - 225.5 trichlorofluoromethane (CFC-11)
  - 225.6 dichlorodifluoromethane (CFC-12)
  - 225.7 1,1,1-trichloro-2,2,2-trifluoroethane (CFC-113)
  - 225.8 1-chloro-1,1-difluoro-2-chloro-2,2-difluoroethane (CFC-114)
  - 225.9 chloropentafluoroethane (CFC-115)
  - 225.10 pentafluoroethane (HFC-125)
  - 225.11 1,1,2,2-tetrafluoroethane (HFC-134)
  - 225.12 tetrafluoroethane (HFC-134a)
  - 225.13 1,1-dichloro-1-fluoroethane (HCFC-141b)
  - 225.14 1-chloro-1,1-difluoroethane (HCFC-142b)
  - 225.15 1,1,1-trifluoroethane (HFC-143a)
  - 225.16 chlorodifluoromethane (HCFC-22)
  - 225.17 trifluoromethane (HFC-23)
  - 225.18 1,1-difluoroethane (HFC-152a)
  - 225.19 The following four classes of perfluorocarbon compounds:
    - a. Cyclic, branched, or linear, completely fluorinated alkanes.
    - b. Cyclic, branched, or linear, completely fluorinated ethers, with no unsaturations.
    - c. Cyclic, branched, or linear, completely fluorinated tertiary amines with no unsaturations.
    - d. Sulfur-containing perfluorocarbons with no unsaturations and with sulfur bonds only to carbon and fluorine.
    - e. Perfluorocarbon compounds will be assumed to be absent from a product or process unless a manufacturer or facility operator identifies the specific individual compounds (from the broad classes of perfluorocarbon compounds) and the amounts present in the product or process and provides a validated test method which can be used to quantify the specific compounds.
- 226 HAZARDOUS AIR POLLUTANT (HAP):** Any air pollutant listed pursuant to Section 112(b) of the Federal Clean Air Act as amended in 1990 (42 U.S.C. Section 7401 et seq.).
- 227 HISTORIC ACTUAL EMISSIONS (HAE):** Historic Actual Emissions shall be calculated for each pollutant.
- 227.1 For a new emissions unit Historic Actual Emissions are equal to zero.
  - 227.2 For an existing emissions unit, Historic Actual Emissions equals either, in hierarchical order;

227.2.1 The federally enforceable potential to emit (PTE) limit contained in the most recent Authority to Construct or Permit to Operate, if actual emissions are at least 80% of the permitted PTE limit, or

227.2.2 The federally enforceable PTE limit contained in the most recent Authority to Construct or Permit to Operate, if the emission unit was fully offset for any emission increases incurred since September 21, 1993, within the 5 year period prior to the date of application for the current project, or

227.2.3 The Baseline Actual Emissions.

- 228 IDENTICAL EMISSION UNIT:** A replacement emissions unit which is the same as the original unit in all respects except for serial number.
- 229 LAKE TAHOE AIR BASIN:** Established pursuant to Section 39606 of the Health & Safety Code of the State of California and as described in Title 17, California Code of Regulations, Section 60113 (b), the basin includes that portion of Placer County within the drainage area naturally tributary to Lake Tahoe including said Lake, plus that area in the vicinity of the head of the Truckee River described as follows: commencing at the point common to the aforementioned drainage area crest line and the line common to Townships 15 North and 16 North, Mount Diablo Base and Meridian (M.D.B. & M.), and following that line in a westerly direction to the northwest corner of Section 3, Township 15 North, Range 16 East, (M.D.B. & M.), thence south along the west line of Sections 3 and 10, Township 15 North, Range 16 East, M.D.B. & M., to the intersection with the drainage crest line, thence following the said drainage area boundary in a southwesterly, then northeasterly direction to and along the Lake Tahoe Dam, thence following the said drainage area crest line in a northeasterly, then northwesterly direction to the point of beginning. This Air Basin is delineated on an official map on file at the California Air Resources Board Headquarters Office.
- 230 MAJOR STATIONARY SOURCE – SACRAMENTO AIR BASIN:** A stationary source which emits or has the potential to emit: 25 tons per year (tpy) or more of nitrogen oxides or reactive organic compounds, or 100 tpy or more of sulfur oxides, or PM2.5. In addition, any physical change occurring at a stationary source not otherwise qualifying as a major stationary source, which would constitute a major stationary source by itself, makes the source a major stationary source.
- 231 MAJOR STATIONARY SOURCE – MOUNTAIN COUNTIES AIR BASIN:** A stationary source which emits or has the potential to emit 25 tons per year (tpy) or more of nitrogen oxides or reactive organic compounds. In addition, any physical change occurring at a stationary source not otherwise qualifying as a major stationary source, which would constitute a major stationary source by itself, makes the source a major stationary source.
- 232 MAJOR MODIFICATION:** A modification to a major stationary source in the Sacramento or Mountain Counties Air Basins which results in a significant emissions increase of the pollutant for which the source is classified as a major stationary source. For nitrogen oxides and reactive organic compounds, the increase shall be aggregated with all other increases and decreases in potential to emit over the period of the four consecutive years before the application for modification, plus the calendar year of the most recent application.
- 233 MODIFICATION:** Any physical change, change in method of operation (including change in fuel characteristics), addition to, or any change in hours of operation, or change in production rate of, which:



- 233.1 For an emissions unit: would necessitate a change in permit conditions, permit equipment description, or emissions limitation.
- 233.2 For a stationary source: is a modification of any emissions unit, or addition of any new emissions unit.
- 233.3 Unless previously limited by a permit condition and that permit condition must be changed, the following shall not be considered a modification:
  - 233.3.1 A change in ownership.
  - 233.3.2 Routine maintenance and repair, or an identical replacement.
  - 233.3.3 The addition of a continuous emission monitoring system.
  - 233.3.4 The replacement of air pollution control equipment with new control equipment if the actual emissions of the new equipment are less than or equal to those from the original piece of equipment and the replacement is not a major modification under the United States Environmental Protection Agency (EPA) regulations promulgated pursuant to Title I of the Federal Clean Air Act, including 40 CFR Part 51.
  - 233.3.5 Use of an alternative fuel or raw material by reason of an order under Sections 2(a) and (b) of the Energy Supply and Environmental Coordination Act of 1974 (or any superseding legislation), or by reason of a natural gas curtailment plan pursuant to the Federal Power Act.
  - 233.3.6 Use of an alternative fuel by reason of an order or rule under Section 125 of the Act.
- 233.4 A reconstructed stationary source or emissions unit shall be treated as a new stationary source or emissions unit, not as a modification.
- 234 **MOUNTAIN COUNTIES AIR BASIN:** Established pursuant to Section 39606 of the Health & Safety Code of the State of California and as described in Title 17, California Code of Regulations, Section 60111 (I), the Mountain Counties Air Basin includes all of Placer County except that portion included in the Lake Tahoe Air Basin, defined by 17 CCR 60113(b), and that portion included in the Sacramento Valley Air Basin, defined by 17 CCR 60106(k).
- 235 **NECESSARY PRECONSTRUCTION APPROVALS OR PERMITS:** Federal air quality control laws and regulations and those air quality control laws and regulations which are part of the SIP.
- 236 **NONATTAINMENT POLLUTANT:** Any pollutant as well as any precursors of such pollutants which have been designated "nonattainment" by the U.S. Environmental Protection Agency as codified in 40 CFR 81.305, or which has been designated nonattainment by the California Air Resources Board pursuant to Section 39607 of the Health and Safety Code for specific air basins in Placer County.
- 237 **NSR REGULATED POLLUTANT:** A pollutant for which an Ambient Air Quality Standard has been established by the EPA or by the California Air Resources Board (ARB), and the precursors to such pollutants, including, but not limited to, reactive organic compounds (ROC), nitrogen oxides (NOx), sulfur oxides (SOx), PM10, PM2.5, carbon monoxide (CO) and lead.

- 238 PM2.5:** Particulate matter with an aerodynamic diameter smaller than or equal to a nominal 2.5 microns. Gaseous emissions which condense to form PM2.5 shall also be counted as PM2.5.
- 239 PM10:** Particulate matter with an aerodynamic diameter smaller than or equal to a nominal 10 microns. Gaseous emissions which condense to form PM10 shall also be counted as PM10.
- 240 PORTABLE EQUIPMENT:** Equipment that is periodically relocated and is not operated more than a total of 180 days at any one location in the District within any continuous twelve (12) month period.
- 241 POTENTIAL TO EMIT (PTE):** The maximum physical and operational design capacity to emit an air pollutant. Any limitation on the physical or operational design capacity, including emission control devices and restrictions on hours of operation, or on the type, or amount of material combusted, stored, or processed, may be considered as part of the design only if the limitation, or the effect it would have on emissions, is incorporated into the Authority to Construct as a federally enforceable permit condition. Fugitive emissions associated with the emissions unit or stationary source shall be included in the potential to emit of the emissions unit or stationary source.
- 242 PRECURSOR:** A pollutant that, when emitted into the atmosphere, may undergo either a chemical or physical change which then produces another pollutant for which an Ambient Air Quality Standard has been adopted, or whose presence in the atmosphere will contribute to the violation of one or more Ambient Air Quality Standards. The following precursor-secondary air contaminant relationships shall be used for the purposes of this rule:

Precursor	Secondary Air Contaminant
Reactive Organic Compound	a. Photochemical oxidants (Ozone) b. Organic fraction of PM10
Nitrogen Oxides	a. Nitrogen dioxide b. Nitrate fraction of PM10 c. Nitrate fraction of PM2.5 d. Photochemical oxidants (Ozone)
Sulfur Oxides	a. Sulfur dioxide b. Sulfates c. Sulfate fraction of PM10 d. Sulfate fraction of PM2.5

- 243 PREVENTION OF SIGNIFICANT DETERIORATION (PSD):** A federal permitting program for new and modified major stationary sources of air pollution for pollutants that do not exceed National Ambient Air Quality Standards.
- 244 PRIORITY RESERVE BANK:** A depository for preserving emission reduction credits pursuant to Rule 505, PRIORITY RESERVE.
- 245 PROPOSED EMISSIONS:** Emissions based on the potential to emit for the new or modified emissions unit which will be incorporated into the permit as federally enforceable permit conditions.
- 246 QUARTERLY:** Calendar quarters beginning January 1, April 1, July 1, and October 1.
- 247 QUARTERLY EMISSION LIMITATION:** One or a combination of permit conditions specific to an emissions unit that restricts its maximum emissions, in pounds per quarter, at or below the emissions associated with the maximum design capacity. A quarterly emissions limitation must be:

- 247.1 Contained in the latest Authority to Construct or enforceable by the latest Permit to Operate for the emissions unit, and
- 247.2 Enforceable on a quarterly basis.
- 248 **REACTIVE ORGANIC COMPOUND:** For the purposes of this rule, reactive organic compound (ROC) has the same definition as volatile organic compound (VOC) in Rule 102, DEFINITIONS.
- 249 **RECONSTRUCTED SOURCE:** Any stationary source or emissions unit undergoing physical modification where the fixed capital cost of the new components exceeds 50 percent of the fixed capital cost of a comparable entirely new stationary source or emissions unit. Fixed capital cost means that capital needed to provide all the depreciable components. A reconstructed source shall be treated as a new stationary source or emissions unit.
- 250 **REDUCED SULFUR COMPOUNDS:** The sulfur compounds hydrogen sulfide, carbon disulfide and carbonyl sulfide.
- 251 **REPLACEMENT EMISSION UNIT:** An emissions unit for which all the criteria listed below are met. No creditable emission reductions shall be generated from shutting down the existing emissions unit that is replaced unless:
- 251.1 The emissions unit is a reconstructed unit within the meaning of 40 CFR 60.15(b)(1), or the emissions unit completely takes the place of an existing emissions unit, or
- 251.2 The emissions unit is an identical emission unit or a functionally equivalent emission unit, or
- 251.3 The replacement does not alter the basic design parameters of the process unit, and
- 251.4 The replaced emissions unit is permanently removed from the stationary source, otherwise permanently disabled, or permanently barred from operation by a permit that is federally enforceable. If the replaced emissions unit is brought back into operation, it shall constitute a new emissions unit.
- 252 **SACRAMENTO VALLEY AIR BASIN:** Established pursuant to Section 39606 of the Health & Safety Code of the State of California and as described in Title 17, California Code of Regulations, Section 60106(k), the basin includes that portion of Placer County which lies west of Range 9 east, Mount Diablo Base and Meridian (M.D.B. & M.).
- 253 **SIGNIFICANT:** In reference to an emissions increase or the potential of a source to emit any of the following pollutants, a rate of emissions that would equal or exceed any of the following rates:
- 253.1 Carbon monoxide: 100 tpy;
- 253.2 Nitrogen oxides: 25 tpy;
- 253.3 Sulfur dioxide: 40 tpy;
- 253.4 Ozone: 25 tpy of VOCs or 25 tpy of nitrogen oxides;
- 253.5 PM10: 15 tpy

- 253.6 PM2.5: 10 tpy of direct PM2.5 emissions or 40 tpy of sulfur dioxide emissions or 40 tpy of nitrogen oxide emissions
- 253.7 Lead: 0.6 tpy.
- 254 SIGNIFICANT EMISSIONS INCREASE:** For a regulated NSR pollutant, an increase in emissions that is significant for that pollutant.
- 255 STATIONARY SOURCE (SOURCE OR FACILITY):** Any building, structure, facility, or emissions unit that emits or may emit any NSR regulated pollutant directly or as fugitive emissions.
- 255.1 Building, structure, facility, or emissions unit includes all pollutant emitting activities which:
- 255.1.1 belong to the same industrial grouping, and;
- 255.1.2 are located on one property or on two or more contiguous properties, and;
- 255.1.3 are under the same or common ownership, operation, or control or which are owned or operated by entities which are under common control.
- 255.2 Pollutant emitting activities shall be considered as part of the same industrial grouping if:
- 255.2.1 they belong to the same two digit standard industrial classification code under the system described in the 1987 Standard Industrial Classification Manual, or;
- 255.2.2 they are part of a common production process. (Common production process includes industrial processes, manufacturing processes and any connected processes involving a common material.)
- 255.3 The emissions of cargo carriers associated with the stationary source shall be considered emissions from the stationary source to the extent that emission reductions from these cargo carriers are proposed as offsets.
- 256 STATIONARY SOURCE PTE:** The sum of the PTE for each emission unit which has been issued a Permit to Operate, Authority to Construct or for which an application has been submitted. Any fugitive emissions from such emission units shall be included in this calculation.
- 257 SURPLUS:** The amount of emission reductions that are, at the time of generation of an Emissions Reduction Credit (ERC), not otherwise required by federal, state, or local law, not required by any legal settlement or consent decree, and not relied upon to meet any requirement related to the California State Implementation Plan (SIP). However, emission reductions required by a state statute that provides that the subject emission reductions shall be considered surplus may be considered surplus for purposes of this Rule if those reductions meet all other applicable requirements.
- Examples of federal, state, and local laws, and of SIP-related requirements, include, but are not limited to, the following:
- 257.1 The federally-approved California SIP;

- 257.2 Other adopted state air quality laws and regulations not in the SIP, including but not limited to, any requirement, regulation, or measure that: (1) the District or the state has included on a legally-required and publicly-available list of measures that are scheduled for adoption by the District or the State in the future; or (2) is the subject of a public notice distributed by the District or the State regarding an intent to adopt such revision;
- 257.3 Any other source- or source-category specific regulatory or permitting requirement, including, but not limited to, Reasonable Available Control Technology (RACT), New Source Performance Standards (NSPS), National Emission Standards for Hazardous Air Pollutants (NESHAP), Best Available Control Measures (BACM), Best Available Control Technology (BACT), and the Lowest Achievable Emission Rate (LAER); and
- 257.4 Any regulation or supporting documentation that is required by the federal Clean Air Act but is not contained or referenced in 40 C.F.R. Part 52, including but not limited to: assumptions used in attainment and maintenance demonstrations (including Reasonable Further Progress demonstrations and milestone demonstrations), including any proposed control measure identified as potentially contributing to an enforceable near-term emissions reduction commitment; assumptions used in conformity demonstrations; and assumptions used in emissions inventories.
- 258 **TEMPORARY SOURCE:** Temporary emission sources such as pilot plants, and portable facilities which will be terminated or located outside the District after less than a cumulative total of 90 days of operation in any 12 continuous months.
- 259 **TOTAL REDUCED SULFUR COMPOUNDS:** The sulfur compounds hydrogen sulfide, methyl mercaptan, dimethyl sulfide and dimethyl disulfide.

**300 STANDARDS**

- 301 **EMISSION AND OFFSET CALCULATIONS:** The following provisions shall be used to calculate emission increases and decreases from all new and modified emissions units located at a stationary source.
- 301.1 **BACT – Emissions Increase:** The emissions increase for each emissions unit related to the project for the purposes of determining BACT applicability shall be calculated as the proposed emissions minus the Baseline Actual Emissions. Calculations shall be performed separately for each emissions unit for each calendar quarter.
- 301.2 **Offsets - Emissions Increase or Decrease:** The emissions increase or decrease for each emissions unit related to the project for the purposes of determining Offset applicability shall be calculated as the proposed emissions, minus the Historic Actual Emissions. Emission increases or decreases shall be calculated for each emission unit and the project as a whole.
- 301.3 **Project Emissions:** If a project consists of more than one emission unit, the total emissions from all emissions units shall be summed for each pollutant to determine the emissions increase for the project. The project includes the entire scope of the preconstruction application for a new or modified stationary source.
- 301.4 **Calculation Periods:** The emissions increase or decrease for a project shall be calculated on a daily, quarterly and annual basis for each pollutant.

- 301.5 Potential To Emit - Stationary Sources: The potential to emit of a new or modified stationary source shall be calculated as the sum of the potential to emit, including fugitive emissions, for all emissions units, based on emission limitations established by current Permits to Operate, Authorities to Construct where permits to operate have not been issued, and the pending application.
- 301.6 Quantity of Offsets Required For New Major Sources or Major Modifications: If offsets are required pursuant to Section 303.2, the quantity of offsets to be provided shall be determined by calculating the emission increase for the project and applying the appropriate offset ratio based on pollutant and location as specified in Section 303.3. The calculations shall be performed separately for each pollutant and each emissions unit for each calendar quarter.
- 301.7 Quantity of General (State) Offsets Required: If offsets are required pursuant to Section 303.1, the quantity of offsets to be provided shall be determined as follows:
- 301.7.1 If offsets have already been provided by a stationary source for a particular pollutant, then multiply the emission increase calculated for the project by the appropriate offset ratio based on pollutant and location as specified in Section 303.3, or
- 301.7.2 If no offsets have been provided previously by a stationary source for a particular pollutant, then subtract the offset threshold specified in Section 303.1 for that pollutant from the stationary source PTE and multiply the value by the appropriate offset ratio based on pollutant and location as specified in Section 303.3.
- 301.8 Quantity of Offsets Required For A Modification That Makes An Existing Source A Major Stationary Source: When the proposed modification will make an existing minor source a new major source, offsets required shall be calculated as the sum of proposed PTE for all emissions units installed after September 21, 1993 based on current permits to operate and Authority to Construct where permits to operate have not been issued, plus the pending application, minus offsets supplied since September 21, 1993. Calculations shall be performed separately for each pollutant and each emissions unit for each calendar quarter. The offset ratios of Section 303.3 shall be applied to determine the ERCs required.
- 302 REQUIREMENT TO APPLY BEST AVAILABLE CONTROL TECHNOLOGY:** An applicant shall apply Best Available Control Technology (BACT) to a new emissions unit or modification of an existing emissions unit, except cargo carriers, if the change would result in an increase in quarterly emissions of a NSR regulated pollutant from the new or modified emissions unit and if the PTE of the new or modified emissions unit equals or exceeds the levels specified below.

<u>Pollutant</u>	<u>lb/day</u>
Reactive organic compounds	10
Nitrogen oxides	10
Sulfur oxides	80
PM10	80
PM2.5	80
Carbon monoxide	550
Lead	3.3
Vinyl chloride	5.5
Sulfuric acid mist	38
Hydrogen sulfide	55

Total reduced sulfur compounds	55
Reduced sulfur compounds	55

### 303 OFFSET REQUIREMENTS

- 303.1 General Requirement to Provide Offsets: An applicant whose facility is located in the Sacramento Valley Air Basin or the Mountain Counties Air Basin shall provide offsets for a NSR regulated pollutant if the potential to emit of a new or modified source exceeds either of the threshold quantities listed below:

<u>Pollutant</u>	<u>Pounds per quarter</u>	<u>Tons per year</u>
Reactive organic compounds	5,000	10
Nitrogen oxides	5,000	10
Sulfur oxides	13,750	27.5
PM10	7,500	15
PM2.5	7,500	15
Carbon monoxide	49,500	99

- 303.2 Major Source or Major Modification Requirement to Provide Offsets: An applicant whose facility is located in the Sacramento Valley Air Basin or the Mountain Counties Air Basin, and whose project emissions will result in a new major source or major modification, shall provide offsets for each NSR regulated pollutant that constitutes a major source or major modification.

- 303.3 Location of Offsets and Offset Ratios: The applicable offset ratio shall be determined based on the location of the new or modified stationary source required to provide offsets and the distance to the location of the emission offsets, as indicated in the following table.

<u>Location of Offset</u>	<u>Offset Ratio</u>	<u>Offset Ratio</u>
	<u>NOx and ROC</u>	<u>Other Pollutants</u>
Same Source	1.0 to 1.0	1.0 to 1.0
Within 15-Mile radius and within the same air basin	1.3 to 1.0	1.2 to 1.0
Greater than 15-Miles but within 50-Mile radius within the same air basin	1.5 to 1.0	1.5 to 1.0
Greater than 50-Mile radius and within the same air basin	Greater than 1.5 to 1.0	Greater than 1.5 to 1.0

- 303.3.1 The APCO may impose, based on the air quality analysis, a higher offset ratio such that the new or modified stationary source will not prevent or interfere with the attainment or maintenance of any ambient air quality standard.

- 303.3.2 Applicants providing offsets obtained pursuant to Rule 505, PRIORITY RESERVE, shall be subject to an offset ratio of 1.2 to 1.0 for all pollutants, except NOx and VOC, at all distances. The offset ratio for NOx and VOC offsets obtained pursuant to Rule 505, PRIORITY RESERVE, shall be subject to an offset ratio of 1.3 to 1.0 at all distances.

#### 303.4 General Offset Provisions

- 303.4.1 All offsets shall be real, surplus, federally enforceable, quantifiable and permanent.

- 303.4.2 All offsets provided for major sources and major modifications shall be surplus at the time ERCs are surrendered to the District.
- 303.4.3 All offsets shall be surrendered to the District prior to the initial startup of the new or modified source, and the offsets shall be maintained throughout the operation of the new or modified source which is the beneficiary of the offsets.
- 303.4.4 Offsets can only come from air basins with the same or worse air quality designations than that of the stationary source requiring the offsets.
- 303.4.5 In no case shall halogenated hydrocarbons, exempt compounds or any other compound excluded from the definition of reactive organic compounds, be used as offsets for reactive organic compounds.
- 303.4.6 For sources which have provided full offsets of total suspended particulate (TSP), the PM10 emissions from an existing stationary source shall be recalculated from the TSP emission increases and decreases which have occurred since December 31, 1976, using PM10 emission factors. When PM10 emission factors do not exist, it shall be assumed that 50% of the TSP is PM10.
- 303.5 Timing of Quarterly Emission Offsets: Sufficient offsets shall be provided, from the same calendar quarter as the proposed emission increase, with the following exceptions:
- 303.5.1 Emission reductions of reactive organic compounds or nitrogen oxides during the quarters starting April 1 or July 1 may be used to offset emission increases of the same pollutants during any calendar quarter.
- 303.5.2 Emission reductions of carbon monoxide during the quarters starting January 1 or October 1 may be used to offset emission increases of carbon monoxide during any calendar quarter.
- 303.5.3 Emission reductions of PM10 or PM2.5 during the quarters starting January 1 or October 1 may be used to offset emission increases of PM10 or PM2.5 during any calendar quarter.
- 303.5.4 Emission reductions of sulfur oxides during any quarter may be used to offset emission increases of sulfur oxides during any calendar quarter.
- 303.6 Interpollutant Offsets
- 303.6.1 The APCO may approve interpollutant offsets for precursor pollutants on a case by case basis, provided that the applicant demonstrates, through the use of an air quality model, that the emission increases from the new or modified source will not cause or contribute to a violation of an ambient air quality standard.
- 303.6.2 Interpollutant offsets between PM10 and PM10 precursors are allowed only if PM10 precursors contribute significantly to the PM10 levels that exceed the PM10 ambient standards.
- 303.6.3 PM10 emissions shall not be allowed to offset nitrogen oxides or reactive organic compound emissions in ozone nonattainment areas,



nor be allowed to offset sulfur oxide emissions in sulfate nonattainment areas.

303.6.4 Interpollutant emission offsets between PM2.5 precursors are not allowed unless modeling demonstrates that PM2.5 interpollutant offset ratios are appropriate in an approved PM2.5 attainment plan.

303.6.5 EPA and ARB must concur with all proposed interpollutant offsets ratios prior to use.

### 303.7 Intra-District Offsets

303.7.1 ERCs generated in another district may be used to offset emission increases in Placer County.

303.7.2 If the ERC generating source and the source with the proposed emissions increase are not in the same air basin, both of the following requirements must be met:

- a. The ERC generating source must be located in an upwind district that is classified, pursuant to Health and Safety Code Section 40910 et seq., as being in the same or a worse nonattainment status than the downwind district where the stationary source with the proposed emission increases will be located.
- b. The stationary source at which the emission increases are to be offset must be located in a downwind district that is overwhelmingly impacted, as determined pursuant to Health and Safety Code Section 39610, by emissions transported from the upwind district where the ERC generating source is located.

303.7.3 Any offset credited to a stationary source in one district using offsets obtained from reductions at a stationary source in another district shall be approved by a resolution adopted by the governing boards of both the upwind and downwind districts, after taking into consideration the impact of the offset on air quality, public health, and the regional economy. The District's governing board may delegate to the APCO the Board's authority to approve the offsets credited.

303.7.4 For ERCs generated in another district, the District may adjust the value of such credits to reflect any District requirements that would have applied if the credits had been generated within the District.

303.8 Emission Reductions, Shutdowns, and Curtailments: Actual emission reductions from an internal shutdown or curtailment of a permitted emission unit may be credited for the purposes of providing internal offsets provided:

303.8.1 The crediting of emission reductions from source shutdowns and curtailments comply with the current U.S. Environmental Protection Agency emissions trading policy and applicable federal regulations; and

303.8.2 Emissions reductions are ensured by federally enforceable emission limitations contained in the Permit to Operate, or the permanent surrender or cancellation of the Permit to Operate; and

303.8.3 If the shutdown emission unit is being replaced with a new or modified emission unit, the APCO may allow a maximum of 90 days as a

shakedown period for simultaneous operation of the existing and the new or modified emission unit.

**303.9 Exemptions From Offset Requirements**

- 303.9.1 Offsets shall not be required for temporary sources or portable equipment, if the emissions from such units do not constitute a major source or major modification to a major source.
- 303.9.2 Offsets shall not be required for an emergency engine which is used exclusively for testing, maintenance and emergency use, if the emissions from the emergency engine, excluding emergency use, do not exceed the offset limit by itself.
- 303.9.3 Offsets shall not be required for increases in carbon monoxide emissions if the applicant, using an Air Quality Model approved by the APCO, demonstrates that the increase in ambient concentration does not exceed 500 micrograms per cubic meter, 8 hour average, at or beyond the property line of the stationary source.
- 303.9.4 The requirement to provide offsets shall not apply to the following:
- a. Relocation of emissions units solely within only one air basin within the District, and the relocation does not result in any increase in potential to emit.
  - b. Replacement emissions units, provided the replacement does not constitute a major source or major modification.
  - c. Modifications necessary to comply with any regulations contained in Regulation 2 – PROHIBITIONS, or in the SIP, unless the modification will result in a major modification. This provision does not apply to changes in production rate, hours of operation, or any other change or modification not required for compliance with Regulation 2 or the SIP.
  - d. If requested by the APCO, the applicant shall demonstrate through the use of an air quality model that the emission increases from the new or modified source will not cause or contribute to a violation of an ambient air quality standard.

**304 MAJOR SOURCE ADMINISTRATIVE REQUIREMENTS:** The following administrative requirements shall apply to any new major source or major modification regulated by the rule. Power plants over 50 megawatts shall be subject to the additional requirements of Section 500.

- 304.1 Alternative Siting: The applicant shall prepare an analysis functionally equivalent to the requirements of Division 13 of the Public Resources Code (California Environmental Quality Act-CEQA). The District will not issue an Authority to Construct unless the APCO has concluded, based on the information included in the Alternative Siting Analysis that the benefits of the proposed source significantly outweigh the environmental and social cost imposed as a result of its location, construction, or modification.
- 304.2 Certification of Compliance: The owner or operator of the proposed new or modified source has certified that all existing major stationary sources owned or operated by such person (or by any entity controlling, controlled by, or under

common control with such person) in California which are subject to emission limitations are in compliance, or on an expeditious schedule for compliance, with all applicable emission limitations and standards.

- 304.3 Potential Visibility Impacts: The APCO shall consult with the Federal Land Manager on a proposed major stationary source or major modification that may impact visibility in any Class 1 Area, in accordance with 40 CFR 51.307 if the net emissions increase from the new or modified source exceeds 10 tons/year of PM<sub>2.5</sub>, 15 tons/year of PM<sub>10</sub>, or 40 tons/year of NO<sub>x</sub>; and the location of the source, relative to the closest boundary of a specified federal Class I area is within 20 miles.

## **305 GENERAL PROVISIONS**

- 305.1 Air Quality Models: All estimates of ambient concentrations required pursuant to this rule shall be based on applicable air quality models, databases, and other requirements specified in 40 CFR Part 51, Appendix W ("Guideline on Air Quality Models"). Where an air quality model specified in 40 CFR Part 51, Appendix W ("Guideline on Air Quality Models") is inappropriate, the model may be modified or another model substituted. Such a modification or substitution of a model may be made on a case-by-case basis or, where appropriate, on a generic basis. Written approval from the United States Environmental Protection Agency (EPA) must be obtained for any modification or substitution. In addition, use of a modified or substituted model must be subject to notice and opportunity for public comment.

- 305.2 Ambient Air Quality Standards: In no case shall emissions from the new or modified stationary source prevent or interfere with the attainment or maintenance of any applicable ambient air quality standard. The Air Pollution Control Officer (APCO) may require the use of an air quality model to estimate the effects of a new or modified stationary source. The analysis shall estimate the effects of the new or modified stationary source, and verify that the new or modified stationary source will not prevent or interfere with the attainment or maintenance of any ambient air quality standard. In making this determination the APCO shall take into account the mitigation of emissions through offsets pursuant to this rule and the impacts of transported pollutants on downwind pollutant concentrations. The APCO may impose, based on an air quality analysis, offset ratios greater than the requirements of Section 303.2.

## **400 APPLICATION PROCESSING**

- 401 **REQUIREMENT TO SUBMIT APPLICATION:** Any person building, erecting, altering or replacing any article, machine, equipment or other contrivance, the use of which may cause, eliminate, reduce, or control the issuance of air contaminants, shall first obtain authorization for such construction from the APCO as specified in this rule. Exemptions from this requirement are listed in Rule 501, GENERAL PERMIT REQUIREMENTS. The application shall be submitted on forms supplied by the District.
- 402 **COMPLETE APPLICATION REQUIREMENT:** The APCO shall determine whether an application is complete no later than 30 days after receipt of the application, or after such longer time period that the applicant and the APCO have agreed to in writing.

If the APCO determines that the application is not complete, the applicant shall be notified in writing of the decision specifying the information required. Upon receipt of any re submittal of the application, a new 30-day period to determine completeness shall begin. Completeness of an application or a re-submitted application shall be evaluated on the basis of the information requirements set forth in District regulations as they exist on

the date on which the application or re-submitted application was received, or when the CEQA-related information which satisfies the requirements of the District's CEQA Guidelines has been received, whichever is later.

The APCO may, during the processing of the application, request an applicant to clarify, amplify, correct, or otherwise supplement the information submitted in the application.

- 403 PRELIMINARY DECISION:** Following acceptance of an application as complete, the APCO shall perform the evaluations required to determine compliance with all applicable District rules and regulations and make a preliminary written decision as to whether an Authority to Construct should be approved, conditionally approved, or denied.

The decision shall be based on the Section 300 standards in force on the date the application is deemed complete, except when a new federal requirement not yet incorporated into this Rule applies to the new or modified source.

When the District is the CEQA Lead Agency for a project, the APCO shall not issue a preliminary decision until the draft Environmental Impact Report or Negative Declaration is available for public review. The decision shall be supported by a succinct written analysis. For projects requiring offsets, the APCO shall transmit its preliminary written decision and analysis to the California Air Resources Board and the U.S. Environmental Protection Agency for a 45 day review period.

**404 TIMING FOR FINAL ACTION**

- 404.1** The APCO shall not take final action for any project for which an Environmental Impact Report (EIR) or a Negative Declaration is being prepared until a final EIR for that project has been certified or a Negative Declaration for that project has been approved, and the APCO has considered the information in that final EIR or Negative Declaration.

The APCO shall take final action on the application within whichever of the following periods of time is longer:

**404.1.1** Within 180 days after the certification of the final EIR or approval of the Negative Declaration, or

**404.1.2** Within 180 days of the date on which the application was determined complete by the APCO.

- 404.2** Except as provided in Section 103, the APCO shall provide written notice of the final action to the applicant, any commenters, the U.S. Environmental Protection Agency, and the California Air Resources Board.

- 405 AUTHORITY TO CONSTRUCT AND PERMIT TO OPERATE CONTENT:** Each Authority to Construct and/or Permit to Operate issued by the APCO shall include the following minimum terms and conditions:

- 405.1** A provision stating that the emission unit shall be operated in a manner consistent with the application used to determine compliance with this rule.

- 405.2** The following emissions limitations shall be included, if applicable:

**405.2.1** BACT emission limitations if required by Section 302. Such condition(s) shall be expressed in a manner consistent with testing procedures, such as ppmv NOx, g/liter VOC, or lbs/hr.

405.2.2 A quarterly emissions limitation for each offset pollutant, if offsets are required pursuant to Section 303.

405.2.3 An emission limitation (daily, monthly, or quarterly) shall be contained in the Authority to Construct and Permit to Operate for all NSR pollutants for which offsets are not being provided pursuant to Section 303, or when required to be consistent with ambient air quality standards.

405.3 Design, Operational, or Equipment Standards: If the APCO determines that technological or economic limitations on the application of measurement methodology to a particular class of sources would make the imposition of a numerical emission standard infeasible, the APCO may instead prescribe a design, operational, or equipment standard. In such cases, the District shall make its best estimate as to the emission rate that will be achieved and shall specify that rate in required submissions to the U.S. Environmental Protection Agency. Any Authority to Construct or permit issued without an enforceable numerical emission standard must contain enforceable conditions which assure that the design characteristics or equipment will be properly maintained, or that the operational conditions will be properly performed, so as to continuously achieve the assumed degree of control.

406 **PUBLICATION AND PUBLIC COMMENT:** If a proposed project is required to provide offsets pursuant to Section 303, or if a proposed project may emit increased actual lead emissions at a rate of 5 tons per year or greater, within ten calendar days following a preliminary decision, the APCO shall publish in at least one newspaper of general circulation in the District a notice stating the preliminary decision of the APCO, noting how the pertinent information can be obtained, and inviting written public comment for a 30-day period following the date of publication.

407 **PUBLIC INSPECTION:** Except as provided in Section 103, the APCO shall make available for public inspection at the District's office the information submitted by the applicant and the APCO's analysis no later than the date the notice of the preliminary decision is published. Information submitted which contains trade secrets shall be handled in accordance with Section 6254.7 of the California Government Code and relevant sections of the California Administrative Code. Further, all such information shall be transmitted no later than the date of publication to the California Air Resources Board and the U.S. Environmental Protection Agency regional office, and to any party which requests such information.

408 **DENIAL, FAILURE TO MEET STANDARDS:** The APCO shall deny any Authority to Construct or Permit to Operate if the APCO finds that the subject of the application would not comply with the standards set forth in District, state, or federal rules or regulations.

409 **DENIAL, FAILURE TO MEET CEQA:** The APCO shall deny any Authority to Construct or Permit to Operate if the APCO finds that the subject of the application would not comply with the standards set forth in CEQA.

410 **ISSUANCE, PERMIT TO OPERATE:** The APCO shall issue a Permit to Operate an emissions unit subject to the requirements of this rule after determining that all conditions specified in the Authority to Construct have been complied with or will be complied with by the dates specified on the Authority to Construct. Such applicable conditions shall be contained in the Permit to Operate. Where a new or modified stationary source is, in whole or in part, a replacement for an existing stationary source on the same property, the APCO may allow a maximum of 90 days as a shakedown period for simultaneous operation of the existing stationary source and the new source or replacement.

**500**     **ADDITIONAL PROVISIONS FOR POWER PLANTS:** This Section shall apply to power plants with maximum ratings equal to, or in excess of 50 megawatts proposed to be constructed in the District and for which a Notice of Intention (NOI) or Application for Certification (AFC) has been accepted by the California Energy Commission.

**501**     Within 14 days of receipt of a Notice of Intention, the APCO shall notify the California Air Resources Board and the California Energy Commission of the District's intent to participate in the Notice of Intention proceeding. If the District chooses to participate in the Notice of Intention proceeding, the APCO shall prepare and submit a report to the California Air Resources Board and the California Energy Commission prior to the conclusion of the non-adjudicatory hearing specified in Section 25509.5 of the California Public Resources Code. That report shall include, at a minimum:

501.1    A preliminary specific definition of Best Available Control Technology for the proposed facility;

501.2    A preliminary discussion of whether there is substantial likelihood that the requirements of this rule and all other District regulations can be satisfied by the proposed facility;

501.3    A preliminary list of conditions which the proposed facility must meet in order to comply with this rule or any other applicable District regulation.

The preliminary determinations contained in the report shall be as specific as possible within the constraints of the information contained in the Notice of Intention.

**502**     Upon receipt of an Application for Certification for a power plant, the APCO shall conduct a determination of compliance review. This determination shall consist of a review identical to that which would be performed if an application for an Authority to Construct had been received for the power plant. If the information contained in the Application for Certification does not meet the requirements of this rule, the APCO shall, within 20 calendar days of receipt of the Application for Certification, so inform the California Energy Commission, and the Application for Certification shall be considered incomplete and returned to the applicant for re-submittal.

**503**     The APCO shall consider the Application for Certification to be equivalent to an application for a permit to construct during the determination of compliance review, and shall apply all provisions of this rule which apply to applications for an Authority to Construct.

**504**     The APCO may request from the applicant any information necessary for the completion of the determination of compliance review. If the APCO is unable to obtain the information, the APCO may petition the presiding Commissioner of the California Energy Commission for an order directing the applicant to supply such information.

**505**     Within 180 days of accepting an Application for Certification as complete, the APCO shall make a preliminary decision on:

505.1    Whether the proposed power plant meets the requirements of this rule and all other applicable District regulations, and;

505.2    In the event of compliance, what permit conditions will be required including the specific Best Available Control Technology requirements and a description of required mitigation measures.

The preliminary written decision of this Section shall be treated as a preliminary decision under Section 403 of this Rule, and shall be finalized by the APCO only after being

subject to the public notice and comment requirements of Sections 406 and 407. The APCO shall not issue a determination of compliance for the power plant unless all requirements of this rule are met.

- 506** Within 240 days of the filing date, the APCO shall issue and submit to the California Energy Commission a determination of compliance or, if such a determination cannot be issued, shall so inform the California Energy Commission. A determination of compliance shall confer the same rights and privileges as an Authority to Construct only when and if the California Energy Commission approves the Application for Certification, and the California Energy Commission certificate includes all requirements of the conditions contained within the determination of compliance.
- 507** Any applicant receiving a certificate from the California Energy Commission pursuant to this Section and in compliance with all conditions of the certificate shall be issued a Permit to Operate by the APCO.

**600 MONITORING AND RECORDS**

- 601 RECORDKEEPING:** The following records shall be maintained for two years. Records shall be provided to the APCO upon request.
- 601.1 Emergency Engines: Records of hours of operation for maintenance purposes and for actual interruptions of electrical power. Such records shall include the date and hours of operation, as well as the reason for operation.
- 601.2 Portable and Temporary Equipment: Records of operating location(s) and corresponding dates of operation.

1. The Board shall establish a committee to study the feasibility of establishing a local health department. The committee shall report to the Board within six months of its formation.

2. The Board shall establish a committee to study the feasibility of establishing a local health department. The committee shall report to the Board within six months of its formation.

3. The Board shall establish a committee to study the feasibility of establishing a local health department. The committee shall report to the Board within six months of its formation.

4. The Board shall establish a committee to study the feasibility of establishing a local health department. The committee shall report to the Board within six months of its formation.

5. The Board shall establish a committee to study the feasibility of establishing a local health department. The committee shall report to the Board within six months of its formation.

6. The Board shall establish a committee to study the feasibility of establishing a local health department. The committee shall report to the Board within six months of its formation.

7. The Board shall establish a committee to study the feasibility of establishing a local health department. The committee shall report to the Board within six months of its formation.

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11464 B Avenue, Auburn, CA 95603 • (530) 889-7130 • Fax (530) 889-7107  
[www.placer.ca.gov/apcd](http://www.placer.ca.gov/apcd)

August 21, 2002

## ADVISORY NOTICE FOR GASOLINE DISPENSING FACILITIES

This advisory notice is intended for all persons who are required to *have a Permit to Operate for a retail or a non-retail gasoline dispensing facility* in Placer County. Information is provided below regarding Enhanced Vapor Recovery regulations and Air Toxics Review of new and/or existing gasoline dispensing facilities.

### ENHANCED VAPOR RECOVERY

On April 1, 2001, the California Air Resources Board (ARB) adopted an "Enhanced Vapor Recovery" (EVR) program that seeks to fix existing problems with service station vapor recovery systems. This EVR Program will phase in new standards over a four (4) year period to achieve a total of 25 tons per day in statewide VOC emission reductions over the performance of existing systems. By April 1, 2005, all underground tanks will need to change to the new EVR equipment.

In the June 2002 Advisory sent out with this fiscal year's billing for your permits, the District noted that any changes that require an upgrade to EVR equipment requires an Authority to Construct. Based on clarification and information obtained from the California Air Resources Board (CARB), the District has refined the criteria for applying for and obtaining an Authority to Construct for the installation of Phase I EVR equipment.

The District is classifying the installation of Phase I EVR equipment into two categories: **major modifications** and **non-major modifications**.

A **major modification** is one in which underground excavation occurs and requires the replacement of Phase I vapor recovery equipment. All major modifications require an Authority to Construct prior to the installation of Phase I EVR replacement equipment.

A **non-major modification** occurs when replacing failed components on Phase I systems. All replacement parts must be EVR-certified parts or components. However, if Phase I EVR components or parts are not compatible, pre-EVR certified parts or components may continue to be sold and used. For example, currently there are no certified Phase I EVR components for Phase I coaxial systems, thus non-EVR components can still be used in repairs. All facilities that replace Phase I equipment as a non-major modification are required to notify the District to assure that such replacement is not considered a major modification. Additionally, facilities will be required to apply for and obtain an Authority to Construct to "capture" these changes when the EVR systems must be demonstrated to be in place by April 1, 2005.

Further information on EVR can be found at the CARB website under Programs at [www.arb.ca.gov](http://www.arb.ca.gov)

### AIR TOXICS REVIEW

Background

The Air Toxics "Hot Spots" Information and Assessment Act was enacted in September 1987, with subsequent amendments. The Air Toxics "Hot Spots" Act establishes a formal air toxics emission inventory risk quantification program that Districts manage. The goal of the Air Toxics "Hot Sports" Act is to:

- ? collect emission data indicative of routine predictable releases of toxic substances to the air;
- ? identify facilities having localized impacts;
- ? evaluate health risks from exposure to the emissions;
- ? notify nearby residents of significant risks; and
- ? reduce risk below the determined level of significance.

Those facilities that pose a potentially significant health risk are required to reduce their risks, thereby reducing the near-source exposure of Californians to toxic air pollutants. Significant risks posed by facilities require public notification and if requested, districts must make health risk assessments available for public review.

The District is evaluating both proposed and existing GDFs to determine the cancer risk that is based upon annual gasoline throughput. Listed below is the specific process for proposed and existing facilities.

**For proposed facilities**, the District is using an initial health risk screening that is based upon the proposed annual throughput for the facility. For those facilities proposing to pump 1.5 million gallons of gasoline or more a year (i.e. those that have a cancer risk greater than 10-in-a-million), a slightly refined risk screening analysis will be conducted by utilizing distance information from the centroid of the pump islands to the nearest commercial and residential structures. If the cancer risk remains greater than 10-in-a-million following the refined risk assessment, a gasoline throughput limitation will be placed upon the facility. This limitation will be based on a gasoline throughput that will reduce the cancer risk too less than 10-in-a-million. If the applicant chooses, a detailed health risk assessment, approved by the District, may be conducted by the applicant or risk reduction measures may be implemented to reduce emissions. These steps may result in the 10-in-a-million cancer risk threshold being exceeded at a higher annual gasoline throughput limitation.

**For existing GDFs**, the District is reviewing the high throughput facilities that have an initial screening of greater than 10-in-a-million cancer risk. Information regarding distances from the centroid of the pump islands to the nearest commercial and residential structures is being gathered to refine the initial screening. If the cancer risk remains greater than 10-in-a-million, then the risk analysis will be submitted to the facility for review and comment before being forwarded to the Office of Environmental Health Hazard Assessment (OEHHA) for approval.

Following OEHHA approval of the risk assessment, Public Notification is required of all persons exposed in accordance with adopted District policies, and risk reduction through gasoline throughput curtailment or improved emission controls will be required. These requirements are likely to apply to only those facilities that have a very high annual throughput and with neighbors in close proximity.

This advisory notice and other previously issued advisories can be found on our website at [www.placer.ca.gov/apcd](http://www.placer.ca.gov/apcd) or by calling Ms. Ann Hobbs at (530) 889-7137.



## MEMORANDUM

**To:** City Council  
**cc:** Kinarik Shallow, Associate Planner  
**From:** Jeremias Szust, Trinity Consultants  
**Date:** July 15, 2020  
**RE:** Response to SWAPE Comments for WRSP PCL F-31 – The Plaza at Blue Oaks (File #PL17-0368)

On June 29, 2020, the City received a letter from the Law Office of Robert M. Bone, representing an unincorporated association of Roseville community residents (the "Association") regarding the appeal of the Plaza at Blue Oaks project ("Project"). The letter, dated June 26, 2020, includes comments from SWAPE, a technical consultant, who identifies alleged inadequacies with the Initial Study/Mitigated Negative Declaration (IS/MND) prepared for the Project.

SWAPE identifies alleged inadequacies with the Health Risk Assessment (HRA). The direct comments made in SWAPE's letter (shown in italicized text) and Trinity Consultants (Trinity) responses are included below. In his portion of the letter, Mr. Bone provides a summary of SWAPE's comments; therefore, Mr. Bone's comments do not require a separate response as they will be addressed with Trinity's responses below.

### Health Risk Assessment Comments

1. *The IS/MND states that an HRA was prepared to assess the health risk impact associated with the "annual amount of gasoline dispensed from the facility" (p. 11). Thus, while the Project did conduct an operational HRA, the HRA fails to evaluate the health risk impacts resulting from the Project's entire operation, not just from the gasoline dispensed. This is incorrect, as the HRA fails to include all of the Project's operational emissions, including emissions resulting from operational activities such as product use, architectural coatings, space heating, water heating, refrigeration, office uses, ventilation, lighting, water-use, and waste. As such, this partial operational HRA cannot be used to determine impacts from the entire Project's operations, and the IS/MND's less than significant health risk impact should not be relied upon.*

The emissions resulting from operational activities such as product use, architectural coatings, space heating, water heating, refrigeration, office uses, ventilation, lighting, water-use, and waste were not included in the HRA as the emissions from these sources are negligible compared to the emissions from gasoline loading and unloading operations. Emissions from those sources would also fall below the pound per year Degree of Accuracy thresholds outlined in Appendix A of the Office of Environmental Health Hazard Assessment (OEHHA) Air Toxics Hot Spots Program Guidance Manual.

Additionally, the HRA makes conservative assumptions about the quantity of gasoline that can be dispensed in a year. It assumes that 5.5 million gallons are dispensed in the modeling configuration, and that value is applied to the 30-year exposure timeframe utilized in the HRA. It is unlikely that the service station would dispense the maximum amount of gasoline every year for a 30-year period.

2. *By failing to conduct a quantified construction HRA, the Project is inconsistent with the most recent guidance published by the Office of Environmental Health Hazard Assessment (OEHHA), the*

*organization responsible for providing guidance on conducting HRAs in California. In February of 2015, OEHHA released its most recent Risk Assessment Guidelines: Guidance manual for Preparation of Health Risk Assessments, which was formally adopted in March of 2015. This guidance document describes the types of projects that warrant the preparation of an HRA. Construction of the Project will produce emissions of DPM, a human carcinogen, through the exhaust stacks of construction equipment over a construction period of approximately 416 days, or 1.14 years (attachment 5, pp. 120). The OEHHA document recommends that all short-term projects lasting at least two months be evaluated for cancer risks to nearby sensitive receptors. Even though we were not provided with the expected lifetime of the Project, we know that the Project will last longer than 2-months, as specified by OEHHA. Therefore, we recommend that health risks from Project construction should have been evaluated by the IS/MND, as a two-year construction schedule exceeds the 2-month requirement set forth by OEHHA. These recommendations reflect the most recent health risk policy, and as such, we recommend that an updated assessment of health risks to nearby sensitive receptors from Project construction should be included in an updated CEQA analysis for the Project.*

Construction HRAs are completed at the behest of the local permitting authority, in this case Placer County Air Pollution Control District (PCAPCD), if project emissions are expected to significantly impact the surrounding community. Because the CalEEMod emissions fall below the relevant construction thresholds of significance, a construction HRA was not requested by PCAPCD. Additionally, the HRA was submitted to PCAPCD for review and was tentatively accepted based on conservative gasoline throughputs. Because a construction HRA was not required, the OEHHA guidelines do not apply.

3. *Review of the IS/MND demonstrates that, while the Project did conduct an operational HRA, the HRA fails to evaluate the cumulative lifetime cancer risk to nearby, existing receptors as a result of Project construction and operation together. According to OEHHA guidance, "the excess cancer risk is calculated separately for each age grouping and then summed to yield cancer risk at the receptor location." However, review of the IS/MND demonstrates that, while the IS/MND calculated the health risk to nearby, existing infant, child, and adult receptors, the HRA fails to evaluate the cumulative lifetime cancer risk to nearby, existing receptors as a result of Project construction and operation together. Therefore, the IS/MND should have quantified the Project's entire construction and operational health risks, as well as compared the combined construction and operational health risks to the PCAPCD threshold of 10 in one million, as indicated by the IS/MND (p.11)*

Due to the short-term nature of the construction project, and the conservative estimates used in preparing the HRA, the HRA as it was submitted is a good representation of the cumulative lifetime cancer risk to nearby, existing receptors as a result of the Project. Again, the analysis assumes that the service station will pump 5.5 million gallons of gasoline, per year, over a 30-year exposure period, while construction DPM emissions would only occur over a 1.14 year timeframe.



## Shallow, Kinarik

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**From:** Hocker, Lauren  
**Sent:** Tuesday, June 30, 2020 2:49 PM  
**To:** Siao, David; Forsythe, William  
**Cc:** Shallow, Kinarik  
**Subject:** RE: carbon intensity factors

This has been most helpful and informative. Thank you so much for your time!

### Lauren Hocker

Senior Planner  
Development Services Dept.

*To help minimize the spread of COVID-19, I will be teleworking from home. Please note, my response may be slower than normal, but I will get back to you. Thank you for your flexibility and patience during this extraordinary time. Stay safe and healthy.*

*Working together to build a quality community.*

---

**Civic Center** | 311 Vernon Street | Roseville, CA | 95678



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**From:** Siao, David <DSiao@roseville.ca.us>  
**Sent:** Tuesday, June 30, 2020 2:48 PM  
**To:** Hocker, Lauren <LHocker@roseville.ca.us>; Forsythe, William <WForsythe@roseville.ca.us>  
**Subject:** Re: carbon intensity factors

I see, thank you for explaining that. In that case I would use the 443/190 numbers you mentioned and do a linear extrapolation for the intervening years to reflect the increasing RPS requirements (it levels off after 2030). Happy to help!

---

**From:** Hocker, Lauren <[LHocker@roseville.ca.us](mailto:LHocker@roseville.ca.us)>  
**Sent:** Tuesday, June 30, 2020 2:44 PM  
**To:** Siao, David <[DSiao@roseville.ca.us](mailto:DSiao@roseville.ca.us)>; Forsythe, William <[WForsythe@roseville.ca.us](mailto:WForsythe@roseville.ca.us)>  
**Subject:** RE: carbon intensity factors

Hi David,

It's a default number input by the model developers when it was first published, not something the model derives; the model includes default energy intensity factors for all major energy providers in California. We have the option of a user override, and were trying to figure out if a) we had evidence to suggest we should and b) what it should be, in that instance.

### Lauren Hocker

Senior Planner  
Development Services Dept.

*To help minimize the spread of COVID-19, I will be teleworking from home. Please note, my response may be slower than normal, but I will get back to you. Thank you for your flexibility and patience during this extraordinary time. Stay safe and healthy.*

*Working together to build a quality community.*

---

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**From:** Siao, David <[DSiao@roseville.ca.us](mailto:DSiao@roseville.ca.us)>

**Sent:** Tuesday, June 30, 2020 2:42 PM

**To:** Hocker, Lauren <[LHocker@roseville.ca.us](mailto:LHocker@roseville.ca.us)>; Forsythe, William <[WForsythe@roseville.ca.us](mailto:WForsythe@roseville.ca.us)>

**Subject:** Re: carbon intensity factors

Hi Lauren,

Answers in red below.

David

---

**From:** Hocker, Lauren <[LHocker@roseville.ca.us](mailto:LHocker@roseville.ca.us)>

**Sent:** Tuesday, June 30, 2020 2:31 PM

**To:** Siao, David <[DSiao@roseville.ca.us](mailto:DSiao@roseville.ca.us)>; Forsythe, William <[WForsythe@roseville.ca.us](mailto:WForsythe@roseville.ca.us)>

**Subject:** RE: carbon intensity factors

Hi David,

I'm having a little trouble following along to the conclusion, so I hope you'll bear with me on some follow up questions. When you say the weighted average emissions factors are 0.201 and 0.086 EF respectively, you are referring to 2020 and 2030, yes? **Correct.** But do those numbers represent our final estimated emissions factors taking into account all sources? **Yes, they are conservative average estimated numbers.** If that's the case, then it would seem our 2020 EF in the model should be about 443 lbs/MWh and the 2030 EF should be about 190 lbs/MWh, not the nearly 800 pounds included in the model. Can you help me connect the dots I'm missing? **I mistakenly thought the 793 you mentioned referred to the REP, Roseville Electric's power plant. If it refers to either our 2020 or 2030 EF it's definitely too high. However, I can't tell you why that is without knowing how the model arrived at that number.**

**Lauren Hocker**

*Senior Planner*

Development Services Dept.

*To help minimize the spread of COVID-19, I will be teleworking from home. Please note, my response may be slower than normal, but I will get back to you. Thank you for your flexibility and patience during this extraordinary time. Stay safe and healthy.*

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---

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---

**From:** Siao, David <[DSiao@roseville.ca.us](mailto:DSiao@roseville.ca.us)>  
**Sent:** Tuesday, June 30, 2020 2:13 PM  
**To:** Forsythe, William <[WForsythe@roseville.ca.us](mailto:WForsythe@roseville.ca.us)>; Hocker, Lauren <[LHocker@roseville.ca.us](mailto:LHocker@roseville.ca.us)>  
**Subject:** Re: carbon intensity factors

Thanks Bill. Lauren, that number seems about right.

Using our RPS mandates as a proxy (since RPS and hydro deliveries vary year to year), and assuming an average 20% hydro mix, we would have 53% (33% RPS plus 20% hydro) of our energy be carbon free in 2020, and 80% (60% RPS and 20% hydro) by 2030. For the balance we can conservatively assume it's natural gas, which has an emissions factor of 0.428/MTCO<sub>2</sub>e (or about 943 lbs) per MWh.

A weighted average should give you an EF of .201 and 0.086, respectively.

REP has a slightly better emissions factor than 0.428 on average, though it can vary annually depending on how we run it.

Past power content labels are here:

[https://www.roseville.ca.us/government/departments/electric\\_utility/about\\_us/reports\\_publications/power\\_content\\_label](https://www.roseville.ca.us/government/departments/electric_utility/about_us/reports_publications/power_content_label). If you need them, I can dig up with 2018 and draft 2019 numbers as well.

David

---

**From:** Forsythe, William <[WForsythe@roseville.ca.us](mailto:WForsythe@roseville.ca.us)>  
**Sent:** Tuesday, June 30, 2020 1:41 PM  
**To:** Hocker, Lauren <[LHocker@roseville.ca.us](mailto:LHocker@roseville.ca.us)>  
**Cc:** Siao, David <[DSiao@roseville.ca.us](mailto:DSiao@roseville.ca.us)>  
**Subject:** RE: carbon intensity factors

That does seem high as we are getting nearly 60% of our power from renewable and large hydro sources. The remaining nearly 40% coming from natural gas (or market) power. Our 2018 IRP on page 81 gives you an indication of the trajectory we are on. Note that this was based on SB 350 (50% renewables in 2030), since we put the IRP together SB 100 (60% renewables in 2030) has set more aggressive targets so by 2045 we will need to be at zero emissions, or net-zero emissions (to be defined).

David prepares our Power Source Disclosure and could give you a better estimate of our current carbon intensity.

Bill

---

**From:** Hocker, Lauren <[LHocker@roseville.ca.us](mailto:LHocker@roseville.ca.us)>  
**Sent:** Tuesday, June 30, 2020 1:19 PM

**To:** Forsythe, William <[WForsythe@roseville.ca.us](mailto:WForsythe@roseville.ca.us)>

**Subject:** RE: carbon intensity factors

Hi Bill,

The context is an air quality model, called CalEEMod. The model includes a default carbon intensity factor for Roseville Electric of about 793 lbs of CO2 per megawatt hour. We are questioning whether that number is out of date for the present time, and also whether it might not be too high if we are modeling a project for the 2030 cumulative year. So we're doing some research to figure out what would be appropriate.

**Lauren Hocker**

*Senior Planner*

Development Services Dept.

*To help minimize the spread of COVID-19, I will be teleworking from home. Please note, my response may be slower than normal, but I will get back to you. Thank you for your flexibility and patience during this extraordinary time. Stay safe and healthy.*

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---

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---

**From:** Forsythe, William <[WForsythe@roseville.ca.us](mailto:WForsythe@roseville.ca.us)>

**Sent:** Tuesday, June 30, 2020 1:14 PM

**To:** Hocker, Lauren <[LHocker@roseville.ca.us](mailto:LHocker@roseville.ca.us)>

**Subject:** RE: carbon intensity factors

Hi Lauren. If you have more context, that would be helpful. Our efforts are focused around regulatory compliance, which is meeting the State's renewable portfolio standard (RPS). There isn't a regulation on carbon intensity so to date, we have not focused on that as a portfolio management objective. If you look at the annual power content label that Erin Frye in Electric Public Affairs prepares and is distributed to our customers in one of their bills, that will give you an idea of our current carbon intensity (with lots of caveats...like hydro variability).

As far as 2030, the RPS will be 60%, the rest of our mix will be hydro from a couple sources, some thermal from our natural gas plants, and the rest from the market. We can approximate that, but lacking either a regulatory objective or a Council mandate, it will just be an estimate.

Please let me know if that I helpful or if you have any other questions.

Bill

**Bill Forsythe**

*Power Supply Manager*

Roseville Electric Utility

[wforsythe@roseville.ca.us](mailto:wforsythe@roseville.ca.us)

**o:** (916) 774-5619

**c:** (530) 391-3250

**f:** (916) 774-5583





---

**From:** Hocker, Lauren <[LHocker@roseville.ca.us](mailto:LHocker@roseville.ca.us)>  
**Sent:** Tuesday, June 30, 2020 11:40 AM  
**To:** Forsythe, William <[WForsythe@roseville.ca.us](mailto:WForsythe@roseville.ca.us)>  
**Subject:** FW: carbon intensity factors

Hi there,

I'm trying to figure out who to talk to in Roseville Electric who would know what our current carbon intensity factors are for our electricity generation, and what they are expected to be in 2030. Rick suggested that either you would know, or would know who to talk to. Can you help with that, please?

**Lauren Hocker**

*Senior Planner*

Development Services Dept.

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---

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---

**From:** Corral, Rick <[RCorral@roseville.ca.us](mailto:RCorral@roseville.ca.us)>  
**Sent:** Tuesday, June 30, 2020 11:25 AM  
**To:** Hocker, Lauren <[LHocker@roseville.ca.us](mailto:LHocker@roseville.ca.us)>  
**Cc:** Shallow, Kinarik <[KShallow@roseville.ca.us](mailto:KShallow@roseville.ca.us)>  
**Subject:** RE: carbon intensity factors

I would try Bill Forsythe. If he's not the correct person, he should know who to talk with.

---

**From:** Hocker, Lauren <[LHocker@roseville.ca.us](mailto:LHocker@roseville.ca.us)>  
**Sent:** Tuesday, June 30, 2020 10:42 AM  
**To:** Corral, Rick <[RCorral@roseville.ca.us](mailto:RCorral@roseville.ca.us)>  
**Cc:** Shallow, Kinarik <[KShallow@roseville.ca.us](mailto:KShallow@roseville.ca.us)>  
**Subject:** carbon intensity factors

Hey Rick,

I am trying to figure out who to talk to in Roseville Electric who would know what our current carbon intensity factors are for our electricity generation, and what they are expected to be in 2030. Can you help with that, please?

**Lauren Hocker**

*Senior Planner*

Development Services Dept.

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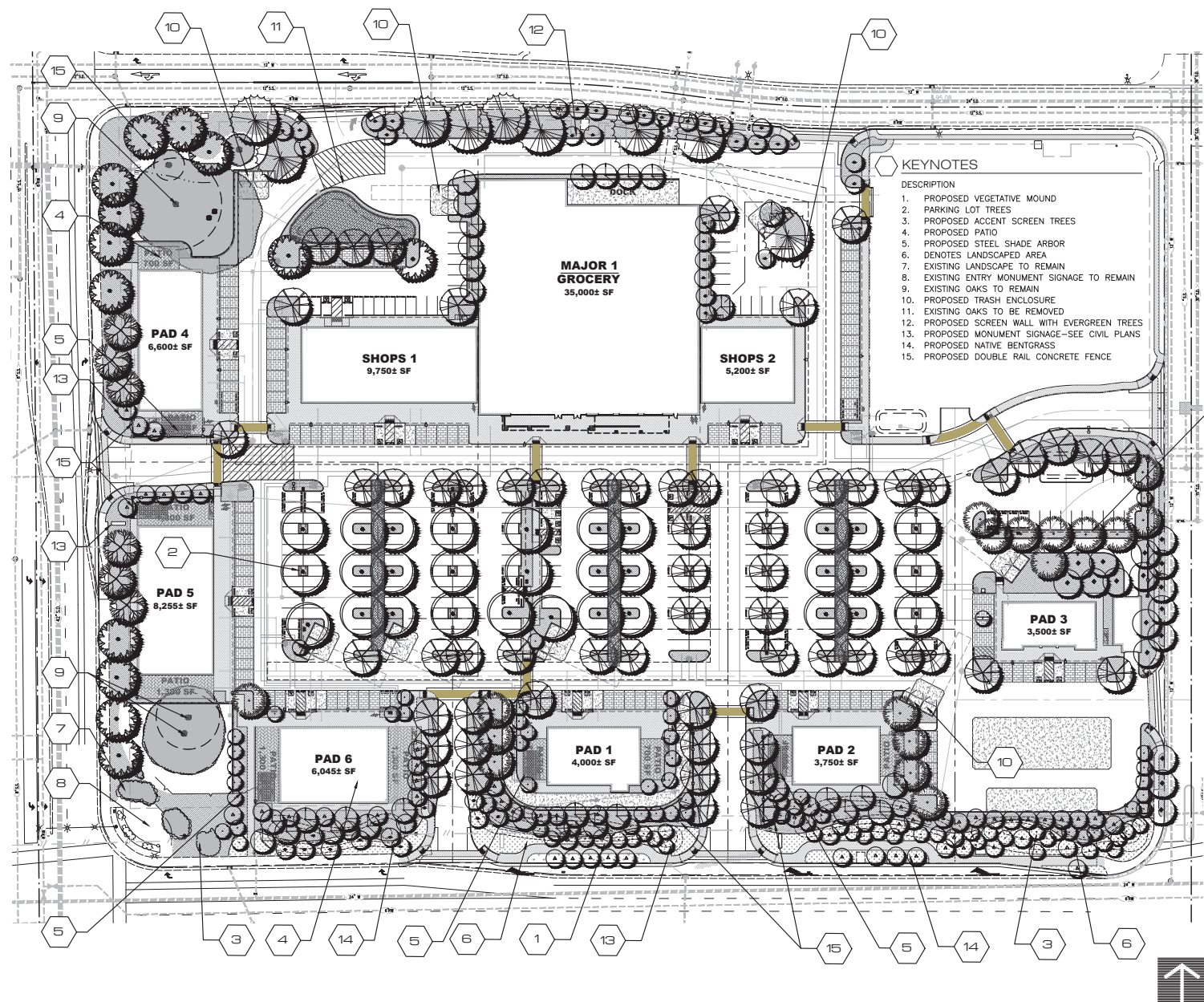
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MEMO ATTACHMENT 6



PRELIMINARY TREE LIST AND LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE WHY SIZE	WATER USE	DESIGN USE
	ACER RUBRUM ARMSTRONG ARMSTRONG COLLONAR MAPLE	15 GAL 15'x40'	MOD	STREET TREE
	CEDRUS DEODORA DEODAR CEDAR	15 GAL 35'x60'	LOW	SCREEN TREE
	LAGERSTROEMIA INDICA "ARMWAY" CRAPE MYRTLE	15 GAL 15'x20'	LOW	ACCENT TREE
	LAURUS NOBILIS GRECIAN LAUREL	15 GAL 20'x20'	MOD	SCREEN TREE
	MAGNOLIA GRANDIFOLIA LITTLE GEM LITTLE GEM MAGNOLIA	24" BOX 15'x20'	LOW	ACCENT TREE
	NYSSA SYLVATICA SOUR GUM	24 BOX 20'x40'	LOW	STREET TREE
	OLEA EUROPAEA "MAJESTIC BEAUTY" FRUITLESS OLIVE	15 G/VARIES 40'x40'	LOW	ACCENT TREE
	PISTACIA CHINENSIS CHINESE PISTACHE	24" BOX 40'x40'	MOD	SHADE TREE
	TILIA CORDATA GREENSPIRE LITTLE LEAF LINEN	15 GAL 30' x 40'	MOD	SCREEN TREE
	QUERCUS WISLIZENI INTERIOR LIVE OAK	24" BOX NAT. 50'x60'	LOW	STREET TREE
	ULMUS PARVIFOLIA "TRUE GREEN" EVERGREEN ELM	24" BOX 30'x30'	MOD	SHADE TREE

NOTE: 33% OF TOTAL TREE QUANTITY SHALL BE 24" BOX.

SHRUBS: BACKGROUND/SCREEN

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	WATER USE
	BACKGROUND / SCREEN SHRUBS - EVERGREEN, LARGE SHRUBS TO 6'-8" USED FOR REDUCING BUILDING MASS OR SCREENING UNDESIRABLE VIEWS.		
	ELEAGNUS X EMBURG GILT EDGE GILT EDGE SILVERBERRY	5 G	LOW
	ARCTOSTAPHYLOS HOWARD MOUNTAIN HOWARD MOUNTAIN MANZANITA	5 G	LOW
	ROSMARINUS TUSCAN BLUE TUSCAN BLUE ROSEMARY	5 G	LOW
	HYPERICUM X MODERANUM GOLD FLOWER	5 G	MOD
	PODOCARPUS MACROPHYLLUS "NANI" SHRUBBY YEW FINE	5 G	MOD
	PRUNUS C. BRIGHT N. TORT CAROLINA CHERRY	15 G	MOD
	RHAMNUS CALIFORNICA MOUND SAN BRUNO SAN BRUNO COFFEESBERRY	5 G	LOW
	XYLOCOPA C. "COMPACTA" COMPACT ZEPHYRUS	15 G	LOW

SHRUBS: FACER/FILLER

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	WATER USE
	FACER/FILLER SHRUBS & GRASSES EVERGREEN OR DECIDUOUS SHRUBS TO 4'-6" USED FOR TERRACING OF PLANT MATERIAL, SEASONAL COLOR AND SOFTENING OF BUILDING EDGES AND FOUNDATION SHRUBS.		
	AGAVE WEBERI WEIBER AGAVE	5 G	LOW
	CALLISTEMON V. "LITTLE JOHN" DWARF BOTTLEBRUSH	5 G	LOW
	DIETES BICOLOR FORTNIGHT LILY	5 G	LOW
	LEPTOSPERMUM SCOPARIUM RUBY GLOW RUBY GLOW TEA TREE	5 G	LOW
	EUCALYPTUS EUCALYPTUS EUCALYPTUS	5 G	LOW
	GREVILLEA CANBERRAE HUMBLED BUSH	5 G	LOW
	PHALAENA FRUTICOSA COAST ROSEBAY	5 G	LOW
	WESTRINGIA FRUTICOSA COAST ROSEBAY	5 G	LOW
	RHAMPHOLIPS UMBELLATA SOUTHERN MOON YEW	5 G	LOW

SHRUBS AND GRASSES/SCREEN

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	WATER USE
	SCREENING, GRASSES, AND GROUND COVER MATERIAL - SMALL SCALE DUE TO PROJECT TYPE, EVERGREEN OR PERENNIAL SHRUBS TO 24" HIGH, USED AS A FILLER BETWEEN SITE WORK EDGES AND FACER SHRUBS.		
	ARCTOSTAPHYLOS U. URSI MANZANITA	1 G	LOW
	BOUTELOUA GRACILIS "BLONDE AMBITION" BLUE GRASS	1 G	LOW
	OENOTHERA BIENNIS "MAGNET" MAGNET ROCKROSE	1 G	LOW
	CORCHORUS KIRKII CORCHORUS	1 G	LOW
	HYPERICUM CALYCINUM AMONG BEARS	1 G	MOD
	LANтана MONTEVIDENSIS LANTANA	5 G	LOW
	MUHLENBERGIA CAPILLARIS REGAL MIST PINK MILLY	1 G	LOW
	MONARDA DIDYMA PINK MONARD	1 G	LOW
	ROSA FLOWER CARPET (WHITE AND RED) FLOWER CARPET ROSE	1 G	MOD
	TRACHELIUM ALPINUM JAGMANNODES STAR JASMINE	1 G	MOD
	NATIVE BENTGRASS "NO MOW" OR "NO MOW FREE" NATIVE FESCUE BLEND	SOD	MOD

BIOREMEDIATION AREA AND OR WATER QUALITY BASIN

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	WATER USE
	BIOREMEDIATION AREA AND OR WATER QUALITY BASIN		
	JUNCUS EFFUSUS RUSH	1 G	MOD
	CORNUS STOLONIFERA "KELSEN" DWARF REDDOGS	1 G	MOD
	LOMANDRA LONGIFOLIA BREEZE DWARF MAT RUSH	1 G	LOW

MEMO ATTACHMENT 7

PAINTS



P1  
BENJAMIN MOORE,  
#AF100, PASHMINA



P2  
BENJAMIN MOORE,  
#201, GOLD LEAF



P3  
BENJAMIN MOORE  
#420, AGAVE



P4  
BENJAMIN MOORE  
#AF1, KONA



P5  
BENJAMIN MOORE,  
#2115-20, INCENSE STICK



P6  
BENJAMIN MOORE,  
#CW250, CARRIAGE RED



P7  
BENJAMIN MOORE,  
#AF185, VENETIAN PORTICO



P8  
BENJAMIN MOORE,  
#HC166, KENDALL CHARCOAL



P9  
BENJAMIN MOORE,  
#F705, CINDER

AWNINGS



AW1 UNITY LEAF



AW2 EMBER

STOREFRONT



SF1  
KAWNEER  
ANODIZED #28 MEDIUM BRONZE

BRICK WALL



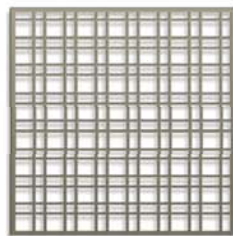
W1  
BELDEN BRICK  
BERWICK BLEND

STONE WALL



W2  
CORONADO  
RIVER ROCK,  
RENO BLEND

METAL GRILLE



G1  
BOK MODERN,  
PATTERN #C1, COLOR P5,  
POWDER COAT ALUMINUM

MAJOR 1&2, SHOPS 1&2, & PAD BUILDINGS

MATERIALS AND COLOR BOARD

BLUE OAKS PLAZA  
ROSEVILLE, CA 95744

250 Sutter Street, Suite 500  
San Francisco, California 94108-4461  
☎415.974.6002 ✉415.974.1556  
mcgarchitecture.com



DATE: 15.480.01  
MCG JOB #:

DATE	REVISIONS

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**RULE 218 ARCHITECTURAL COATINGS**

Adopted 6-19-79

(Amended 2-01-83, 5-20-85, 4-01-86, 2-09-95, 8-14-97, 12-13-01, 10-14-10)

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- 240 NONFLAT COATING
- 241 NONFLAT - HIGH GLOSS COATING

October 14, 2010



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243	PEARLESCENT
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246	PRE-TREATMENT WASH PRIMER
247	PRIMER, SEALER, AND UNDERCOATER
248	QUICK DRY ENAMEL
249	QUICK DRY PRIMER, SEALER, AND UNDERCOATER
250	REACTIVE PENETRATING SEALER
251	RECYCLED COATING
252	RESIDENTIAL
253	ROOF COATING
254	RUST PREVENTIVE COATING
255	SANDING SEALER
256	SEALER
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258	SEMITRANSSPARENT COATING
259	SHELLAC
260	SHOP APPLICATION
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264	STONE CONSOLIDANT
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280	WATERPROOFING MEMBRANE
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303	SELL-THROUGH OF COATINGS
304	PAINTING PRACTICES
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307	EARLY COMPLIANCE OPTION

### **400 ADMINISTRATIVE REQUIREMENTS**

401	CONTAINER LABELING REQUIREMENTS
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## **500 MONITORING AND RECORDS**

- 501 REPORTING REQUIREMENTS
- 502 RECORDKEEPING
- 503 TEST METHODS AND COMPLIANCE PROVISIONS

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## 100 GENERAL

- 101 PURPOSE:** To limit the quantity of volatile organic compounds in architectural coatings supplied, sold, offered for sale, applied, solicited for application, or manufactured for use within the District.
- 102 APPLICABILITY:** Except as provided in Section 104, this rule is applicable to any person who:
- 102.1 Supplies, sells, or offers for sale any architectural coating for use within the District.
  - 102.2 Manufactures, blends, or repackages any architectural coating for use within the District.
  - 102.3 Applies or solicits the application of any architectural coating within the District.
- 103 SEVERABILITY:** If a court of competent jurisdiction, issues an order that any provision of this rule is invalid, it is the intent of the Board of Directors of the District that other provisions of this rule remain in full force and affect, to the extent allowed by law.
- 104 EXEMPTIONS:** This rule does not apply to:
- 104.1 Any architectural coating that is supplied, sold, offered for sale, or manufactured for use outside of the District, or for shipment to other manufacturers for reformulation, or repackaging.
  - 104.2 Any aerosol coating product.
  - 104.3 Any architectural coating that is sold in a container with a volume of one liter (1.057 quart) or less, except for Reporting Requirements, in Section 501.
  - 104.4 Shop Coating Operations: Coating operations conducted in a business shop environment which are subject to either, Rule 236, WOOD PRODUCTS COATING OPERATIONS, or Rule 238, FACTORY COATING OF FLAT WOOD PANELING, are exempt from all provisions of this rule.

## 200 DEFINITIONS

- 201 ADHESIVE:** Any chemical substance that is applied for the purpose of bonding two surfaces together other than by mechanical means.
- 202 AEROSOL COATING PRODUCT:** A pressurized coating product containing pigments or resins that dispense product ingredients by means of a propellant, and is packaged in a disposable can for hand-held application, or for use in specialized equipment for ground traffic/marketing applications.
- 203 ALUMINUM ROOF COATING:** A coating labeled and formulated exclusively for application to roofs and containing at least 84 grams of elemental aluminum pigment per liter of coating (at least 0.7 pounds per gallon). Pigment content shall be determined in accordance with SCAQMD Method 318-95, incorporated by reference in subsection 503.5.4.
- 204 ANTENNA COATING:** A coating labeled and formulated exclusively for application to equipment and associated structural appurtenances that are used to receive or transmit electromagnetic signals.
- 205 ANTIFOULING COATING:** A coating labeled and formulated for application to submerged stationary structures and their appurtenances to prevent or reduce the attachment of marine or freshwater biological organisms. To qualify as an antifouling coating, the coating must be registered with both the U.S. Environmental Protection Agency under the Federal Insecticide,

Fungicide, and Rodenticide Act (7 U.S.C. Section 136, *et seq.*) and with the California Department of Pesticide Regulation.

- 206 APPURTENANCES:** Any accessory to a stationary structure coated at the site of installation, whether installed or detached, including but not limited to: bathroom and kitchen fixtures, cabinets, concrete forms, doors, elevators, fences, hand railings, heating equipment, air conditioning equipment and other fixed mechanical equipment, or stationary tools, lampposts, partitions, pipes and piping systems, rain-gutters and down-spouts, stairways, fixed ladders, catwalks, and fire escapes, and window screens.
- 207 ARCHITECTURAL COATING:** A coating to be applied to stationary structures and their appurtenances at the site of installation, to portable buildings at the site of installation, to pavements, or to curbs. Coatings applied in shop applications or to non-stationary structures such as airplanes, ships, boats, railcars, and automobiles, and adhesives are not considered architectural coatings for the purpose of this rule.
- 208 BASEMENT SPECIALTY COATING:** A clear or opaque coating that is labeled and formulated for application to concrete and masonry surfaces to provide a hydrostatic seal for basements and other below-grade surfaces. Basement Specialty Coatings must meet the following criteria:
- 208.1 Coating must be capable of withstanding at least 10 psi of hydrostatic pressure, as determined in accordance with ASTM D7088-04, which is incorporated by reference in Subsection 503.5.11.
- 208.2 Coating must be resistant to mold and mildew growth and must achieve a microbial growth rating of 8 or more, as determined in accordance with ASTM D3273-00 and ASTM D3274-95, incorporated by reference in Subsection 503.5.17.
- 209 BITUMENS:** Black or brown materials including, but not limited to, asphalt, tar, pitch, and asphaltite that are soluble in carbon disulfide, consist mainly of hydrocarbons, and are obtained from natural deposits or as residues from the distillation of crude petroleum or coal.
- 210 BITUMINOUS ROOF COATING:** A coating which incorporates bitumens that is labeled, and formulated exclusively for roofing, for the primary purpose of preventing water penetration.
- 211 BITUMINOUS ROOF PRIMER:** A primer which incorporates bitumens that is labeled and formulated exclusively for roofing, and is intended for the purpose of preparing a weathered or aged surface or improving the adhesion of subsequent surfacing components.
- 212 BOND BREAKER:** A coating labeled and formulated for application between layers of concrete to prevent a freshly poured top layer of concrete from bonding to the layer over which it is poured.
- 213 CLEAR BRUSHING LACQUERS:** Clear wood finishes, excluding clear lacquer sanding sealers, formulated with nitrocellulose or synthetic resins to dry by solvent evaporation without chemical reaction and to provide a solid, protective film, which are intended exclusively for application by brush, and which are labeled as specified in Section 401.6.
- 214 CLEAR WOOD COATINGS:** Clear and semi-transparent coatings, including lacquers and varnishes, applied to wood substrates to provide a transparent or translucent solid film.
- 215 COATING:** A material applied onto or impregnated into a substrate for protective, decorative, or functional purposes. Such materials include, but are not limited to, paints, varnishes, sealers, and stains.
- 216 COLORANT:** A concentrated pigment dispersion in water, solvent, and/or binder that is added to an architectural coating, after packaging in sale units, to produce the desired color.

- 217 CONCRETE CURING COMPOUND:** A coating labeled and formulated for application to freshly poured concrete to perform one or more of the following functions:
- 217.1 Retard the evaporation of water;
  - 217.2 Harden or dustproof the surface of freshly poured concrete.
- 218 CONCRETE/MASONRY SEALER:** A clear or opaque coating that is labeled and formulated primarily for application to concrete and masonry surfaces to perform one or more of the following functions:
- 218.1 Prevent penetration of water;
  - 218.2 Provide resistance against abrasion, alkalis, acids, mildew, staining, or ultraviolet light;
  - 218.3 Harden or dustproof the surface of aged or cured concrete.
- 219 DRIVEWAY SEALER:** A coating labeled and formulated for application to worn asphalt driveway surfaces to perform one or more of the following functions:
- 219.1 Fill cracks;
  - 219.2 Seal the surface to provide protection;
  - 219.3 Restore or preserve the appearance.
- 220 DRY FOG COATING:** A coating labeled and formulated only for spray application such that overspray droplets dry before subsequent contact with incidental surfaces in the vicinity of the surface coating activity.
- 221 EXEMPT COMPOUND:** For the purposes of this rule, “exempt compound” has the same meaning as in Rule 102, DEFINITIONS.
- 222 FAUX FINISHING COATING:** A coating labeled and formulated to meet one or more of the following criteria:
- 222.1 A glaze or textured coating used to create artistic effects, including, but not limited to: dirt, suede, old age, smoke damage, and simulated marble and wood grain; or
  - 222.2 A decorative coating used to create a metallic, iridescent, or pearlescent appearance that contains at least 48 grams of pearlescent mica pigment or other iridescent pigment per liter of coating, as applied (at least 0.4 pounds per gallon); or
  - 222.3 A decorative coating used to create a metallic appearance that contains less than 48 grams of elemental metallic pigment per liter of coating as applied (less than 0.4 pounds per gallon), when tested in accordance with SCAQMD Method 318-95, incorporated by reference in subsection 503.5.4; or
  - 222.4 A decorative coating used to create a metallic appearance that contains greater than 48 grams of elemental metallic pigment per liter of coating as applied (greater than 0.4 pounds per gallon) and which requires a clear topcoat to prevent the degradation of the finish under normal use conditions. The metallic pigment content shall be determined in accordance with SCAQMD Method 318-95, incorporated by reference in subsection 503.5.4; or
  - 222.5 A clear topcoat to seal and protect a faux finishing coating that meets the requirements of subsections 222.1, 222.2, 222.3, or 222.4. These clear topcoats must be sold and

used solely as part of a faux finishing coating system, and must be labeled in accordance with subsection 401.4.

- 223 FIRE-RESISTIVE COATING:** Coating labeled and formulated to protect structural integrity by increasing the fire endurance of interior or exterior steel and other structural materials. The fire-resistive category includes sprayed fire resistive materials and intumescent fire resistive coatings that are used to bring structural materials into compliance with federal, state and local building code requirements: fire-resistive coatings shall be tested in accordance with ASTM E119-09c, incorporated by reference in Subsection 503.5.2. Fire-resistive coatings and testing agencies must be approved by building code officials.
- 224 FIRE-RETARDANT COATING:** A coating labeled and formulated to retard ignition and flame spread, that has been fire tested and rated by a testing agency approved by building code officials for use in bringing building and construction materials into compliance with federal, state, and local building code requirements. The fire-retardant coating and the testing agency must be approved by building code officials. The fire-retardant coating shall be tested in accordance with ASTM E84-07, incorporated by reference in Section 503.5.1 (Flame Spread Index). Effective July 1, 2011, the fire-retardant coating category is eliminated and coatings with fire retardant properties will be subject to the VOC limit of their primary category (e.g., Flat, Nonflat, etc.).
- 225 FLAT COATING:** A coating that is not defined under any other definition in this rule and that registers gloss less than 15 on an 85-degree meter or less than 5 on a 60-degree meter, according to ASTM D523-89 (1999), incorporated by reference in Section 503.5. 3.
- 226 FLOOR COATING:** An opaque coating that is labeled and formulated for application to flooring, including, but not limited to, decks, porches, steps, garage floors, and other horizontal surfaces which may be subject to foot traffic.
- 227 FLOW COATING:** A coating labeled and formulated exclusively for use by electric power companies or their subcontractors to maintain the protective coating systems present on utility transformer units.
- 228 FORM-RELEASE COMPOUND:** A coating labeled and formulated for application to a concrete form to prevent the freshly poured concrete from bonding to the form. The form may consist of wood, metal, or some other material other than concrete.
- 229 GRAPHIC ARTS COATING OR SIGN PAINT:** A coating labeled and formulated for hand-application by artists using brush, airbrush, or roller techniques to indoor and outdoor signs (excluding structural components) and murals including lettering enamels, poster colors, copy blockers, and bulletin enamels.
- 230 HIGH-TEMPERATURE COATING:** A high performance coating labeled and formulated for application to substrates exposed continuously or intermittently to temperatures above 204°C (400°F).
- 231 INDUSTRIAL MAINTENANCE COATING:** A high performance architectural coating, including primers, sealers, undercoaters, intermediate coats, and topcoats, formulated for application to substrates, including floors, exposed to one or more of the following extreme environmental conditions listed in subsections 231.1 through 231.5, and labeled as specified in subsection 401.5:
- 231.1 Immersion in water, wastewater, or chemical solutions (aqueous and non-aqueous solutions), or chronic exposure of interior surfaces to moisture condensation;
- 231.2 Acute or chronic exposure to corrosive, caustic, or acidic agents, or to chemicals, chemical fumes, or chemical mixtures or solutions;

- 231.3 Frequent exposure to temperatures above 121°C (250°F);
- 231.4 Frequent heavy abrasion, including mechanical wear and repeated (frequent) scrubbing with industrial solvents, cleansers, or scouring agents; or
- 231.5 Exterior exposure of metal structures and structural components.
- 232 LACQUER:** A clear or opaque wood coating, including clear lacquer sanding sealers, formulated with cellulosic or synthetic resins to dry by evaporation without chemical reaction and to provide a solid, protective film.
- 233 LOW-SOLIDS COATING:** A coating containing 0.12 kilogram or less of solids per liter (1 pound or less of solids per gallon) of coating material as recommended for application by the manufacturer. The VOC content for Low Solids Coatings shall be calculated in accordance with Subsection 276.
- 234 MAGNESITE CEMENT COATING:** A coating labeled and formulated for application to magnesite cement decking to protect the magnesite cement substrate from erosion by water.
- 235 MANUFACTURER'S MAXIMUM THINNING RECOMMENDATION:** The maximum recommendation for thinning that is indicated on the label or lid of the coating container.
- 236 MASTIC TEXTURE COATING:** A coating labeled and formulated to cover holes and minor cracks and to conceal surface irregularities, and is applied in a single coat of at least 10 mils (0.010 inch) dry film thickness.
- 237 MEDIUM DENSITY FIBERBOARD (MDF):** A composite wood product panel, molding, or other building material composed of cellulosic fibers (usually wood) made by dry forming and pressing of a resinated fiber mat.
- 238 METALLIC PIGMENTED COATING:** A coating that is labeled and formulated to provide a metallic appearance. Metallic pigmented coatings must contain at least 48 grams of elemental metallic pigment (excluding zinc) per liter of coating as applied (at least 0.4 pounds per gallon), when tested in accordance with South Coast Air Quality Management District Method 318-95, incorporated by reference in subsection 503.5.4. The metallic pigmented coating category does not include coatings applied to roofs or zinc-rich primers.
- 239 MULTI-COLOR COATING:** A coating that is packaged in a single container and that is labeled and formulated to exhibit more than one color when applied in a single coat.
- 240 NONFLAT COATING:** A coating that is not defined under any other definition in this rule and that registers a gloss of 15 or greater on an 85-degree meter and 5 or greater on a 60-degree meter according to ASTM D523-89 (1999), incorporated by reference in Section 503.5.3.
- 241 NONFLAT-HIGH GLOSS COATING:** A nonflat coating that registers a gloss of 70 or above on a 60 degree meter according to ASTM D523-89 (1999), incorporated by reference in Subsection 503.5.3. Nonflat-High Gloss coatings must be labeled in accordance with Section 401.12.
- 242 PARTICLE BOARD:** A composite wood product panel, molding, or other building material composed of cellulosic material (usually wood) in the form of discrete particles, as distinguished from fibers, flakes, or strands, which are pressed together with resin.
- 243 PEARLESCENT:** Exhibiting various colors depending on the angles of illumination and viewing, as observed in mother-of-pearl.

- 244 PLYWOOD:** A panel product consisting of layers of wood veneers or composite core, pressed together with resin. Plywood includes panel products made by either hot or cold pressing (with resin) veneers to a platform.
- 245 POST-CONSUMER COATING:** Finished coatings generated by a business or consumer that have served their intended end uses, and are recovered from, or otherwise diverted from the waste stream for the purpose of recycling.
- 246 PRE-TREATMENT WASH PRIMER:** A primer that contains a minimum of 0.5 percent acid, by weight, when tested in accordance with ASTM D1613-06, incorporated by reference in Section 503.5.5, which is labeled and formulated for application directly to bare metal surfaces to provide corrosion resistance and to promote adhesion of subsequent topcoats.
- 247 PRIMER, SEALER, AND UNDERCOATER:** A coating labeled and formulated for one or more of the following purposes:
- 247.1 To provide a firm bond between the substrate and the subsequent coatings.
  - 247.2 To prevent subsequent coatings from being absorbed by the substrate.
  - 247.3 To prevent harm to subsequent coatings by materials in the substrate.
  - 247.4 To provide a smooth surface for the subsequent application coatings.
  - 247.5 To provide a clear finish coat to seal the substrate.
  - 247.6 To block materials from penetrating into or leaching out of a substrate.
- 248 QUICK-DRY ENAMEL:** A nonflat coating that is labeled as specified in Section 401.9 and that is formulated to have the following characteristics:
- 248.1 Is capable of being applied directly from the container under normal conditions with ambient temperatures between 16° and 27°C (60° and 80°F);
  - 248.2 When tested in accordance with ASTM D1640-95, incorporated by reference in Section 503.5.6, sets to touch in 2 hours or less, is tack free in 4 hours or less, and dries hard in 8 hours or less by the mechanical test method; and
  - 248.3 Has a dried film gloss of 70 degrees or above on a 60 degree meter.
- 249 QUICK DRY PRIMER, SEALER, AND UNDERCOATER:** A primer, sealer or undercoater that is dry to the touch in 30 minutes and can be recoated in 2 hours when tested in accordance with ASTM D1640-95, incorporated by reference in Section 502.5.6.
- 250 REACTIVE PENETRATING SEALER:** A clear or pigmented coating that is labeled and formulated for application to above-grade concrete and masonry substrates to provide protection from water and waterborne contaminants, including, but not limited to, alkalis, acids and salts. Reactive penetrating sealers must penetrate into concrete and masonry substrates and chemically react to form covalent bonds with naturally occurring minerals in the substrate. Reactive penetrating sealers line the pores of concrete and masonry substrates with a hydrophobic coating, but do not form a surface film. Reactive penetrating sealers must meet all of the following criteria:
- 250.1 The reactive penetrating sealer must improve water repellency at least 80 percent after application on a concrete or masonry substrate. This performance must be verified on standardized test specimens, in accordance with one or more of the following standards, incorporated by reference in subsection 503.5.18: ASTM C67-07, or ASTM C97-02, or ASTM C140-06.

250.2 The reactive penetrating sealer must not reduce the water vapor transmission rate by more than 2 percent after application on a concrete or masonry substrate. This performance must be verified on standardized test specimens, in accordance with ASTM E96/E96M-05, incorporated by reference in subsection 503.5.19.

250.3 Products labeled and formulated for vehicular traffic surface chloride screening applications must meet the performance criteria listed in National Cooperative Highway Research Report 244 (1981), incorporated by reference in subsection 503.5.20.

Reactive penetrating sealers must be labeled in accordance with subsection 401.10.

**251 RECYCLED COATING:** An architectural coating formulated such that it contains not less than 50% by volume, post-consumer coating, with a maximum of 50% by volume secondary industrial materials or virgin materials.

**252 RESIDENTIAL:** Areas where people reside or lodge, including, but not limited to, single and multiple family dwellings, condominiums, mobile homes, apartment complexes, motels, and hotels.

**253 ROOF COATING:** A non-bituminous coating labeled and formulated for application to roofs for the primary purpose of preventing water penetration, reflecting ultraviolet light, or other reflecting solar radiation.

**254 RUST PREVENTIVE COATING:** A coating formulated to prevent the corrosion of metal surfaces for one or more of the following applications:

254.1 Direct to metal coating;

254.2 Coating intended for application over rusty, previously coated metal surfaces.

This rust preventative coating category does not include coatings that are required to be applied as a topcoat over a primer, or coatings that are intended for use on wood or any other non-metallic surfaces.

Rust preventative coatings, which are for metal substrates only, must be labeled as such in accordance with the labeling requirements in subsection 401.7.

**255 SANDING SEALER:** A clear or semi-transparent wood coating labeled and formulated for application to bare wood to seal the wood and to provide a coat that can be abraded to create a smooth surface for subsequent applications of coatings. A sanding sealer that also meets the definition of a lacquer is not included in this category, but is included in the lacquer category.

**256 SEALER:** A coating labeled and formulated for application to a substrate for one or more of the following purposes: to prevent subsequent coatings from being absorbed by the substrate, or to prevent harm to subsequent coatings by materials in the substrate.

**257 SECONDARY INDUSTRIAL MATERIALS:** Products or by-products of the paint manufacturing process, that are of known composition and have economic value but can no longer be used for their intended purpose.

**258 SEMITRANSSPARENT COATING:** A coating that contains binders and colored pigments and is formulated to change the color of the surface, but not conceal the grain pattern or texture.

**259 SHELLAC:** A clear or opaque coating formulated solely with the resinous secretions of the lac beetle (*Laccifer lacca*), and formulated to dry by evaporation without a chemical reaction.

- 260 SHOP APPLICATION:** Application of a coating to a product or a component of a product in or on the premises of a factory or a shop as part of a manufacturing, production, or repairing process (e.g., original equipment manufacturing coatings).
- 261 SOLICIT:** To require for use or to specify, by written or oral contract.
- 262 SPECIALTY PRIMER, SEALER, AND UNDERCOATER:** A coating that is formulated for application to a substrate to block water soluble stains resulting from: fire damage, smoke damage, or water damage. Coatings in these three categories must be labeled in accordance with subsection 401.8.
- 263 STAIN:** A semitransparent or opaque coating labeled and formulated to change the color of a surface but not conceal the grain pattern or texture.
- 264 STONE CONSOLIDANT:** A coating that is labeled and formulated for application to stone substrates to repair historical structures that have been damaged by weathering or other decay mechanisms. Stone Consolidants must penetrate into stone substrates to create bonds between particles and consolidate deteriorated material. Stone Consolidants must be specified and used in accordance with ASTM E2167-01, incorporated by reference in subsection 503.5.21.
- Stone Consolidants are for professional use only and must be labeled as such, in accordance with the labeling requirements in subsection 401.11.
- 265 SWIMMING POOL COATING:** A coating labeled and formulated to coat the interior of swimming pools and to resist swimming pool chemicals. Swimming pool coatings include coatings used for swimming pool repair and maintenance.
- 266 SWIMMING POOL REPAIR AND MAINTENANCE COATING:** A rubber based coating labeled and formulated to be used over existing rubber based coatings for the repair and maintenance of swimming pools.
- 267 TEMPERATURE-INDICATOR SAFETY COATING:** A coating labeled and formulated as a color-changing indicator coating for the purpose of monitoring the temperature and safety of the substrate, underlying piping, or underlying equipment, and for application to substrates exposed continuously or intermittently to temperatures above 204°C (400°F).
- 268 TINT BASE:** An architectural coating to which colorant is added after packaging in sale units to produce a desired color.
- 269 TRAFFIC MARKING COATING:** A coating labeled and formulated for marking and striping streets, highways, or other traffic surfaces including, but not limited to, curbs, berms, driveways, parking lots, sidewalks, and airport runways.
- 270 TUB AND TILE REFINISH COATING:** A clear or opaque coating that is labeled and formulated exclusively for refinishing the surface of a bathtub, shower, sink, or countertop. Tub and tile refinish coatings must meet all of the following criteria:
- 270.1 The coating must have a scratch hardness of 3H or harder and a gouge hardness of 4H or harder. This must be determined on bonderite 1000, in accordance with ASTM D3363-05, incorporated by reference in subsection 503.5.13.
- 270.2 The coating must have a weight loss of 20 milligrams or less after 1000 cycles. This must be determined with CS-17 wheels on bonderite 1000, in accordance with ASTM D4060-07, incorporated by reference in subsection 503.5.14.



270.3 The coating must withstand 1000 hours or more of exposure with few or no #8 blisters. This must be determined on unscribed bonderite, in accordance with ASTM D4585-99 and ASTM D714-02e1, incorporated by reference in subsection 503.5.15.

270.4 The coating must have an adhesion rating of 4B or better, after 24 hours of recovery. This must be determined on unscribed bonderite, in accordance with ASTM D4585-99 and ASTM D3359-02, incorporated by reference in subsection 503.5.12.

**271 UNDERCOATER:** A coating labeled and formulated to provide a smooth surface for subsequent coats.

**272 VARNISH:** A clear or semi-transparent wood coating, excluding lacquers and shellacs, formulated to dry by chemical reaction on exposure to air. Varnishes may contain small amounts of pigment to color a surface, or to control the final sheen or gloss of the finish.

**273 VENEER:** Thin sheets of wood peeled or sliced from logs for use in the manufacture of wood products, such as plywood, laminated veneer lumber, or other products.

**274 VIRGIN MATERIALS:** Materials that contain no post-consumer coatings or secondary industrial materials.

**275 VOLATILE ORGANIC COMPOUND (VOC):** For the purposes of this rule, "Volatile Organic Compound" has the same meaning as in Rule 102, DEFINITIONS.

**276 VOC ACTUAL CONTENT:** The weight of VOC per volume of coating calculated with the following equation:

$$\text{VOC Actual} = (\text{Ws} - \text{Ww} - \text{Wec}) / \text{Vm}$$

Where:

VOC Actual = The grams of VOC per liter of coating (also known as the "Coating VOC")

Ws = Weight of volatile compounds in grams

Ww = Weight of water in grams

Wec = Weight of exempt compounds (as defined in Rule 102, DEFINITIONS) in grams

Vm = Volume of material in liters

**277 VOC CONTENT:** The weight of VOC per volume of coating. VOC content is determined as VOC regulatory content, as defined in subsection 278, for all coatings except those in the Low Solids category. For coatings in the Low Solids category, the VOC content is VOC actual, as defined in subsection 276. If the coating is a multi-component product, the VOC content is VOC regulatory as mixed or catalyzed. If the coating contains silanes, siloxanes, or other ingredients that generate ethanol or other VOCs during the curing process, the VOC content must include the VOCs emitted during curing.

**278 VOC REGULATORY CONTENT:** The weight of VOC per volume of coating, less the volume of water and exempt compounds, calculated with the following equation:

$$\text{VOC Regulatory} = (\text{Ws} - \text{Ww} - \text{Wec}) / (\text{Vm} - \text{Vw} - \text{Vec})$$

Where:

VOC Regulatory = The grams of VOC per liter of coating, less water and exempt compounds (also known as the "Material VOC")

Ws = Weight of volatile compounds in grams

Ww = Weight of water in grams

Wec	=	Weight of exempt compounds (as defined in Rule 102, DEFINITIONS) in grams
Vm	=	Volume of material in liters
Vw	=	Volume of water in liters
Vec	=	Volume of exempt compounds (as defined in Rule 102, DEFINITIONS) in liters

**279 WATERPROOFING CONCRETE/MASONRY SEALER:** A clear or pigmented film-forming coating that is labeled and formulated for sealing concrete and masonry to provide resistance against water, alkalis, acids, ultraviolet light, and staining.

**280 WATERPROOFING MEMBRANE:** A clear or opaque coating that is labeled and formulated for application to concrete and masonry surfaced to provide a seamless waterproofing membrane that prevents any penetration of liquid water into the substrate. Waterproofing membranes are intended for the following waterproofing applications : (1) below-grade surfaces, (2) between concrete slabs, (3) inside tunnels, (4) inside concrete planters, and (5) under flooring materials. Waterproofing membranes must meet the following criteria:

280.1 Coatings must be applied in a single coat of at least 25 mils (0.025 inches) dry film thickness; and

280.2 Coatings must meet or exceed the requirements contained in ASTM C836-06, incorporated by reference in subsection 503.5.16.

The waterproofing membrane category does not include topcoats that are included in the concrete/masonry sealer category (e.g., parking deck topcoats, pedestrian deck topcoats, etc).

**281 WATERPROOFING SEALER:** A coating labeled and formulated for application to a porous substrate for the primary purpose of preventing the penetration of water.

**282 WOOD COATING:** Coatings labeled and formulated for application to wood substrates only. The wood coatings category includes the following clear and semitransparent coatings: lacquers; varnishes; sanding sealers; penetrating oils; clear stains; wood conditioners used as undercoats; and wood sealers used as topcoats. The wood coatings category also includes the following opaque wood coatings: opaque lacquers, opaque sanding sealers, and opaque lacquer undercoaters.

The wood coatings category does not include the following: clear sealers that are labeled and formulated for use on concrete/masonry surfaces or coatings intended for substrates other than wood. Wood coatings must be labeled "For Wood Substrates Only", in accordance with subsection 401.13.

**283 WOOD PRESERVATIVE:** A coating labeled and formulated to protect exposed wood from decay or insect attack, that is registered with both the U.S. Environmental Protection Agency under the Federal Insecticide, Fungicide, and Rodenticide Act (7 U.S.C. Section 136, *et seq.*) and with the California Department of Pesticide Regulation.

**284 WOOD SUBSTRATE:** A substrate made of wood, particleboard, plywood, medium density fiberboard, rattan, wicker, bamboo, or composite products with exposed wood grain. Wood products do not include items comprised of simulated wood.

**285 ZINC-RICH PRIMER:** A coating that meets all of the following specifications:

285.1 Coating that contains at least 65 percent metallic zinc powder or zinc dust by weight, of total solids; and

285.2 Coating that is formulated for application to metal substrates to provide a firm bond between the substrate and subsequent applications of coatings; and

285.3 Coating that is intended for professional use only and is labeled as such in accordance with the labeling requirements in subsection 401.14.

### 300 STANDARDS

**301 VOC CONTENT LIMITS:** Except as provided in Sections 302, or 303, no person shall: (i) manufacture, blend, or repackage for use within the District; (ii) supply, sell, or offer for use within the District; or (iii) solicit for application or apply within the District, any architectural coating with a VOC content in excess of the corresponding limit specified in the following Table of Standards 1 and Table of Standards 2. Limits are expressed as VOC regulatory content as defined in subsection 278, in grams of VOC per liter of coating thinned to the manufacturer's maximum recommendation, excluding any colorant added to the tint bases; except for Low Solid Coatings where limits are expressed as VOC actual content as defined in subsection 276.

Table of Standards 1 (Effective Until July 1, 2011)

COATING CATEGORY	EFFECTIVE 1997	EFFECTIVE 6/15/2002	EFFECTIVE 1/1/2003	EFFECTIVE 1/1/2004
Flat Coating	250		100	
Nonflat Coating	250	250	150	
Nonflat – High Gloss Coating		250		
<b>SPECIALTY COATINGS:</b>				
Antenna Coating		530		
Antifouling Coating		400		
Bituminous Roof Coating		300		
Bituminous Roof Primers		350		
Bond Breakers	350			
<b>CLEAR WOOD COATINGS:</b>				
Clear Brushing Lacquer		680		
Lacquers (including lacquer sanding sealers)	680		550	
Sanding Sealers (other than lacquer sanding sealers)	350			
Varnishes	350			
Concrete Curing Compounds	350			
Dry Fog Coating	400			
Faux Finishing Coating		350		
Fire-Resistive Coating		350		
<b>FIRE RETARDANT COATING:</b>				
Clear Coating	650			
Opaque Coating	350			
Floor Coating		250		
Flow Coating		420		
Form – Release Compounds	250			
Graphic Arts Coating or Sign Paints	500			
High Temperature Coating	420			
Industrial Maintenance Coating	420			250
Low Solids Coating *		120		
Magnesite Cement Coating	450			
Mastic Texture Coating	300			
Metallic Pigmented Coating	500			
Multi-Color Coating	420		250	
Pre-Treatment Wash Primers	675	420		
Primers, Sealers, and Undercoaters		350	200	
Quick-Dry Enamels	400		250	
Quick-Dry Primers, Sealers, and	350		200	

COATING CATEGORY	EFFECTIVE 1997	EFFECTIVE 6/15/2002	EFFECTIVE 1/1/2003	EFFECTIVE 1/1/2004
Undercoaters				
Recycled Coating		250		
Roof Coating	300	250		
Rust Preventative Coating		400		
<b>SHELLACS:</b>				
Clear	730			
Opaque	550			
Specialty Primers, Sealers, and Undercoaters		350		
Stains	350		250	
Swimming Pool Coatings	340			
Swimming Pool Repair and Maintenance		340		
Temperature-Indicator Safety		550		
Traffic Marking Coating	250	150		
Waterproofing Sealers	400		250	
Waterproofing Concrete/Masonry Sealers		400		
Wood Preservatives	350			

Table of Standards 2 (Effective July 1, 2011)

VOC COATING CATEGORY	EFFECTIVE 7/1/11	EFFECTIVE 1/1/12
Flat Coatings	50	
Non-Flat Coatings	100	
Non-Flat-High Gloss Coatings	150	
<b>SPECIALTY COATINGS</b>		
Aluminum Roof Coatings	400	
Basement Specialty Coatings	400	
Bituminous Roof Coatings	50	
Bituminous Roof Primers	350	
Bond Breakers	350	
Concrete Curing Compounds	350	
Concrete/Masonry Sealers	100	
Driveway Sealers	50	
Dry Fog Coatings	150	
Faux Finishing Coatings	350	
Fire Resistive Coatings	350	
Floor Coatings	100	
Form-Release Compounds	250	
Graphic Arts Coatings or Sign Paints	500	
High Temperature Coatings	420	
Industrial Maintenance Coatings	250	
Low Solids Coatings *	120	
Magnesite Cement Coatings	450	
Mastic Texture Coatings	100	
Metallic Pigmented Coatings	500	
Multi-Color Coatings	250	
Pre-Treatment Wash Primers	420	
Primers, Sealers And Undercoaters	100	
Reactive Penetrating Sealers	350	
Recycled Coatings	250	
Roof Coatings	50	

VOC COATING CATEGORY	EFFECTIVE 7/1/11	EFFECTIVE 1/1/12
Rust Preventative Coatings	400	250
Shellacs, Clear	730	
Shellacs, Opaque	550	
Specialty Primers, Sealers, and Undercoaters	350	100
Stains	250	
Stone Consolidants	450	
Swimming Pool Coatings	340	
Traffic Marking Coatings	100	
Tub and Tile Refinish Coatings	420	
Waterproof Membranes	250	
Wood Coatings	275	
Wood Preservatives	350	
Zinc-Rich Primers	340	

\* Limit is expressed as VOC Actual

Effective July 1, 2011, the following coating categories in the Table of Standards 1 are eliminated, and these coatings will be subject to the VOC limit for the applicable category in the Table of Standards 2, except as provided in Sections 302 and 303:

Antenna  
Antifouling  
Clear brushing lacquers  
Clear wood coatings  
Fire retardant coatings  
Flow coatings  
Lacquer  
Quick-dry enamel  
Quick-dry primer, sealer, and undercoater  
Sanding sealer  
Swimming pool repair and maintenance coatings  
Temperature-indicator safety coatings  
Varnish  
Waterproofing concrete/masonry sealer  
Waterproofing sealer

**302 MOST RESTRICTIVE VOC LIMITS:** If anywhere on the container of any architectural coating or any label or sticker affixed to the container, or in any sales, advertising, or technical literature supplied by a manufacturer or anyone acting on their behalf, or any representation that is made that indicates that the coating meets the definition of or is recommended for use for more than one of the coating categories listed in the tables in Section 301, then the most restrictive VOC content limit shall apply. This provision does not apply to the coating categories specified in Section 302.1 through 302.12.

- 302.1 Aluminum roof coatings;
- 302.2 Bituminous roof primers;
- 302.3 High temperature coatings;
- 302.4 Industrial maintenance coatings;
- 302.5 Low-solids coatings;
- 302.6 Metallic pigmented coatings;

- 302.7 Pretreatment wash primers;
- 302.8 Shellacs;
- 302.9 Specialty primers, sealers, and undercoaters;
- 302.10 Wood coatings;
- 302.11 Wood preservatives;
- 302.12 Zinc-rich primers.

If a coating meets a definition in Section 200 for one or more specialty coating categories that are listed in the tables in Section 301 then that coating is not required to meet the VOC limits for Flat, Nonflat, or Nonflat-High Gloss Coatings, but is required to meet the VOC limit for the applicable specialty coating listed in the tables.

- 303 SELL-THROUGH OF COATINGS:** Coatings manufactured prior to the effective date specified, for that coating, in the Table of Standards 2 in Section 301, and that complied with the standards in effect at the time the coating was manufactured, may be sold, supplied, or offered for sale for up to three years after the specified effective date. In addition, any such coating may be applied at any time, both before and after the specified effective date. This subsection does not apply to any coating that does not display the date or date-code required by subsection 401.1.
- 304 PAINTING PRACTICES:** All architectural coating containers used to apply the contents therein to a surface directly from the container by pouring, siphoning, brushing, rolling, padding, ragging or other means, shall be closed when not in use. These architectural coating containers include, but are not limited to, drums, buckets, cans, pails, trays or other application containers. Containers of any VOC-containing materials used for thinning and cleanup shall also be closed when not in use.
- 305 THINNING:** No person who applies or solicits the application of any architectural coating shall apply a coating that is thinned to exceed the applicable VOC limit specified in the Table of Standards 1 or Table of Standards 2 in Section 301.
- 306 COATINGS NOT LISTED IN SECTION 301:** For any coating that does not meet any of the definitions for the specialty coatings categories listed in Table of Standards 1 or Table of Standards 2 in Section 301, the VOC content limit shall be determined by classifying the coating as a Flat coating, or a Nonflat, or Nonflat-High Gloss coating, based on its gloss, as defined in Section 200, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limits in the Table of Standards 1 or Table of Standards 2 in Section 301 shall apply.
- 307 EARLY COMPLIANCE OPTION:** Prior to July 1, 2011, any coating that meets a definition for a coating category listed in Table of Standards 2 and complies with the applicable VOC content limit in the Table of Standards 2 shall be considered in compliance.

#### **400 ADMINISTRATIVE REQUIREMENTS**

- 401 CONTAINER LABELING REQUIREMENTS:** Each manufacturer of any architectural coating subject to this rule shall display the information listed in Sections 401.1 through 401.12 on the coating container (or label) in which the coating is sold or distributed.
  - 401.1 Date Code: The date the coating was manufactured, or a date code representing the date, shall be indicated on the label, lid, or bottom of the container. If the manufacturer uses a date code for any coating, the manufacturer shall file an explanation of each code with the Executive Officer of the California Air Resources Board.

401.2 Thinning Recommendations: A statement of the manufacturer's recommendation regarding thinning of the coating shall be indicated on the label or lid of the container. This requirement does not apply to the thinning of architectural coatings with water. If thinning of the coating prior to use is not necessary, the recommendation must specify that the coating is to be applied without thinning.

401.3 VOC Content: VOC content shall be determined as defined in subsections 276 and 278. Each container of any coating subject to this rule shall display one of the following values in grams of VOC per liter of coatings:

401.3.1 Maximum VOC content as determined from all potential product formulations.

401.3.2 VOC content as determined from actual formulation data.

401.3.3 VOC content as determined using the test methods in Section 503.

If the manufacturer does not recommend thinning, the container must display the VOC content, as supplied. If the manufacturer recommends thinning, the container must display the VOC content, including the maximum amount of thinning solvent recommended by the manufacturer. If the coating is a multi-component product, the container must display the VOC content as mixed or catalyzed. If the coating contains silanes, siloxanes, or other ingredients that generate ethanol or other VOC's during the curing process, the VOC content must include the VOC's emitted during curing.

401.4 Faux Finishing Coatings: Effective January 1, 2011, the labels of all clear topcoat faux finishing coatings shall prominently display the statement "This product can only be sold or used as part of a Faux Finishing coating system."

401.5 Industrial Maintenance Coatings: The labels of all industrial maintenance coatings shall prominently display the statement, "For Industrial Use Only" or "Professional Use Only" or "Not for Residential Use" or "Not Intended for Residential Use."

401.6 Clear Brushing Lacquers: The labels of all clear brushing lacquers shall prominently display the statements "For brush application only," and "This product must not be thinned or sprayed." This category is deleted effective July 1, 2011.

401.7 Rust Preventive Coatings: The labels of all rust preventive coatings shall prominently display the statement "For Metal Substrates Only."

401.8 Specialty Primers, Sealers, and Undercoaters: Until July 1, 2011, the labels of all specialty primers, sealers, and undercoaters shall prominently display one or more of the descriptions listed in Sections 401.8.1 through 401.8.5.

Effective on July 1, 2011, the labels of all specialty primers, sealers, and undercoaters shall prominently display one or more of the descriptions listed in Sections 401.8.1 through 401.8.3.

After July 1, 2011, Sections 401.8.4 and 401.8.5 will no longer be effective.

401.8.1 Fire-damaged substrates.

401.8.2 Smoke-damaged substrates.

401.8.3 Water-damaged substrates.

401.8.4 Excessively chalky substrates.

401.8.5 Blocking stains.

401.9 Quick-Dry Enamels: The labels of all quick dry enamels shall prominently display the words "Quick Dry" and the dry hard time. This category is deleted effective July 1, 2011.

401.10 Reactive Penetrating Sealers: Effective July 1, 2011, the labels of all reactive penetrating sealers shall prominently display the statement "Reactive Penetrating Sealer".

401.11 Stone Consolidants: Effective July 1, 2011, the labels of all stone consolidants shall prominently display the statement, "Stone Consolidant - For Professional Use Only".

401.12 Nonflat-High Gloss Coatings: The labels of all nonflat-high coatings shall prominently display the words, "High Gloss".

401.13 Wood Coatings: Effective July 1, 2011, the labels of all wood coatings shall prominently display the statement, "For Wood Substrates Only".

401.14 Zinc-Rich Primers: Effective July 1, 2011, the labels of all zinc-rich primers shall prominently display the statement, "For Industrial Use Only" or "Professional Use Only" or "Not for Residential Use" or "Not Intended for Residential Use."

## **500 MONITORING AND RECORDS**

### **501 REPORTING REQUIREMENTS:**

501.1 Sales Data: A responsible official from each manufacturer shall upon request of the Executive Officer of the California Air Resources Board or the Air Pollution Control Officer provide data concerning the distribution and sales of architectural coatings. The responsible official shall within 180 days provide information, including, but not limited to:

501.1.1 Name and mailing address of the manufacturer.

501.1.2 Name, address, and telephone number of a contact person.

501.1.3 Name of the coating product as it appears on the label and the applicable coating category.

501.1.4 Whether or not the product is marketed for interior or exterior use or both;

501.1.5 The number of gallons sold in California in containers greater than one liter (1.057 quart) and equal to or less than one liter (1.057 quart).

501.1.6 The VOC actual content and the VOC regulatory content in grams per liter. If thinning is recommended, list the VOC actual and VOC regulatory content, after maximum recommended thinning. If containers less than one liter have a different VOC content than containers greater than one liter, list separately. If the coating is a multi-component product, provide the VOC content as mixed or catalyzed.

501.1.7 Names and CAS numbers of the VOC constituents in the product.

501.1.8 Names and CAS numbers of any compounds in the product specifically exempted from the VOC definition, as defined in Rule 102, DEFINITIONS.



501.1.9 Whether the product is marketed as solvent borne, waterborne or 100% solids.

501.1.10 Description of resin or binder in the product.

501.1.11 Whether the coating is a single-component or a multi-component product.

501.1.12 The density of the product in pounds per gallon.

501.1.13 The percent by weight of: solids, all volatile materials, water and any compounds in the product specifically exempted from the VOC definition, as defined in Rule 102, DEFINITIONS.

501.1.14 The percent by volume of: solids, water and any compounds in the product specifically exempted from the VOC definition, as listed defined in Rule 102, DEFINITIONS.

**502 RECORDKEEPING:** All sales data listed in subsection 501.1 shall be maintained by the responsible official for a minimum of three years. Sales data submitted by the responsible official to the Executive Officer of the California Air Resources Board may be claimed confidential and such information shall be handled in accordance with the procedure specified in Title 17, California Code of Regulations, Sections 91000 through 91022.

**503 TEST METHODS AND COMPLIANCE PROVISIONS:**

503.1 Calculation of VOC Content: For the purpose of determining compliance with the VOC content limits in Section 301, the VOC content of a coating shall be determined as defined in subsections 276 and 278. The VOC content of a tint base shall be determined without colorant that is added after the tint base is manufactured. If the manufacturer does not recommend thinning, the VOC Content must be calculated for the product as supplied. If the manufacturer recommends thinning, the VOC Content must be calculated including the maximum amount of thinning solvent recommended by the manufacturer. If the coating is a multi-component product, the VOC content must be calculated as mixed or catalyzed. If the coating contains silanes, siloxanes, or other ingredients that generate ethanol or other VOC's during the curing process, the VOC Content must include the VOC's emitted during curing.

503.2 Test Method for VOC Content of Coatings: To determine the physical properties of a coating in order to perform the calculation in subsections 276 or 278 the reference method for VOC content is U.S. Environmental Protection Agency Method 24, incorporated by reference in Subsection 503.5.8, except as provided in subsections 503.3 and 503.4. An alternative method to determine the VOC content of coatings is South Coast Air Quality Management District Method 304-91 (Revised 1996), incorporated by reference in subsection 503.5.9.

The exempt compounds content shall be determined by South Coast Air Quality Management District Method 303-91 (Revised 1993), Bay Area Air Quality Management District Method 43 (Revised 1996), or Bay Area Air Quality Management District Method 41 (Revised 1995), as applicable, incorporated by reference in Subsections 503.5.22, 503.5.23 and 503.5.24, respectively.

To determine the VOC content of a coating, the manufacturer may use U.S. Environmental Protection Agency Method 24, or an alternative method as provided in Section 503.3, formulation data, or any other reasonable means for predicting that the coating has been formulated as intended (e.g. quality assurance checks, or recordkeeping). However, if there are any inconsistencies between the results of a Method 24 test and any other means for determining VOC content, the Method 24 test results will govern, except when an alternative method is approved as specified in

Section 503.3. The Air Pollution Control Officer may require the manufacturer to conduct a Method 24 analysis.

- 503.3 Alternative Test Method: Other test methods demonstrated to provide results that are acceptable for purposes of determining compliance with subsection 503.1, after review and approved in writing by the staffs of the District, the California Air Resources Board, and the U.S. Environmental Protection Agency, may also be used.
- 503.4 Methacrylate Traffic Marking Coatings: Analysis of methacrylate multicomponent coatings used as traffic marking coatings shall be conducted according to a modification of U.S. Environmental Protection Agency Method 24 (40 CFR 59, subpart D, Appendix A), incorporated by reference in Subsection 503.5.10. This method has not been approved for methacrylate multicomponent coatings used for purposes other than as traffic marking coatings or for other classes of multicomponent coatings.
- 503.5 Test Methods: The following test methods are incorporated by reference herein, and shall be used to test coatings subject to provisions of this rule:
- 503.5.1 Flame Spread Index: The flame spread index of a fire-retardant coating shall be determined by ASTM Designation E84-07, "Standard Test Method for Surface Burning Characteristics of Building Materials", (see Section 223, Fire-Resistive Coating).
- 503.5.2 Fire Resistance Rating: The fire resistance rating of a fire-resistive coating shall be determined by ASTM E119-09c, "Standard Test Methods for Fire Tests of Building Construction and Materials", (see Section 223, Fire-Resistive Coating).
- 503.5.3 Gloss Determination: The gloss of a coating shall be determined by ASTM D523-89 (1999), "Standard Test Method for Specular Gloss", (see Section 225, Flat Coating, Section 240, Nonflat Coating, and Section 241, Nonflat-High Gloss Coating).
- 503.5.4 Metal Content of Coatings: The metallic content of a coating shall be determined by South Coast Air Quality Management District Method 318-95, "Determination of Weight Percent Elemental Metal in Coatings by X-Ray Diffraction", South Coast Air Quality Management District "Laboratory Methods of Analysis for Enforcement Samples" (see Section 203, Aluminum Roof, Section 222, Faux Finishing, and Section 238, Metallic Pigmented Coating).
- 503.5.5 Acid Content of Coatings: The acid content of a coating shall be determined by ASTM Designation D1613-06, "Standard Test Method for Acidity in Volatile Solvents and Chemical Intermediates Used in Paint, Varnish, Lacquer, and Related Products", (see Section 246, Pre-Treatment Wash Primers).
- 502.5.6 Drying Times: The set-to-touch, dry-hard, dry-to-touch, and dry-to-recoat times of a coating shall be determined by ASTM Designation D1640-95, "Standard Test Methods for Drying, Curing, or Film Formation of Organic Coatings at Room Temperature", (see Section 248, Quick-Dry Enamel and Section 249, Quick-Dry Primer, Sealer, and Undercoater). The tack-free time of a quick-dry enamel coating shall be determined by the Mechanical Test Method of ASTM Designation D1640-95.
- 502.5.7 Surface Chalkiness: The chalkiness of a surface shall be determined using ASTM Designation D4214-98, "Standard Test Methods for

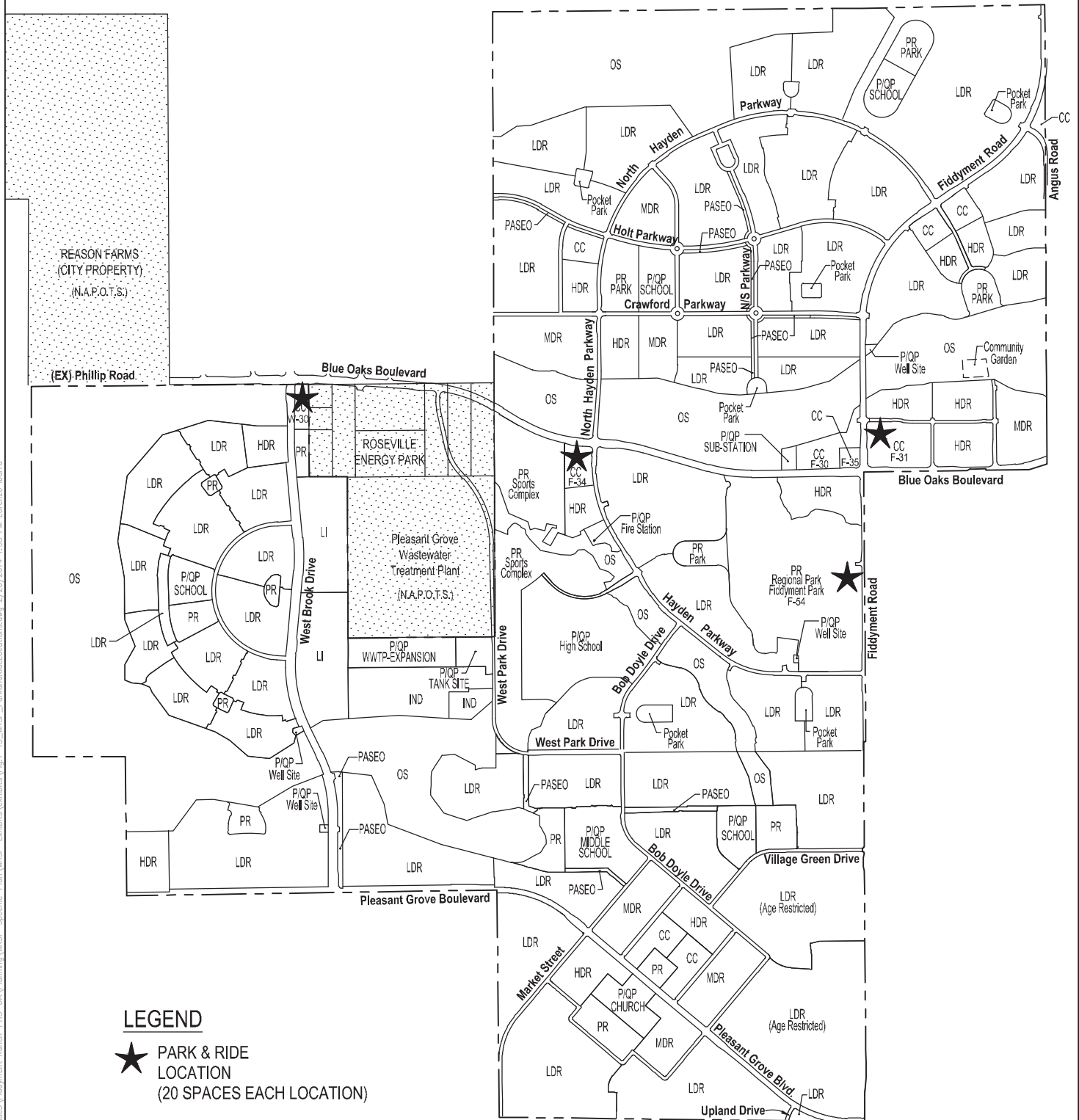
Evaluating the Degree of Chalking of Exterior Paint Films”, (see Section 262, Specialty Primer, Sealer, and Undercoater).

- 503.5.8 VOC Content of Coatings: The VOC content of a coating shall be determined by U.S. Environmental Protection Agency Method 24 as it exists in appendix A of 40 Code of Federal Regulations (CFR) part 60; “Determination of Volatile Matter Content, Water Content, Density, Volume Solids, and Weight Solids of Surface Coatings” (see Section 503.2).
- 503.5.9 Alternative VOC Content of Coatings: The VOC content of coatings may be analyzed either by U.S. Environmental Protection Agency Method 24 or South Coast Air Quality Management District Method 304-91 (Revised 1996), “Determination of Volatile Organic Compounds (VOC) in Various Materials,” South Coast Air Quality Management District “Laboratory Methods of Analysis for Enforcement Samples”, (see Section 503.3).
- 503.5.10 Methacrylate Traffic Marking Coatings: The VOC content of methacrylate multicomponent coatings used as traffic marking coatings shall be analyzed by the procedures in 40 CFR part 59, subpart D, appendix A, “Determination of Volatile Matter Content of Methacrylate Multicomponent Coatings Used as Traffic Marking Coatings”, (see Section 503.4).
- 503.5.11 Hydrostatic Pressure for Basement Specialty Coatings: ASTM D7088-04, “Standard Practice for Resistance to Hydrostatic Pressure for Coatings Used in Below Grade Applications Applied to Masonry” (see Section 208, Basement Specialty Coating).
- 503.5.12 Tub and Tile Refinish Coating Adhesion: ASTM D4585-99, “Standard Practice for Testing Water Resistance of Coatings Using Controlled Condensation” and ASTM D3359-02, “Standard Test Methods for Measuring Adhesion by Tape Test” (see Section 270, Tub and Tile Refinish Coating).
- 503.5.13 Tub and Tile Refinish Coating Hardness: ASTM D3363-05, “Standard Test Method for Film Hardness by Pencil Test” (see Section 270, Tub and Tile Refinish Coating).
- 503.5.14 Tub and Tile Refinish Coating Abrasion Resistance: ASTM D4060-07, “Standard Test Methods for Abrasion Resistance of Organic Coatings by the Taber Abraser” (see Section 270, Tub and Tile Refinish Coating).
- 503.5.15 Tub and Tile Refinish Coating Water Resistance: ASTM D4585-99, “Standard Practice for Testing Water Resistance of Coatings Using Controlled Condensation” and ASTM D714-02e1, “Standard Test Method for evaluating Degree of Blistering of Paints” (see Section 270, Tub and Tile Refinish Coating).
- 503.5.16 Waterproofing Membrane: ASTM C836-06 “Standard Specification for High Solids Content, Cold Liquid-Applied Elastomeric Waterproofing Membrane for Use with Separate Wearing Course” (see Section 280, Waterproofing Membrane).
- 503.5.17 Mold and Mildew Growth for Basement Specialty Coatings: ASTM D3273-00, “Standard Test Method for Resistance to Growth of Mold on the Surface of Interior Coatings in an Environmental Chamber”, and ASTM D3274-95, “Standard Test Method for Evaluating Degree of Surface Disfigurement of Paint Films by Microbial (Fungal or Algal) Growth or Soil and Dirt Accumulation” (see Section 208, Basement Specialty Coating).

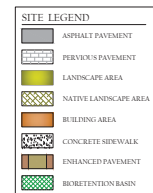
- 503.5.18 Reactive Penetrating Sealer Water Repellency: ASTM C67-07, "Standard Test Methods for Sampling and Testing Brick and Structural Clay Tile", or ASTM C97-02, "Standard Test Methods for Absorption and Bulk Specific Gravity of Dimension Stone", or ASTM C140-06. "Standard Test Methods for Sampling and Testing Concrete Masonry Units and Related Units" (see Section 250, Reactive Penetrating Sealer).
- 503.5.19 Reactive Penetrating Sealer Water Vapor Transmission: ASTM E96/E96M-05, "Standard Test Method for Water Vapor Transmission of Materials" (see Section 250, Reactive Penetrating Sealer).
- 503.5.20 Reactive Penetrating Sealer-Chloride Screening Applications: National Cooperative Highway Research Report 244 (1981), "Concrete Sealers for the Protection of Bridge Structures" (see Section 250, Reactive Penetrating Sealer).
- 503.5.21 Stone Consolidants: ASTM E2167-01, "Standard Guide for Selection and Use of Stone Consolidants" (see Section 264, Stone Consolidant).
- 503.5.22 Exempt Compounds-Siloxanes: Exempt compounds that are cyclic, branched, or linear completely methylated siloxanes, shall be analyzed as exempt compounds for compliance by Bay Area Air Quality Management District Method 43, "Determination of Volatile Methylsiloxanes in Solvent-Based Coatings, Inks, and Related Materials", Bay Area Air Quality Management *District Manual of Procedures*, Volume III, adopted 11/6/96, (see Section 503.2).
- 503.5.23 Exempt Compounds-Parachlorobenzotrifluoride (PCBTF): The exempt compound PCBTF, shall be analyzed as an exempt compound for compliance by Bay Area Air Quality Management District Method 41, "Determination of Volatile Organic Compounds in Solvent-Based Coatings and Related Materials Containing Parachlorobenzotrifluoride", Bay Area Air Quality Management District Manual of Procedures, Volume III, adopted 12/20/95, (see Section 503.2).
- 503.5.24 Exempt Compounds: The content of compounds exempt under U.S. Environmental Protection Agency Method 24 shall be analyzed by South Coast Air Quality Management District Method 303-91 (Revised 1993, "Determination of Exempt Compounds", South Coast Air Quality Management District "Laboratory Methods of Analysis for Enforcement Samples", (see Section 503.2).

## PARK &amp; RIDE LOCATIONS

Figure 7-15



1950 BLUE OAKS BLVD  
FIDDYMENT F-31  
ROSEVILLE, CA



# PROJECT SUMMARY

## OWNER

WEST ROSVILLE DEVELOPMENT CO.  
10000 W. 30th, Suite 200  
PLEASANTON, CA 94588  
ATTN: JOE ZAMORSKI  
jzamorski@att.net

## APPLICANT/DEVELOPER

FEDTOWN #3 TRAIL, LLC  
4070 WILLOW ROAD, SUITE 200  
PLEASANTON, CA 94588  
ATTN: JEFF ZIMMERMAN  
jzimmerman@hotmail.com

## ENGINEER

TSC ENGINEERING, INC.  
7800 ORCHARD DRIVE, SUITE 110  
FOLSOM, CA 95650  
ATTN: JACQUELYNE FORTNEY  
jfortney@tsceng.com

## PREPARED BY

COMMERCIAL/RETAIL

## FINANCING

CITY OF COMMUNITY COMMISSION

## ASSESSORS PARCEL NO & AREA

APR 07-17-2017 AREA: 21335 AC

PROPOSED LOT 1 AREA:	21866 AC
PROPOSED LOT 2 AREA:	21866 AC
PROPOSED LOT 3 AREA:	4179 AC
PROPOSED LOT 4 AREA:	10565 AC
PROPOSED LOT 5 AREA:	41980 AC
PROPOSED LOT 6 AREA:	21054 AC
PROPOSED LOT 7 AREA:	21178 AC
PROPOSED LOT 8 AREA:	21528 AC

## BUILDING SUMMARY

	FLOOR AREA	REQUIRED PARKING
MAJOR 1	16,000 SF	1,700 SF @ 217
SHOPS 1	9,750 SF	1,200 SF @ 49
SHOPS 2	2,500 SF	300 SF @ 12
PAD 1	4,000 SF	1,200 SF @ 20
PAD 2	3,750 SF	1,200 SF @ 20
PAD 3	3,500 SF	1,300 SF @ 12
PAD 4	6,600 SF	1,200 SF @ 33
PAD 5	8,250 SF	1,200 SF @ 42
PAD 6	6,045 SF	1,200 SF @ 31
TOTAL	82,100 SF	REQUIRED 349

## PARKING SUMMARY

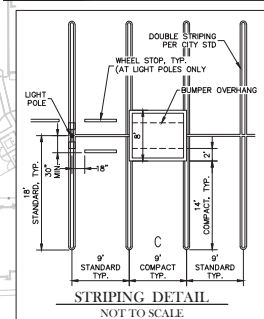
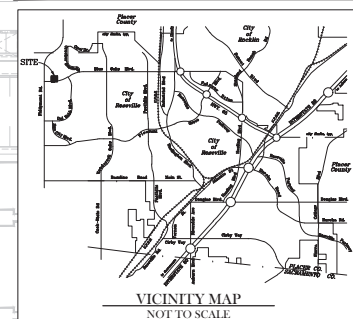
STANDARD SPACES	364
(9'x18' w/ 2' BUMPER OVERHANG)	
COMPACT SPACES	32
(9'x12' w/ 2' BUMPER OVERHANG)	
ACCESSIBLE SPACES (9'x12' MIN.)	1 (3%)
TOTAL PROPOSED	419

## OTHER PROJECT INFORMATION

- CITY PARK & RIDE REQUIREMENTS  
(w/ (2) ACCESSIBLE SPACES)
- CALGREN REQUIREMENTS
- CLEAN & GREEN CARPOIS, ELECTRIC VEHICLE  
(# 8% OF 419) (5,106.5,2) 34
- ELECTRIC VEHICLE CHARGING CAPABLE  
(# 1 OF 419) (5,106.5,3) 26

## BIKE PARKING SUMMARY

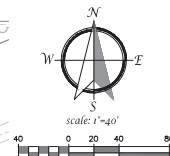
SHORT-TERM BIKE SPACES	21
(0.5% OF 419) (5,106.4,1)	
LONG-TERM BIKE SPACES	26
(0.5% OF 419) (5,106.4,2)	
1-2 HIRE LOCKERS	16
1) RETAIL BUILDING w/	21
INTERNAL, 6-BIKE STORAGE	6



PRELIMINARY  
SITE PLAN ALT 4  
MARCH 13, 2020



SP-1







Development Services Department  
Planning Division  
311 Vernon Street  
Roseville, California 95678-2649

May 18, 2020

Joe Zawidski  
West Roseville Development Company  
4670 Willow Road, Suite 200  
Pleasanton, CA 94588  
[jzawidski@sighomes.com](mailto:jzawidski@sighomes.com)

Joe Zawidski  
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4670 Willow Road, Suite 200  
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[jzawidski@sighomes.com](mailto:jzawidski@sighomes.com)

**SUBJECT: WRSP PCL-31 – The Plaza at Blue Oaks**  
**File # PL17-0368**  
**Citywide Job # 180129**

On **MAY 14, 2020**, the *Planning Commission* **ADOPTED THE PLAZA AT BLUE OAKS INITIAL STUDY/MITIGATED NEGATIVE DECLARATION** and the **MITIGATION MONITORING AND REPORTING PROGRAM** and **APPROVED** the **DESIGN REVIEW PERMIT** to allow the construction of an 82,100-square-foot shopping center consisting of a 35,000-square-foot anchor grocery store, a 12-pump gas station with a 3,500-square-foot-convenience store and car wash, and seven additional buildings ranging in size from approximately 3,750 square feet to 9,750 square feet, a **TENTATIVE SUBDIVISION MAP** to subdivide the 13.35-acre parcel into eight (8) lots, and, a **TREE PERMIT** to remove several native oak trees on the westerly portion of the site located at **1950 BLUE OAKS BL.**

#### **EXPIRATION DATE**

You have two (2) years from the date of the Planning Commission's approval in which to effectuate the permit, or else the **DESIGN REVIEW PERMIT**, **TENTATIVE SUBDIVISION MAP**, and **TREE PERMIT** approval becomes null and void.

The expiration date of this request is **MAY 14, 2022**.

#### **EXTENSION OF PERMIT**

You may request that a permit be extended for a period up to a maximum of one (1) year. An application for an extension shall be submitted to the Planning Division prior to the expiration date indicated above. No notice will be sent to you prior to the date of permit expiration.

**YOU WILL BE RESPONSIBLE FOR REQUESTING ANY EXTENSION.**

### **FEE NOTIFICATION**

Per Government Code Section 66000, et seq, this notice shall serve as notification that the 90 day appeal period has begun in which the applicant may protest the imposition of fees, dedications, reservations, or other exactions imposed under the provisions of Government Code Section 66020 to the City Council. The appeal shall be filed in writing or on a form provided by the City stating the reasons for the appeal as provided for in Government Code Section 66020. **The appeal shall be filed with the City Clerk.**

### **APPEAL PROCEDURE**

The decision of the Planning Commission is final unless appealed. This decision must be appealed to the **City Council** by filing a written appeal and paying the required fee **within ten (10) calendar days of May 14, 2020. The appeal shall be filed with the City Clerk.**

You may be precluded from filing a lawsuit to challenge this decision unless you use this opportunity for administrative appeal and raise any issues you believe to be wrongly decided.

Persons wishing to commence a court case challenging this decision must do so within ninety (90) days of the final decision (after all administrative appeals are exhausted) pursuant to Code of Civil Procedures Section 1094.6. (See Roseville City Council Resolution No. 82-81)

### **CONDITIONS OF APPROVAL FOR DESIGN REVIEW PERMIT**

1. This design review permit approval shall be effectuated within a period of two (2) years from **May 14, 2020** and if not effectuated shall expire on **May 14, 2022**. Prior to said expiration date, the applicant may apply for an extension of time, provided this approval does not extend the expiration beyond **May 14, 2023**. (Planning)
2. The project is approved as shown in Exhibits B—K, and as conditioned or modified below. (Planning)
3. The project shall comply with all required environmental mitigation identified in the Plaza at Blue Oaks Mitigated Negative Declaration. (Planning)
4. The applicant shall submit and gain approval of a Design Review Permit for Pad 3 prior to building permit issuance. (Planning)
5. The applicant shall submit and gain approval of a Design Review Permit for the future development of Phase 2 (Lot 2). (Planning)
6. The project shall be addressed as 1950 Blue Oaks Blvd. The lots and the buildings thereon shall be addressed as follows: Lot 1 (along with Major 1) shall be addressed as 1970 Blue Oaks Blvd, Lot 2 shall be addressed as 2081 Oak Meadow Dr, Lot 3 (along with the building on PAD 3) shall be addressed as 1930 Blue Oaks Blvd, Lot 4 (along with Shops 2) shall be addressed 1960 Blue Oaks Blvd, Lot 5 (along with the building on PAD 2) shall be addressed 1940 Blue Oaks Blvd, Lot 6 (along with the building on PAD 1) shall be addressed 1980 Blue Oaks Blvd, Lot 7 (along with the building on PAD 6) shall be addressed 2000 Blue Oaks Blvd and the building on PAD 5 shall be addressed



2010 Blue Oaks Blvd, Lot 8 (along with Shops 1) shall be addressed 1990 Blue Oaks Blvd and the building on PAD 4 shall be addressed 2020 Blue Oaks Blvd. All projects with multi-tenants or buildings must submit a site plan with building footprint(s) and suite numbers to the Development Services Department (Business Services – Addressing) for review and approval. The City Addressing Guidelines should be used for reference when assigning suite numbers. (Business Services)

7. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Electric, Finance)
8. The design and construction of all improvements shall conform to the Design and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)
9. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Development Service Engineering Division (Engineering)
10. The approval of this project does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)

**PRIOR TO ISSUANCE OF BUILDING PERMITS:**

11. Parking stalls shall meet, or exceed, the following minimum standards:
  - a. All parking stalls shall be double-striped. Parking stalls adjacent to sidewalks, landscaped areas or light fixtures, and all Accessible stalls shall abut a 6" raised curb or concrete bumper. (Planning)
  - b. Standard -- 9 feet x 18 feet; Compact--9 feet x 16 feet; Accessible--14 feet x 18 feet (a 9 foot wide parking area plus a 5 foot wide loading area) and a minimum of one (1) parking space shall be Accessible van accessible--17 feet x 18 feet (9 foot wide parking area plus an 8 foot wide loading area). (Planning)
  - c. An 'exterior routes of travel' site accessibility plan incorporating slope, cross-slope, width, pedestrian ramps, curb ramps, handrails, signage, detectable warnings or speed limit signs or equivalent means shall comprise part of the site improvement plans submitted to City for review, prior to building plan check approvals. This site accessibility plan shall also include:

- i) Accessible parking stalls shall be dispersed and located closest to accessible entrances. The total number of accessible parking spaces shall be established by Table 11B-208.2 of the CBC.
  - ii) Accessible Parking spaces and crosswalks shall be signed, marked and maintained as required by Chapter 11B of the CBC.
  - iii) Accessible parking and exterior route of travel shall comply with CBC, Sections 11B-206 and 11B-208. (Building)
- 12. Signs and/or striping shall be provided on-site as required by the Planning Department to control on-site traffic movements. Parking lot striping and signage shall be maintained in a visible and legible manner. (Planning)
- 13. The plans submitted to the Building Department for permits shall indicate all approved revisions/alterations as approved by the Commission including all conditions of approval. (Planning)
- 14. The project Landscape Plans shall comply with the following:
  - a. The Landscape Plan shall indicate the location of, and be designed to avoid conflicts with, all pole-mounted light fixtures and utility equipment including (but not limited to) electric transformers, switchgear, and overhead lines, backflow preventors, fire department connections, and public water, sewer, and storm drain facilities. (Planning, Fire, EUD, Electric, Public Works)
  - b. The tree plantings in the parking lot shall be designed to provide a minimum of 50% shade coverage after 15 years. (Planning)
  - c. At a minimum, landscaped areas not covered with live material shall be covered with a rock, 3" bark (no shredded bark) or 3" mulch covering. (Planning)
  - d. The landscape plan shall comply with the Landscape Guidelines for West Roseville Specific Plan and the City of Roseville Water Efficient Landscape Ordinance. (Planning)
  - e. All landscaping in areas containing electrical service equipment shall conform with the Electric Department's Landscape Requirements and Work Clearances as outlined in Section 10.00 of the Departments "Specification for Commercial Construction." (Electric)
- 15. Any roof-mounted equipment and satellite dishes proposed shall be shown on the building plans. The equipment shall be fully screened from public streets and the surrounding properties. (Planning)
- 16. At the time of building permit application and plan submittal, the project applicant shall submit a proposed plan which shows the suite addressing plan for individual tenant spaces within the building. The Chief Building Official, or the designate, shall approve said plan prior to building permit approval. (Building)

17. A separate Architectural Site Accessibility Plan which details the project's site accessibility information as required by California Title 24, Part 2 shall be submitted as part of the project Building Permit Plans. (Building)
18. For Multiple Building Complexes: As part of the required Architectural Site Accessibility Plan, the developer shall delineate the extent of the site accessibility improvements being installed as part of the initial improvements for the project, and those that are planned to be developed as part of subsequent phases (i.e. around future pad buildings). (Building)
19. Building permit plans shall comply with all applicable code requirements (California Building Code – CBC – based on the International Building Code, California Green Building Standards Code-CGBSC, California Mechanical Code – CMC – based on the Uniform Mechanical Code, California Plumbing Code – CPC – based on the Uniform Plumbing Code, California Fire Code – CFC – based on the International Fire Code – with City of Roseville Amendments – RFC, California Electrical Code – CEC – based on the National Electrical Code, and California Energy Standards – CEC T-24 Part 6), California Title 24 and the American with Disabilities Act - ADA requirements, and all State and Federally mandated requirements in effect at the time of submittal for building permits (contact the Building Division for applicable Code editions). (Building)
20. Parapet/cornice construction shall support the weight of a ladder leaning against the parapet as well as a 330-pound vertical load applied to the **leading edge** of the horizontal projection of the cornice (a 250-pound firefighter carrying 80 pounds of equipment stepping off of a ladder onto the top of the cornice). (CFC Chapter 1) (Building)
21. For restaurants, or other food services, contact the Placer County Health Department. (Building)
22. For restaurants, or other food services. The developer shall obtain all required approvals and permits from the Placer County Health Department and the City of Roseville Industrial Waste Division. (Building, Environmental Utilities)
23. Maintenance of copy of building plans: Health and Safety Code section 19850 requires the building department of every city or county to maintain an official copy of the building plans for the life of the building. As such, each individual building shall be submitted as a separate submittal package. Building plan review, permit issuance and archiving is based on each individual building address. (Building)
24. The Improvement Plans shall include a complete set of Landscape Plans. The Landscape Plans shall be approved with the Improvement Plans. (Planning, Engineering, Fire, Environmental Utilities, Electric)
25. A note shall be added to the grading plans that states:

*“Prior to the commencement of grading operations, the contractor shall identify the site where the **excess/borrow** earthen material shall be imported/deposited. If the **borrow/deposit** site is within the City of Roseville, the contractor shall produce a report issued by a geotechnical engineer to verify*

*that the exported materials are suitable for the intended fill, and shall show proof of all approved grading plans. Haul routes to be used shall be specified.” (Engineering)*

26. Blue Oaks Boulevard shall be improved with two A-7 driveways. The western driveway shall be a minimum of 30-foot in width and the eastern driveway shall be a minimum of 35-foot in width. Both driveways shall be restricted to right turn ingress and egress only. An Auxiliary lane with a 90-foot entry taper shall be constructed along the frontage to provide right turn access to the driveway and will terminate into the existing right turn lane at Fiddymment Road. All frontage pedestrian paths shall be a minimum of 8-foot in width. (Engineering)
27. Fiddymment Road shall be improved with a 35-foot wide A-7 driveway. This driveway shall be restricted to right turn ingress and egress only. All frontage pedestrian paths shall be a minimum of 8-foot in width. (Engineering)
28. Harvey Way shall be improved with two A-7 driveways. The western driveway shall be a minimum of 35-foot in width and restricted to right turn ingress and egress access only. The eastern driveway shall be a minimum of 30-foot in width. All frontage pedestrian paths shall be a minimum of 4-foot in width. (Engineering)
29. Oak Meadow Drive shall be improved with two 35-foot wide A-7 driveways. All frontage pedestrian paths shall be a minimum of 4-foot in width. (Engineering)
30. The Developer shall provide striping and signage to prevent the blockage at the first onsite intersections located off of Fiddymment Road driveway and the western driveway on Harvey Way. (Engineering)
31. The Developer shall enter into a construction fee agreement based upon a construction cost of \$10,000 per shelter for future construction of the Bus Shelter on the NE corner of Fiddymment Road and Blue Oak Blvd. (shelter number 176) (Engineering, Alternative Transportation)
32. The project shall include a 20-space park-and-ride per the Specific Plan requirements and in proximity to the transit shelter on Fiddymment Road. The park-and-ride lot shall include accessible parking as required by the building code, a path of travel from the accessible parking to the transit shelter on Fiddymment Road, signs identifying the park-and-ride spaces and their availability to the public. The park-and-ride area shall include appropriate lighting and security measures. The landowner shall be responsible for maintenance of the park-and-ride lot and all its appurtenances. (Engineering, Alternative Transportation)
33. Bike parking and clean air vehicle spaces shall be provided per the California Green Building Standards. Bike rack/locker design and location shall be approved by Alternative Transportation. Parking stall markings are to be marked as “Carpool/Clean Air/EV” instead of using the words “Vanpool”. The “clean air” spaces should be distributed throughout the site, including near the major buildings. The building permit plans shall show internal bike parking. (Alternative Transportation, Building)

34. The applicant/developer shall prepare a Transportation Systems Management (TSM) plan for *The Plaza at Blue Oaks* to be reviewed and approved by the Transportation Commission (Alternative Transportation)
35. The applicant shall dedicate all necessary rights-of-way or Public Utility Easement for the widening of any streets or transfer of public utilities across and over any portion of the property as required with this entitlement. A separate document shall be drafted for approval and acceptance by the City of Roseville, and recorded at the County Records Office. (Engineering)
36. All storm drainage, including roof drains, shall be collected on site and treated with Best Management Practices (BMP's) per the City's Stormwater Quality Design Manual. All storm water shall be routed to the nearest existing storm drain system or natural drainage facility. Drain outfalls shall extend down to the receiving water and shall be constructed with adequate velocity attenuation devices. The grading/improvement plans for the site shall be accompanied with a shed map that defines that area tributary to this site and all drainage facilities shall be designed to accommodate the tributary flow. The storm drain system and proposed BMP's shall be privately owned and maintained by the property owner. Prior to the issuance of any permits, the owner shall provide a plan for the maintenance of the proposed BMP's. (Engineering)
37. Prior to the approval of the Improvement Plans, the project proponent shall provide proof of preparation and submittal of a Storm Water Pollution Prevention Plan (SWPPP) to the Regional Water Quality Control Board (RWQCB). Proof shall be in the form of the Waste Discharge Identification Number (WDID#), provided to the applicant from RWQCB, placed on the coversheet of the improvement plans. Upon approval of the improvement plans, a copy of the SWPPP shall be required onsite and available for viewing by City inspection staff upon request. (Engineering)
38. The developer shall be responsible for any necessary relocation of signal interconnect cables that may require re-location as a result of the construction of turn lanes and/or driveways. (Engineering)
39. To ensure that the design for any necessary widening, construction, or modifications of Public Streets does not conflict with existing dry utilities generally located behind the curb and gutter, and prior to the submittal of design drawings for those frontage improvements, the project proponent shall have the existing dry utilities pot holed for verification of location and depth. (Engineering)
40. Sight distances for all driveways shall be clearly shown on the improvement plans to verify that minimum standards are achieved. It will be the responsibility of the project proponent to provide appropriate landscaping and improvement plans, and to relocate and/or modify existing facilities as needed to meet these design objectives. (Engineering)
41. The applicant shall remove and reconstruct any existing damaged curb, gutter, and sidewalk along the property frontage. During plan check of the improvement plans and/or during inspection, Public Works will designate the exact areas to be reconstructed. Any existing public facilities damaged during the course of construction shall be repaired by the property owner and at the property owner's expense, to the satisfaction of the City. (Engineering)

42. Prior to the approval of the improvement plans, it will be the project proponent's responsibility to pay the standard City Trench Cut Recovery Fee for any cuts within the City streets that are required for the installation of underground utilities. (Engineering)
43. Prior to the issuance of building permits, the property owner shall pay into the following fee programs: Citywide Drainage Fee, Citywide Traffic Mitigation Fee (TMF), Highway 65 Joint Partners Association (JPA), South Placer Regional Transportation Authority (SPRTA), and City/County Fee. (Engineering)
44. Upon issuance of each building permit, the property owner shall pay the WRSP Transit Shuttle Service Fee per Development Agreement Section 3.15.14. (Alternative Transportation)
45. The applicant/developer shall prepare a Transportation Systems Management (TSM) Plan for the Plaza at Blue Oaks to be reviewed and approved by the Transportation Commission. (Public Works)
46. Prior to the issuance of a grading permit or approval of Improvement Plans, the grading plans shall clearly identify all existing water, sewer and recycled water utilities within the boundaries of the project (including adjoining public right of way). Existing utilities shall be identified in plan view and in profile view where grading activities will modify existing site elevations over top of or within 15 feet of the utility. Any utilities that could potentially be impacted by the project shall be clearly identified along with the proposed protection measures. The developer shall be responsible for taking measures and incurring costs associated with protecting the existing water, sewer and recycled water utilities to the satisfaction of the Environmental Utilities Director. (Environmental Utilities)
47. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)
48. Water and sewer infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards and shall include:
  - a. Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.
  - b. Water, sewer and recycled mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions of approval.
  - c. All sewer manholes shall have all-weather 10-ton vehicle access unless authorized by these conditions of approval. (Environmental Utilities)
49. Recycled water infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. The applicant shall pay all applicable recycled water fees. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)
50. Trash enclosures, recycling areas, and enclosure approaches shall be designed to current Refuse Division specifications, the materials and colors shall match the building, and the location of such

facilities shall be reviewed and approved by the Refuse Division, Planning and the Fire Department. The enclosure must have inside dimensions of 12 feet wide and 9 feet deep and be built to the specifications of the Solid Waste Department's Enclosure Description. (Refuse, Planning, Fire)

51. Access to trash enclosures shall have an inside turning radius of 25 feet and an outside turning radius of 45 feet must be maintained to allow the refuse truck access to and from the enclosure. Enclosures must have a clear approach of 65 feet in front of the enclosure to allow servicing bins. (Refuse)
52. A trash enclosure and recycling enclosure is required for each building and each tenant, otherwise, the building owner is responsible for the trash service. (Refuse)
53. The design and installation of all fire protection equipment shall conform to the California Fire Code and the amendments adopted by the City of Roseville, along with all standards and policies implemented by the Roseville Fire Department. (Fire)
54. The applicable codes and standards adopted by the City shall be enforced at the time construction plans have been submitted to the City for permitting (Fire)
55. The fire flow required, at a 50% reduction due to the buildings being sprinklered, will be based on the largest single structure in accordance with the California Fire Code at the time detail plans are submitted to the City of Roseville for review. The maximum fire flow will not exceed 4,000 gpm based on the Appendix III-AA of the California Fire Code. (Fire)
56. The fire department access road shall meet the City's requirements for width and turning radii of 30 and 50 as noted on the fire department standards for access. This shall be enforced at the time plan are submitted for review, Additional information can be found on the City's web site [www.roseville.ca.us](http://www.roseville.ca.us) or contact Jason Rizzi, Fire Division Chief, at 916-774-5802 or [jrizzi@roseville.ca.us](mailto:jrizzi@roseville.ca.us) with the Fire and Life Safety Division for information. (Fire)
57. If high-pile storage is involved as part of the construction of this occupancy, a separate fire permit shall be obtain from the fire department in accordance with the California Fire Code. Plans shall be submitted for approval prior to installation. (Fire)
58. Automatic fire extinguishing system risers, fire alarm system panels and digital alarm communicator system panels shall be located within an approved fire control room and shall be accessible from an adjacent fire apparatus roadway. There shall be only one fire control room per building. Said fire control room shall be a minimum size of thirty-five (35) square feet in size and shall be openable from the exterior via an approved door opening. (Fire)
59. All fire apparatuses, such as fire department connections and post indicating valves, serving identified building shall be designed and installed adjacent to each structure for first responder's operational purposes. (Fire)

60. If the existing water supply is unable to support the automatic fire sprinkler system, a listed fire pump would be your only option. If this is the case, you required fire pump room will have to be enlarged to accommodate all the required apparatuses needed to operate such a system. (Fire)
61. The phasing of this project shall not limit the fire department requirements for access and circulation throughout the project as a result of continuous construction in accordance with the California Fire Code, 2016 with the City of Roseville's Amendments. A separate phasing plan (and permit issued by the Building Department) shall be reviewed and approved by this department. (Fire)
62. This building shall be designed with fire department access doors every 100 lineal feet in accordance with Chapter 32 of the California Fire Code. (Fire)
63. This project shall not reduce the responsibilities of the owner(s) or future owners of these parcels from maintaining all on-site fire systems including all underground water lines if applicable. Private underground fire lines that serve multiple buildings and/or parcels shall be part of the reciprocal easement agreement. There shall be a clear language regarding maintenance and common easements agreement for service in the CCRs. A service company shall be obtained to maintain all on-site fire protection systems as noted in the conditions of approval. (Fire)
64. If added cornice construction is involved, the design shall support the weight of a ladder leaning against the assembly as well as a 330-pound vertical load applied to the **leading edge** of the horizontal projection of the cornice (a 250-pound firefighter carrying 80 pounds of equipment stepping off of a ladder onto the top of the cornice). (Fire)
65. Use, increase of hazardous materials or storage, liquids, gases and/or chemicals shall meet the requirements of the Chapter 6.95 of the Health and Safety Code, the Roseville Fire Department and the National Fire Codes. Submit a complete plan set and the Hazardous Materials Business Plan, including names and amount of any hazardous materials that will be stored or used, to the Fire and Life Safety Division for review and approval. A permit application shall also be provided at the time of submittal. Contact Steve Anderson of our Hazardous Materials Division within the Fire Department at (916) 774-5821 to initiate the process. Satisfaction of storage and use shall be determined prior to requesting occupancy. (Fire)
66. Adequate radio coverage shall be provided within all buildings for public safety agencies, as required by Roseville Municipal Code and the California Fire Code. A field test shall be provided by a person in possession of a current FCC License, or a current technician certification issued by the Associated Public-Safety Communications Officials International (APCO), or the National Association of Business and Educational Radio (NABER). The building owner shall retain all test records on the inspected premises and a copy shall be submitted to the Fire Department officials in accordance with Section 510 of the California Fire Code.
67. Adequate radio coverage shall include all of the following:
  - a. A minimum signal strength of 95 dBm available in 90% of the area of each floor of the building when transmitted from the closest City of Roseville Radio Communication site.



- b. A minimum signal strength of 95 dBm received at the closest City of Roseville Communication site when transmitted from 90% of the area of each floor of the building.
  - c. The frequency range that must be supported shall be 821-824 MHz and 866-869 MHz.
  - d. A 100 % reliability factor. (Fire, Police)
68. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
- a. one (1) set of improvement plans
  - b. load calculations
  - c. electrical panel one-line drawings (Electric)
69. All on-site external lighting shall be installed and directed to have no off-site glare. Lighting within the parking areas and pedestrian walkways shall provide a maintained minimum of one (1) foot candle, and 0.5 foot candle of light, respectively. All exterior light fixtures shall be vandal resistant. (Planning & Police)
70. The parking lot shall have properly posted signs that state the use of the parking area is for the exclusive use of employees and customers of this project. (See California Vehicle Code Sections 22507.8, 22511.5, 22511.8, 22658(a), and the City of Roseville Municipal Code Section 11.20.110). The location of the signs shall be shown on the approved site plan. (Planning & Police)
71. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

**DURING CONSTRUCTION & PRIOR TO ISSUANCE OF OCCUPANCY PERMITS:**

72. Any backflow preventors visible from the street shall be painted green to blend in with the surrounding landscaping. The backflow preventors shall be screened with landscaping and shall comply with the following criteria:
- a. There shall be a minimum clearance of four feet (4'), on all sides, from the backflow preventor to the landscaping.
  - b. For maintenance purposes, the landscaping shall only be installed on three sides and the plant material shall not have thorns.
  - c. The control valves and the water meter shall be physically unobstructed.
  - d. The backflow preventor shall be covered with a green cover that will provide insulation. (Planning, Environmental Utilities)
73. The following easements shall be provided by separate instrument and shown on the site plan, unless otherwise provided for in these conditions:

- a. Water, sewer, and reclaimed water easements. (Engineering, Environmental Utilities)
  - b. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)
  - c. If not already provided with the subdivision map, the applicant shall dedicate a separate easement to the City of Roseville for the bus stop located on NE corner of Fiddymment Road at Blue Oaks Blvd. (shelter #176). The easement documents shall be drafted for approval and acceptance by the City of Roseville and recorded at the County Recorders' office. (Alternative Transportation, Engineering)
74. Easement widths shall comply with the City's Improvement Standards and Construction Standards. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed land Surveyor. All existing public utility, electric, water, sewer and reclaimed water easements shall be maintained unless otherwise authorized by these conditions of approval. (Public Works, Environmental Utilities, Electric)
75. Inspection of the potable water supply system on new commercial projects shall be as follows:
- a. The Environmental Utilities Inspector will inspect all potable water supply up to the downstream side of the backflow preventor.
  - b. The property owner/applicant shall be responsible for that portion of the water supply system from the backflow preventor to the building. The builder/contractor shall engage a qualified inspector to approve the installation of this portion of the water supply. The Building Division will require from the builder/ contractor, a written document certifying that this portion of the potable water supply has been installed per improvement plans and in accordance with the Uniform Plumbing Code. This certificate of compliance shall be submitted to the Building Division before a temporary occupancy or a building final is approved.
  - c. The building inspectors will exclusively inspect all potable water supply systems for the building from the shutoff valve at the building and downstream within the building. (Building, Environmental Utilities)
76. All improvements being constructed in accordance with the approved grading and improvement plans shall be accepted as complete by the City. (Engineering)
77. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Engineering)
78. The applicant/developer shall prepare a Transportation Systems Management (TSM) agreement for The Plaza at Blue Oaks to be reviewed and approved by the City Manager (Alternative Transportation).
79. Water, sewer and reclaimed water shall be constructed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. (Environmental Utilities)

80. All water backflow devices shall be tested and approved by the Environmental Utilities Department. (Environmental Utilities)
81. **Restaurants or other Food Service Establishment (FSE).** The applicant shall design for installation and/or install an exterior grease interceptor if the proposed business could potentially discharge substances containing fats, oils and grease (FOG) into the sewer system. The grease interceptor shall be adequate to separate and remove FOG contained in the wastewater from FSE's prior to discharge to the public sewer. (Environmental Utilities)
82. In the event an exterior grease interceptor cannot be installed due to space limitation, the developer shall install a grease trap, per City Standards, that will mechanically separate the FOG contained in the wastewater from the FSE prior to discharge to the public sewer. (Environmental Utilities)
83. Pursuant to the Municipal Code, the applicant shall apply for and obtain a FOG waste discharge permit (FOG WDP) from the Environmental Utilities Industrial Waste Division prior to occupancy or prior to discharging waste to the public sewer. The applicant shall submit information required by the Environmental Utilities Department for evaluation, including but not limited to: site plans, floor plans, mechanical and plumbing plans, and details to show all sewers, FOG control device, grease interceptor or other pretreatment equipment and appurtenances by size, location and elevation. Additional information related to the applicant's business operations and potential discharge may be requested to properly evaluate the FOG WDP application. (Environmental Utilities)
84. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
85. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial Construction." These charges will be determined upon completion of the final electrical design. (Electric)
86. Any relocation, rearrangement, or change of existing electric facilities due to this development shall be at the developer's expense. (Electric)
87. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)
88. All electric metering shall be directly outside accessible. This can be accomplished in any of the following ways:
  - a. Locate the metered service panel on the outside of the building.
  - b. Locate the metered service panel in a service room with a door that opens directly to the outside. The developer will be required to provide a key to the door for placement in a lock box to be

installed on the outside of the door. Any doors leading from the service room to other areas of the building shall be secured to prohibit unauthorized entry. (Electric)

89. One 3/4" conduit with a 2-pair phone line shall be installed from the buildings telephone service panel to the meter section of the customer's electrical switchgear or panel. (Electric)
90. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstruction during construction and when the project is complete. (Electric)

**OTHER CONDITIONS OF APPROVAL:**

90. Signs shown on the elevations are not approved as part of the Design Review Permit. A Sign Permit is required for all project signs. (Planning)
91. Following the installation of the landscaping, all landscape material shall be maintained in a healthy and weed free condition; dead plant material shall be replaced immediately. All trees shall be maintained and pruned in accordance with the accepted practices of the International Society of Arboriculture (ISA). (Planning)
92. The City reserves the right to restrict vehicle turning movements within the public right-of-way in the future if deemed necessary by the City Engineer. (Engineering)
93. The required width of fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. Minimum required widths and vertical clearances established by the Fire Code shall be maintained at all times during construction. Closure of accesses for fire apparatus by gates, barricades and other devices shall be prohibited unless approved by the Fire Chief. (Fire)
94. Temporary aboveground storage tanks may be used at construction sites for diesel fuel only and shall not exceed 1,000 gallon capacity. Tanks shall comply with all provisions found within the Fire Code. A Fire Department Permit shall be obtained prior to tank installation. The permit shall expire after 90 days from the date of issuance, unless extended by the Fire Chief. (Fire)
95. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor or person responsible for the building permit must notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. (Fire)
96. The location and design of the gas service shall be determined by PG&E. The design of the gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
97. All commercial air conditioning units 5 tons or less (<65,000 btu/ h) shall meet the current Consortium for Energy Efficiency ("CEE") Tier I specifications. The SEER/EER ratings will be specified on building plans and Title 24 compliance certificates at the time building permits are requested. The SEER and EER ratings will be verified with appropriate documentation. These requirements shall be

utilized in the overall energy compliance calculations required for issuance of any building permit for any commercial building in the Plan Area. Any variances, with the exception of Tier 2 compliance, must be approved by the Electric Department's Retail Energy Services Department. (Electric)

98. The project is subject to the noise standards established in the City's Noise Ordinance. In accordance with the City's Noise Ordinance project construction is exempt between the hours of seven a.m. and seven p.m. Monday through Friday, and between the hours of eight a.m. and eight p.m. Saturday and Sunday. Provided, however, that all construction equipment shall be fitted with factory installed muffling devices and that all construction equipment shall be maintained in good working order. (Building)
99. The developer (or designated consultant) shall certify that the building foundation location has been placed according to all approved setback requirements shown on the approved site plan. The developer shall prepare a written statement confirming building placement and provide an original copy to the City Building Division Field Inspector at the time of or prior to the foundation inspection. (Building)
100. Prior to Certificate of Occupancy, the applicant may apply for a Temporary Certificate of Occupancy (TCO) of the building. If a TCO is desired, the applicant must submit a written request to the Building Division a minimum of thirty (30) days prior to the expected temporary occupancy date and shall include a schedule for occupancy and a description of the purpose for the Temporary Certificate of Occupancy. (Building)
101. Concurrent with submittal for plan check and prior to a request for final building inspection, the applicant may request City approval of an occupancy phasing plan to allow individual or multiple building occupancies. This request shall be made in writing to the Building Department and shall include 10 copies of the following:
  - a) A description of measures that will be undertaken to minimize conflict between residents/building occupants and construction traffic (e.g. fencing, etc.);
  - b) A phasing plan showing the proposed buildings, internal roads and access routes, landscaping, trash enclosure locations, and any other improvements planned for each phase; and
  - c) Estimated time frame for each phase and a specific date for the first phase. (Planning, Building)

#### **CONDITIONS OF APPROVAL FOR THE TENTATIVE SUBDIVISION MAP**

1. The approval of a Tentative Map and/or tentative site plan does not constitute approval of proposed improvements as to size, design, materials, or location, unless specifically addressed in these conditions of approval. (Engineering)
2. The design and construction of all improvements shall conform to the Improvement Standards and Construction Standards of the City of Roseville, or as modified by these conditions of approval, or as directed by the City Engineer. (Engineering)

3. The applicant shall not commence with any on-site improvements or improvements within the right-of-way until such time as grading and/or improvement plans are approved and grading and/or encroachment permits are issued by the Department of Development Service Engineering Division (Engineering)
4. The applicant shall pay City's actual costs for providing plan check, mapping, GIS, and inspection services. This may be a combination of staff costs and direct billing for contract professional services. Project billing may occur up to two (2) months after the end of warranty or the Notice of Termination date for the SWPPP, whichever occurs later. (Engineering, Environmental Utilities, Electric, Finance)

**PRIOR TO ISSUANCE OF A GRADING PERMIT AND/OR IMPROVEMENT PLANS:**

5. Grading around the native oak trees shall be as shown on the tentative map or as approved in these conditions. (Planning)
6. The applicant shall submit to the Planning and Engineering Departments the appropriate Army Corps of Engineers permit or clearance, the California Department of Fish and Game Stream Bed Alteration Agreement, and/or the Regional Water Quality Control Board Water Quality Certificate. (Planning)
7. Water and sewer infrastructure shall be designed and constructed pursuant to the adopted City of Roseville Improvement Standards and Construction Standards and shall reflect the following:
  - a) Sewer and water service laterals shall not be allowed off of water and sewer mains larger than 12 inches in diameter.
  - b) Utilities or permanent structures shall not be located within the area which would be disturbed by an open trench needed to expose sewer trunk mains deeper than 12' unless approved by Environmental Utilities in these conditions. The area needed to construct the trench is a sloped cone above the sewer main. The cone shall have 1:1 side slopes.)
  - c) Water and sewer mains shall not exceed a depth of 12' below finished grade, unless authorized in these conditions
  - d) All sewer manholes shall have all-weather 10-ton vehicular access unless authorized by these conditions. (Environmental Utilities)
8. Recycled water infrastructure shall be designed pursuant to the adopted City of Roseville Improvement Standards and the City of Roseville Construction Standards. The applicant shall pay all applicable recycled water fees. Easements shall be provided as necessary for recycled water infrastructure. (Environmental Utilities)
9. All sewer on-site between MHs shall be considered public. (Environmental Utilities)
10. Organic enclosures shall be located perpendicular to the main drive aisle. (Environmental Utilities)

11. Fire hydrants shall be located as required by the Fire Department. The maximum distance between fire hydrants shall not exceed 1000 feet on center. (Fire)
12. Minimum fire flow is 3,000 gallons per minute with 20 lbs. psi residual pressure. A change in any of the conditions may increase the required fire flow. (Fire)
13. Any facilities proposed for placement within public/electric utility easements shall be subject to review and approval by the Electric Department before any work commences in these areas. This includes, but is not limited to, landscaping, lighting, paving, signs, trees, walls, and structures of any type. (Electric)
14. The design for electrical service for this project will begin when the Electric Department has received a full set of improvement plans for the project. (Electric)
15. All landscaping in areas containing electrical service equipment shall conform with the “Electric Department Landscape Design Requirements” as outlined in Section 10.00 of the Electric Department’s “Specifications for Commercial Construction.” (Electric)
16. The Electric Department requires the submittal of the following information in order to complete the final electric design for the project:
  - one (1) set of improvement plans
  - load calculations
  - electrical panel one-line drawings
17. The location and design of the gas service shall be determined by PG&E. The design of gas service for this project shall not begin until PG&E has received a full set of City approved improvement plans for the project. (PG&E)
18. It is the developer's responsibility to notify PG&E of any work required on PG&E facilities. (PG&E)

**PRIOR TO OR UPON RECORDATION OF FINAL/PARCEL MAP:**

19. The following easements shall be provided and shown on the Final/Parcel Map or by separate instrument, unless otherwise provided for in these conditions:
  - a) Water, sewer, and reclaimed water easements; and,
  - b) The applicant shall dedicate an easement to the City of Roseville for the bus stop located on NE corner of Fiddymment Road at Blue Oaks Blvd. (shelter #176). The easement language/documents shall be drafted for approval and acceptance by the City of Roseville and recorded with the map. (Alternative Transportation, Engineering)

Easement widths shall comply with the City’s Improvement Standards and Construction Standards. (Environmental Utilities, Electric, Engineering)

20. All existing easements shall be maintained, unless otherwise provided for in these conditions. (Environmental Utilities, Electric, Engineering)
21. Separate document easements required by the City shall be prepared in accordance with the City's "Policy for Dedication of Easements to the City of Roseville". All legal descriptions shall be prepared by a licensed Land Surveyor (Environmental Utilities, Electric, Engineering)
22. A declaration of Conditions, Covenants and Restrictions (CC&Rs), in a form approved by the City Attorney, shall be recorded on the entire property concurrently with the Final/Parcel Map. The CC&Rs shall include the following item(s):
  - a) A clause stating that the property owners within this subdivision shall agree to participate in a Transportation Systems Management (TSM) Plan and shall agree to enter into a Transportation Management Agreement with the City of Roseville (Alternative Transportation, Planning).
  - b) A clause prohibiting the amendment, revision or deletion of any sections in the CC&Rs required by these conditions of approval without the prior written consent of the City Attorney. (Attorney)
  - c) A clause requiring reciprocal access and parking for all parcels. (Planning)
23. In the event that the Final (Parcel) Map will record prior to the completion of on-site construction, all utility and access easements shall be placed on the face of the Map to the satisfaction of the City Engineer. If all on-site improvements are complete prior to the recordation of the map, then a separate agreement allowing all parcels/lots the rights of reciprocal access, rights to construct, and parking shall be submitted to the City as a part of final/parcel map submittal. Said agreement shall be in a form acceptable to the City Attorney and referenced on the face of the recorded map. (Engineering)
24. The Final/Parcel Map shall include an irrevocable offer to dedicate public rights-of-way and public and/or private easements as required by the City. (Engineering)
25. The words "traffic control appurtenances" shall be included in the list of utilities allowed in public utilities easements (PUE's) located along public roadways. (Engineering)
26. The Final/Parcel Map shall be submitted per, "The Digital Submittal of Cadastral Surveys." A plot or print of the submittal shall accompany the electronic copy. The complete submittal shall occur after the Engineering Department approval but prior to City Council approval of the Final/Parcel Map. (Engineering)
27. Electric construction costs incurred by the City of Roseville Electric Department for this project shall be paid for by the developer per the applicable policy. (Electric)
28. Additional internal easements will be required to cover primary electrical facilities to the project when the final electrical design is completed. (Electric)



29. All Electric Department facilities, including streetlights where applicable, shall be designed and built to the "City of Roseville Specifications for Commercial Construction." (Electric)
30. The City of Roseville Electric Department has electrical construction charges which are to be paid by the developer and which are explained in the City of Roseville "Specification for Commercial Construction." These charges will be determined upon completion of the final electrical design. (Electric)
31. The Environmental Utilities Department shall make a determination that there is adequate conveyance and treatment capacity in the City sewer system to handle the newly created Lot/Parcels. (Environmental Utilities)
32. The applicant shall pay all applicable water and sewer fees. (Environmental Utilities)

**OTHER CONDITIONS OF APPROVAL:**

33. The applicant shall pay City's actual costs for providing plan check, installation and inspection services. This may be a combination of staff costs and direct billing for contract professional services. (Environmental Utilities, Engineering)
34. Any relocation, rearrangement, or change to existing electric facilities due to this development shall be at the developer's expense. (Electric)
35. It is the responsibility of the developer to insure that all existing electric facilities remain free and clear of any obstructions during construction and when the project is complete. (Electric)
36. No grading activities shall be permitted within 10 feet around the power poles. If there are major grade changes around the poles, they will be handled case-by-case during civil improvement plan review. (Electric)
37. Contractors working under and around power lines shall maintain Cal OSHA requirements, which will be discussed at the Pre-Construction meeting. (Electric)
38. If site survey or earth moving work results in the discovery of hazardous materials in containers or what appears to be hazardous wastes released into the ground, the contractor shall notify the Roseville Fire Department immediately. A representative from the Fire Department will make a determination as to whether the incident is reportable or not and if site remediation is required. Non emergency releases or notifications about the presence of containers found shall be reported to the Fire Department. (Fire)
39. The project shall comply with all applicable environmental mitigation measures identified in the Plaza at Blue Oaks Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program. (Planning)

## **CONDITIONS OF APPROVAL FOR THE TREE PERMIT**

### **PRIOR TO ISSUANCE OF ANY PERMITS OR ANY CONSTRUCTION ON-SITE:**

1. All recommendations contained in the Arborist Report (Exhibit J) are incorporated by reference into these conditions, except as modified herein. (Planning)
2. Tree(s) # 1510, 1513, 1514, 1521, 1522, 1523, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1559, 1562, 1563, 1564 (or as listed in Exhibit J and shown on Exhibit K) are approved for removal with this tree permit. All other native oak trees shall remain in place. Trees to be removed shall be clearly marked in the field and inspected by Planning Staff prior to removal. Removal of the trees shall be performed by or under the supervision of a certified arborist. (Planning)
3. The developer shall be responsible for the replacement of the total number of inches proposed for removal. The total number of inches for this project is 721. Mitigation must be provided in the form of payment in the amount of \$39,294 prior to tree removal, and planting of non-native and native trees (as shown in the landscape plan, included as Exhibit I). (Planning)
4. No activity shall be permitted within the protected zone of any native oak tree beyond those identified by this report. (Planning)
5. A \$10,000 cash deposit or bond (or other means of security provided to the satisfaction of the Planning Division) shall be posted to ensure the preservation of all remaining trees during construction. The cash deposit or bond shall be posted in a form approved by the City Attorney. Each occurrence of a violation on any condition regarding tree preservation shall result in forfeiture of all or a portion of the cash deposit or bond. (Planning)
6. A violation of any of the conditions of this Tree Permit is a violation of the Roseville Municipal Code, the Zoning Ordinance (Chapter 19.74) and the Tree Preservation Ordinance (Chapter 19.66). Penalties for violation of any of the conditions of approval may include forfeiture of the bond, suspension or revocation of the permit, payment of restitution, and criminal penalties. (Planning)
7. A fencing plan shall be shown on the approved site plan and/or improvement plans demonstrating the Protected Zone for the affected trees. A maximum of three feet beyond the edge of the walls, driveways, or walkways will be allowed for construction activity and shall be shown on the fencing plan. The fencing plan shall be reviewed and approved by the Planning Division prior to the placement of the protective fencing. (Planning)
8. The applicant shall install a minimum of a five-foot high chain link fence (or acceptable alternative) at the outermost edge of the Protected Zone of the oak tree. Where encroachment is permitted pursuant to Condition 4, above, the fencing for encroachments shall be installed at the limit of construction activity. The applicant shall install signs at two equidistant locations on the temporary fence that are clearly visible from the front of the lot and where construction activity will occur. The size of each sign shall be a

minimum of two feet (2') by two feet (2') and must contain the following language: "WARNING THIS FENCE SHALL NOT BE REMOVED OR RELOCATED WITHOUT WRITTEN AUTHORIZATION FROM THE PLANNING DIVISION". (Planning)

9. Once the fencing is installed, the applicant shall schedule an appointment with the Planning Division to inspect and approve the temporary fencing before beginning any construction. (Planning)
10. The applicant shall arrange with the arborist to perform, and certify in writing, the completion of deadwooding, fertilization, and all other work recommended for completion prior to the approval of improvement plans. Pruning shall be done by an Arborist or under the direct supervision of a Certified Arborist, in conformance with International Society of Arboriculture (I.S.A.) standards. Any watering and deep root fertilization which the arborist deems necessary to protect the health of the trees as noted in the arborist report or as otherwise required by the arborist shall be completed by the applicant. (Planning)
11. A utility trenching pathway plan shall be submitted depicting all of the following systems: storm drains, sewers, water mains, and underground utilities. The trenching pathway plan shall show the proposed locations of all lateral lines. (Planning)
12. A Site Planning Meeting shall be held with the applicant, the applicant's primary contractor, the Planning Division and the Engineering Division to review this permit, the approved grading or improvement plans, and the tree fencing prior to any grading on-site. The Developer shall call the Planning Division and Engineering Division two weeks prior to the start of grading work to schedule the meeting and fencing inspection. (Planning)
13. The following information must be located on-site during construction activities: Arborist Report, approved site plan/improvement plans including fencing plan, and conditions of approval for the Tree Permit. All construction must follow the approved plans for this tree permit without exception. (Planning)
14. All preservation devices (aeration systems, oak tree wells, drains, special paving, etc.) shall be designed and installed as required by these conditions and the arborist's recommendations, and shall be shown on the improvement plans or grading plans. (Planning)
15. If any native ground surface fabric within the Protected Zone must be removed for any reason, it shall be replaced within forty-eight (48) hours. (Planning)
16. Storage or parking of materials, equipment, or vehicles is not permitted within the Protected Zone of any oak tree. Vehicles and other heavy equipment shall not be operated within the Protected Zone of any oak tree. (Planning)
17. Where recommended by the arborist, portions of the foundation shall be hand dug under the direct supervision of the project arborist. The certified arborist shall immediately treat any severed or damaged

roots. Minor roots less than one (1) inch in diameter may be cut, but damaged roots shall be traced back and cleanly cut behind any split, cracked or damaged area. Major roots over one (1) inch in diameter may not be cut without approval of an arborist and any arborist recommendations shall be implemented. (Planning)

18. The temporary fencing shall remain in place throughout the entire construction period and shall not be removed without obtaining written authorization from the Planning Division. In no event shall the fencing be removed before the written authorization is received from the Planning Division. (Planning)

**PRIOR TO ISSUANCE OF FINAL:**

19. Within 5 days of the completion of construction, a Certification Letter from a certified arborist shall be submitted to and approved by the Planning Division. The certification letter shall attest to all of the work (regulated activity) that was conducted in the protected zone of the tree, either being in conformance with this permit or of the required mitigation still needing to be performed. (Planning)
20. The approval of this Tree Permit shall run with the Design Review Permit and shall tentatively expire on **May 14, 2022**. The applicant may extend the tree permit for an additional year subject to the extension requirements for a Design Review Permit. (Planning)

<p><b>NOTICE TO PROJECT APPLICANT:</b> All materials introduced at a public hearing or included with the project's staff report, including but not limited to exhibits, photographs, video or audio tapes, plan sets, architectural drawings, models, color and materials palettes, and maps must be retained by the Planning Division as a part of the public record for one year following the City's final action on the project. Official project file materials will be kept in conformance with the Planning Division's adopted retention schedule. Color renderings and material boards will be disposed of after the project is built and the project receives a certificate of occupancy or at the end of one year, whichever is later.</p>
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## Plaza at Blue Oaks - Placer-Sacramento County, Annual

**Plaza at Blue Oaks**  
**Placer-Sacramento County, Annual**

**1.0 Project Characteristics****1.1 Land Usage**

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Supermarket	35.00	1000sqft	0.80	35,000.00	0
Regional Shopping Center	43.60	1000sqft	1.00	43,600.00	0
Convenience Market With Gas Pumps	12.00	Pump	0.04	1,694.10	0
Parking Lot	109.00	1000sqft	2.50	109,000.00	0

**1.2 Other Project Characteristics**

<b>Urbanization</b>	Urban	<b>Wind Speed (m/s)</b>	2.2	<b>Precipitation Freq (Days)</b>	74
<b>Climate Zone</b>	2			<b>Operational Year</b>	2021
<b>Utility Company</b>	Roseville Electric				
<b>CO2 Intensity (lb/MW hr)</b>	531.85	<b>CH4 Intensity (lb/MW hr)</b>	0.029	<b>N2O Intensity (lb/MW hr)</b>	0.006

**1.3 User Entered Comments & Non-Default Data**

Plaza at Blue Oaks - Placer-Sacramento County, Annual

Project Characteristics - Start of construction and operational year are estimates. CO2 intensity factor adjusted to reflect R.E.'s anticipated progress towards statewide RPS goals.

Land Use -

Architectural Coating - Low VOC paint.

Vehicle Trips - Non-residential project not anticipated to increase vmt so no mobile analysis is required.

Area Coating - Low VOC.

Energy Use -

Sequestration - based on landscape plan.

Mobile Land Use Mitigation -

Mobile Commute Mitigation - designated park-n-ride site (20 spaces).

Area Mitigation -

Energy Mitigation -

Water Mitigation -

## Plaza at Blue Oaks - Placer-Sacramento County, Annual

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	EF_Nonresidential_Exterior	100.00	50.00
tblArchitecturalCoating	EF_Nonresidential_Interior	100.00	50.00
tblArchitecturalCoating	EF_Parking	100.00	50.00
tblAreaCoating	Area_EF_Nonresidential_Exterior	100	50
tblAreaCoating	Area_EF_Nonresidential_Interior	100	50
tblAreaCoating	Area_EF_Parking	100	50
tblAreaMitigation	UseLowVOCPaintParkingCheck	False	True
tblProjectCharacteristics	CO2IntensityFactor	793.8	531.85
tblSequestration	NumberOfNewTrees	0.00	373.00
tblVehicleTrips	ST_TR	204.47	0.00
tblVehicleTrips	ST_TR	49.97	0.00
tblVehicleTrips	ST_TR	177.59	0.00
tblVehicleTrips	SU_TR	166.88	0.00
tblVehicleTrips	SU_TR	25.24	0.00
tblVehicleTrips	SU_TR	166.44	0.00
tblVehicleTrips	WD_TR	542.60	0.00
tblVehicleTrips	WD_TR	42.70	0.00
tblVehicleTrips	WD_TR	102.24	0.00

## 2.0 Emissions Summary

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## Plaza at Blue Oaks - Placer-Sacramento 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	0.1221	1.1780	0.8762	1.7600e-003	0.0943	0.0585	0.1527	0.0445	0.0546	0.0991	0.0000	154.9667	154.9667	0.0327	0.0000	155.7850
2021	0.4045	1.9469	1.7883	3.8100e-003	0.0689	0.0909	0.1598	0.0188	0.0855	0.1042	0.0000	336.6221	336.6221	0.0581	0.0000	338.0752
Maximum	0.4045	1.9469	1.7883	3.8100e-003	0.0943	0.0909	0.1598	0.0445	0.0855	0.1042	0.0000	336.6221	336.6221	0.0581	0.0000	338.0752

### 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	0.1221	1.1780	0.8762	1.7600e-003	0.0943	0.0585	0.1527	0.0445	0.0546	0.0991	0.0000	154.9665	154.9665	0.0327	0.0000	155.7848
2021	0.4045	1.9469	1.7883	3.8100e-003	0.0689	0.0909	0.1598	0.0188	0.0855	0.1042	0.0000	336.6219	336.6219	0.0581	0.0000	338.0749
Maximum	0.4045	1.9469	1.7883	3.8100e-003	0.0943	0.0909	0.1598	0.0445	0.0855	0.1042	0.0000	336.6219	336.6219	0.0581	0.0000	338.0749

[illegible]



## Plaza at Blue Oaks - Placer-Sacramento County, Annual

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	9-1-2020	11-30-2020	1.0056	1.0056
2	12-1-2020	2-28-2021	0.7721	0.7721
3	3-1-2021	5-31-2021	0.7616	0.7616
4	6-1-2021	8-31-2021	0.7610	0.7610
5	9-1-2021	9-30-2021	0.1484	0.1484
		Highest	1.0056	1.0056

## 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	0.3402	2.0000e-005	1.8400e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.5700e-003	3.5700e-003	1.0000e-005	0.0000	3.8000e-003
Energy	0.0102	0.0929	0.0780	5.6000e-004		7.0600e-003	7.0600e-003		7.0600e-003	7.0600e-003	0.0000	578.9382	578.9382	0.0280	7.2400e-003	581.7968
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	49.3633	0.0000	49.3633	2.9173	0.0000	122.2956
Water						0.0000	0.0000		0.0000	0.0000	2.4332	11.8603	14.2935	0.2506	6.0300e-003	22.3557
<b>Total</b>	<b>0.3504</b>	<b>0.0929</b>	<b>0.0799</b>	<b>5.6000e-004</b>	<b>0.0000</b>	<b>7.0700e-003</b>	<b>7.0700e-003</b>	<b>0.0000</b>	<b>7.0700e-003</b>	<b>7.0700e-003</b>	<b>51.7965</b>	<b>590.8021</b>	<b>642.5986</b>	<b>3.1959</b>	<b>0.0133</b>	<b>726.4519</b>

## Plaza at Blue Oaks - Placer-Sacramento County, Annual

## 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	0.3167	2.0000e-005	1.8400e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.5700e-003	3.5700e-003	1.0000e-005	0.0000	3.8000e-003
Energy	0.0102	0.0929	0.0780	5.6000e-004		7.0600e-003	7.0600e-003		7.0600e-003	7.0600e-003	0.0000	578.9382	578.9382	0.0280	7.2400e-003	581.7968
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	49.3633	0.0000	49.3633	2.9173	0.0000	122.2956
Water						0.0000	0.0000		0.0000	0.0000	2.4332	11.8603	14.2935	0.2506	6.0300e-003	22.3557
Total	0.3270	0.0929	0.0799	5.6000e-004	0.0000	7.0700e-003	7.0700e-003	0.0000	7.0700e-003	7.0700e-003	51.7965	590.8021	642.5986	3.1959	0.0133	726.4519

[illegible]

## Plaza at Blue Oaks - Placer-Sacramento County, Annual

**2.3 Vegetation****Vegetation**

	CO2e
Category	MT
New Trees	264.0840
Total	264.0840

**3.0 Construction Detail****Construction Phase**

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	Demolition	Demolition	9/1/2020	9/28/2020	5	20	
2	Site Preparation	Site Preparation	9/29/2020	10/5/2020	5	5	
3	Grading	Grading	10/6/2020	10/15/2020	5	8	
4	Building Construction	Building Construction	10/16/2020	9/2/2021	5	230	
5	Paving	Paving	9/3/2021	9/28/2021	5	18	
6	Architectural Coating	Architectural Coating	9/29/2021	10/22/2021	5	18	

**Acres of Grading (Site Preparation Phase): 0****Acres of Grading (Grading Phase): 4****Acres of Paving: 2.5**

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**Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 120,441; Non-Residential Outdoor: 40,147; Striped Parking Area: 6,540 (Architectural Coating – sqft)**

**OffRoad Equipment**

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Architectural Coating	Air Compressors	1	6.00	78	0.48
Paving	Cement and Mortar Mixers	2	6.00	9	0.56
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Excavators	3	8.00	158	0.38
Building Construction	Cranes	1	7.00	231	0.29
Building Construction	Forklifts	3	8.00	89	0.20
Grading	Excavators	1	8.00	158	0.38
Paving	Pavers	1	8.00	130	0.42
Paving	Rollers	2	6.00	80	0.38
Demolition	Rubber Tired Dozers	2	8.00	247	0.40
Grading	Rubber Tired Dozers	1	8.00	247	0.40
Building Construction	Tractors/Loaders/Backhoes	3	7.00	97	0.37
Building Construction	Generator Sets	1	8.00	84	0.74
Grading	Tractors/Loaders/Backhoes	3	8.00	97	0.37
Paving	Tractors/Loaders/Backhoes	1	8.00	97	0.37
Site Preparation	Tractors/Loaders/Backhoes	4	8.00	97	0.37
Grading	Graders	1	8.00	187	0.41
Paving	Paving Equipment	2	6.00	132	0.36
Site Preparation	Rubber Tired Dozers	3	8.00	247	0.40
Building Construction	Welders	1	8.00	46	0.45

**Trips and VMT**

## Plaza at Blue Oaks - Placer-Sacramento County, Annual

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Site Preparation	7	18.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	6	15.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	9	71.00	31.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	8	20.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	14.00	0.00	0.00	10.80	7.30	20.00	LD_Mix	HDT_Mix	HHDT

## 3.1 Mitigation Measures Construction

## 3.2 Demolition - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0331	0.3320	0.2175	3.9000e-004		0.0166	0.0166		0.0154	0.0154	0.0000	33.9986	33.9986	9.6000e-003	0.0000	34.2386
<b>Total</b>	<b>0.0331</b>	<b>0.3320</b>	<b>0.2175</b>	<b>3.9000e-004</b>		<b>0.0166</b>	<b>0.0166</b>		<b>0.0154</b>	<b>0.0154</b>	<b>0.0000</b>	<b>33.9986</b>	<b>33.9986</b>	<b>9.6000e-003</b>	<b>0.0000</b>	<b>34.2386</b>

## Plaza at Blue Oaks - Placer-Sacramento County, Annual

**3.2 Demolition - 2020****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	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	3.6000e-004	3.8900e-003	1.0000e-005	1.1800e-003	1.0000e-005	1.1900e-003	3.1000e-004	1.0000e-005	3.2000e-004	0.0000	1.0167	1.0167	3.0000e-005	0.0000	1.0173
<b>Total</b>	<b>5.2000e-004</b>	<b>3.6000e-004</b>	<b>3.8900e-003</b>	<b>1.0000e-005</b>	<b>1.1800e-003</b>	<b>1.0000e-005</b>	<b>1.1900e-003</b>	<b>3.1000e-004</b>	<b>1.0000e-005</b>	<b>3.2000e-004</b>	<b>0.0000</b>	<b>1.0167</b>	<b>1.0167</b>	<b>3.0000e-005</b>	<b>0.0000</b>	<b>1.0173</b>

**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	0.0331	0.3320	0.2175	3.9000e-004		0.0166	0.0166		0.0154	0.0154	0.0000	33.9986	33.9986	9.6000e-003	0.0000	34.2385
<b>Total</b>	<b>0.0331</b>	<b>0.3320</b>	<b>0.2175</b>	<b>3.9000e-004</b>		<b>0.0166</b>	<b>0.0166</b>		<b>0.0154</b>	<b>0.0154</b>	<b>0.0000</b>	<b>33.9986</b>	<b>33.9986</b>	<b>9.6000e-003</b>	<b>0.0000</b>	<b>34.2385</b>

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**3.2 Demolition - 2020****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	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	3.6000e-004	3.8900e-003	1.0000e-005	1.1800e-003	1.0000e-005	1.1900e-003	3.1000e-004	1.0000e-005	3.2000e-004	0.0000	1.0167	1.0167	3.0000e-005	0.0000	1.0173
<b>Total</b>	<b>5.2000e-004</b>	<b>3.6000e-004</b>	<b>3.8900e-003</b>	<b>1.0000e-005</b>	<b>1.1800e-003</b>	<b>1.0000e-005</b>	<b>1.1900e-003</b>	<b>3.1000e-004</b>	<b>1.0000e-005</b>	<b>3.2000e-004</b>	<b>0.0000</b>	<b>1.0167</b>	<b>1.0167</b>	<b>3.0000e-005</b>	<b>0.0000</b>	<b>1.0173</b>

**3.3 Site Preparation - 2020****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0452	0.0000	0.0452	0.0248	0.0000	0.0248	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0102	0.1060	0.0538	1.0000e-004		5.4900e-003	5.4900e-003		5.0500e-003	5.0500e-003	0.0000	8.3577	8.3577	2.7000e-003	0.0000	8.4253
<b>Total</b>	<b>0.0102</b>	<b>0.1060</b>	<b>0.0538</b>	<b>1.0000e-004</b>	<b>0.0452</b>	<b>5.4900e-003</b>	<b>0.0507</b>	<b>0.0248</b>	<b>5.0500e-003</b>	<b>0.0299</b>	<b>0.0000</b>	<b>8.3577</b>	<b>8.3577</b>	<b>2.7000e-003</b>	<b>0.0000</b>	<b>8.4253</b>

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**3.3 Site Preparation - 2020****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	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	1.6000e-004	1.1000e-004	1.1700e-003	0.0000	3.5000e-004	0.0000	3.6000e-004	9.0000e-005	0.0000	1.0000e-004	0.0000	0.3050	0.3050	1.0000e-005	0.0000	0.3052
<b>Total</b>	<b>1.6000e-004</b>	<b>1.1000e-004</b>	<b>1.1700e-003</b>	<b>0.0000</b>	<b>3.5000e-004</b>	<b>0.0000</b>	<b>3.6000e-004</b>	<b>9.0000e-005</b>	<b>0.0000</b>	<b>1.0000e-004</b>	<b>0.0000</b>	<b>0.3050</b>	<b>0.3050</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>0.3052</b>

**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					0.0452	0.0000	0.0452	0.0248	0.0000	0.0248	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0102	0.1060	0.0538	1.0000e-004		5.4900e-003	5.4900e-003		5.0500e-003	5.0500e-003	0.0000	8.3577	8.3577	2.7000e-003	0.0000	8.4252
<b>Total</b>	<b>0.0102</b>	<b>0.1060</b>	<b>0.0538</b>	<b>1.0000e-004</b>	<b>0.0452</b>	<b>5.4900e-003</b>	<b>0.0507</b>	<b>0.0248</b>	<b>5.0500e-003</b>	<b>0.0299</b>	<b>0.0000</b>	<b>8.3577</b>	<b>8.3577</b>	<b>2.7000e-003</b>	<b>0.0000</b>	<b>8.4252</b>



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**3.3 Site Preparation - 2020****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	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	1.6000e-004	1.1000e-004	1.1700e-003	0.0000	3.5000e-004	0.0000	3.6000e-004	9.0000e-005	0.0000	1.0000e-004	0.0000	0.3050	0.3050	1.0000e-005	0.0000	0.3052
<b>Total</b>	<b>1.6000e-004</b>	<b>1.1000e-004</b>	<b>1.1700e-003</b>	<b>0.0000</b>	<b>3.5000e-004</b>	<b>0.0000</b>	<b>3.6000e-004</b>	<b>9.0000e-005</b>	<b>0.0000</b>	<b>1.0000e-004</b>	<b>0.0000</b>	<b>0.3050</b>	<b>0.3050</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>0.3052</b>

**3.4 Grading - 2020****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0262	0.0000	0.0262	0.0135	0.0000	0.0135	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.7200e-003	0.1055	0.0642	1.2000e-004		5.0900e-003	5.0900e-003		4.6900e-003	4.6900e-003	0.0000	10.4235	10.4235	3.3700e-003	0.0000	10.5078
<b>Total</b>	<b>9.7200e-003</b>	<b>0.1055</b>	<b>0.0642</b>	<b>1.2000e-004</b>	<b>0.0262</b>	<b>5.0900e-003</b>	<b>0.0313</b>	<b>0.0135</b>	<b>4.6900e-003</b>	<b>0.0182</b>	<b>0.0000</b>	<b>10.4235</b>	<b>10.4235</b>	<b>3.3700e-003</b>	<b>0.0000</b>	<b>10.5078</b>

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**3.4 Grading - 2020****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	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	2.1000e-004	1.5000e-004	1.5600e-003	0.0000	4.7000e-004	0.0000	4.7000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.4067	0.4067	1.0000e-005	0.0000	0.4069
<b>Total</b>	<b>2.1000e-004</b>	<b>1.5000e-004</b>	<b>1.5600e-003</b>	<b>0.0000</b>	<b>4.7000e-004</b>	<b>0.0000</b>	<b>4.7000e-004</b>	<b>1.3000e-004</b>	<b>0.0000</b>	<b>1.3000e-004</b>	<b>0.0000</b>	<b>0.4067</b>	<b>0.4067</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>0.4069</b>

**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					0.0262	0.0000	0.0262	0.0135	0.0000	0.0135	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	9.7200e-003	0.1055	0.0642	1.2000e-004		5.0900e-003	5.0900e-003		4.6900e-003	4.6900e-003	0.0000	10.4235	10.4235	3.3700e-003	0.0000	10.5078
<b>Total</b>	<b>9.7200e-003</b>	<b>0.1055</b>	<b>0.0642</b>	<b>1.2000e-004</b>	<b>0.0262</b>	<b>5.0900e-003</b>	<b>0.0313</b>	<b>0.0135</b>	<b>4.6900e-003</b>	<b>0.0182</b>	<b>0.0000</b>	<b>10.4235</b>	<b>10.4235</b>	<b>3.3700e-003</b>	<b>0.0000</b>	<b>10.5078</b>

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**3.4 Grading - 2020****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	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	2.1000e-004	1.5000e-004	1.5600e-003	0.0000	4.7000e-004	0.0000	4.7000e-004	1.3000e-004	0.0000	1.3000e-004	0.0000	0.4067	0.4067	1.0000e-005	0.0000	0.4069
<b>Total</b>	<b>2.1000e-004</b>	<b>1.5000e-004</b>	<b>1.5600e-003</b>	<b>0.0000</b>	<b>4.7000e-004</b>	<b>0.0000</b>	<b>4.7000e-004</b>	<b>1.3000e-004</b>	<b>0.0000</b>	<b>1.3000e-004</b>	<b>0.0000</b>	<b>0.4067</b>	<b>0.4067</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>0.4069</b>

**3.5 Building Construction - 2020****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0583	0.5276	0.4633	7.4000e-004		0.0307	0.0307		0.0289	0.0289	0.0000	63.6928	63.6928	0.0155	0.0000	64.0812
<b>Total</b>	<b>0.0583</b>	<b>0.5276</b>	<b>0.4633</b>	<b>7.4000e-004</b>		<b>0.0307</b>	<b>0.0307</b>		<b>0.0289</b>	<b>0.0289</b>	<b>0.0000</b>	<b>63.6928</b>	<b>63.6928</b>	<b>0.0155</b>	<b>0.0000</b>	<b>64.0812</b>

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**3.5 Building Construction - 2020****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	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	3.1400e-003	0.1014	0.0200	2.5000e-004	5.5700e-003	4.4000e-004	6.0100e-003	1.6100e-003	4.2000e-004	2.0300e-003	0.0000	23.5320	23.5320	1.1500e-003	0.0000	23.5608
Worker	6.7700e-003	4.7300e-003	0.0507	1.5000e-004	0.0153	1.0000e-004	0.0154	4.0800e-003	9.0000e-005	4.1700e-003	0.0000	13.2338	13.2338	3.3000e-004	0.0000	13.2420
<b>Total</b>	<b>9.9100e-003</b>	<b>0.1061</b>	<b>0.0707</b>	<b>4.0000e-004</b>	<b>0.0209</b>	<b>5.4000e-004</b>	<b>0.0214</b>	<b>5.6900e-003</b>	<b>5.1000e-004</b>	<b>6.2000e-003</b>	<b>0.0000</b>	<b>36.7658</b>	<b>36.7658</b>	<b>1.4800e-003</b>	<b>0.0000</b>	<b>36.8028</b>

**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	0.0583	0.5276	0.4633	7.4000e-004		0.0307	0.0307		0.0289	0.0289	0.0000	63.6927	63.6927	0.0155	0.0000	64.0811
<b>Total</b>	<b>0.0583</b>	<b>0.5276</b>	<b>0.4633</b>	<b>7.4000e-004</b>		<b>0.0307</b>	<b>0.0307</b>		<b>0.0289</b>	<b>0.0289</b>	<b>0.0000</b>	<b>63.6927</b>	<b>63.6927</b>	<b>0.0155</b>	<b>0.0000</b>	<b>64.0811</b>

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**3.5 Building Construction - 2020****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	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	3.1400e-003	0.1014	0.0200	2.5000e-004	5.5700e-003	4.4000e-004	6.0100e-003	1.6100e-003	4.2000e-004	2.0300e-003	0.0000	23.5320	23.5320	1.1500e-003	0.0000	23.5608
Worker	6.7700e-003	4.7300e-003	0.0507	1.5000e-004	0.0153	1.0000e-004	0.0154	4.0800e-003	9.0000e-005	4.1700e-003	0.0000	13.2338	13.2338	3.3000e-004	0.0000	13.2420
<b>Total</b>	<b>9.9100e-003</b>	<b>0.1061</b>	<b>0.0707</b>	<b>4.0000e-004</b>	<b>0.0209</b>	<b>5.4000e-004</b>	<b>0.0214</b>	<b>5.6900e-003</b>	<b>5.1000e-004</b>	<b>6.2000e-003</b>	<b>0.0000</b>	<b>36.7658</b>	<b>36.7658</b>	<b>1.4800e-003</b>	<b>0.0000</b>	<b>36.8028</b>

**3.5 Building Construction - 2021****Unmitigated Construction On-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.1663	1.5253	1.4503	2.3600e-003		0.0839	0.0839		0.0789	0.0789	0.0000	202.6826	202.6826	0.0489	0.0000	203.9051
<b>Total</b>	<b>0.1663</b>	<b>1.5253</b>	<b>1.4503</b>	<b>2.3600e-003</b>		<b>0.0839</b>	<b>0.0839</b>		<b>0.0789</b>	<b>0.0789</b>	<b>0.0000</b>	<b>202.6826</b>	<b>202.6826</b>	<b>0.0489</b>	<b>0.0000</b>	<b>203.9051</b>

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**3.5 Building Construction - 2021****Unmitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	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	8.3700e-003	0.2961	0.0566	7.8000e-004	0.0177	6.8000e-004	0.0184	5.1300e-003	6.5000e-004	5.7700e-003	0.0000	74.2807	74.2807	3.4600e-003	0.0000	74.3672
Worker	0.0200	0.0135	0.1475	4.5000e-004	0.0488	3.2000e-004	0.0491	0.0130	2.9000e-004	0.0133	0.0000	40.6263	40.6263	9.3000e-004	0.0000	40.6495
<b>Total</b>	<b>0.0284</b>	<b>0.3096</b>	<b>0.2041</b>	<b>1.2300e-003</b>	<b>0.0665</b>	<b>1.0000e-003</b>	<b>0.0675</b>	<b>0.0181</b>	<b>9.4000e-004</b>	<b>0.0191</b>	<b>0.0000</b>	<b>114.9069</b>	<b>114.9069</b>	<b>4.3900e-003</b>	<b>0.0000</b>	<b>115.0167</b>

**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	0.1663	1.5253	1.4503	2.3600e-003		0.0839	0.0839		0.0789	0.0789	0.0000	202.6824	202.6824	0.0489	0.0000	203.9048
<b>Total</b>	<b>0.1663</b>	<b>1.5253</b>	<b>1.4503</b>	<b>2.3600e-003</b>		<b>0.0839</b>	<b>0.0839</b>		<b>0.0789</b>	<b>0.0789</b>	<b>0.0000</b>	<b>202.6824</b>	<b>202.6824</b>	<b>0.0489</b>	<b>0.0000</b>	<b>203.9048</b>

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**3.5 Building Construction - 2021****Mitigated Construction Off-Site**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	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	8.3700e-003	0.2961	0.0566	7.8000e-004	0.0177	6.8000e-004	0.0184	5.1300e-003	6.5000e-004	5.7700e-003	0.0000	74.2807	74.2807	3.4600e-003	0.0000	74.3672
Worker	0.0200	0.0135	0.1475	4.5000e-004	0.0488	3.2000e-004	0.0491	0.0130	2.9000e-004	0.0133	0.0000	40.6263	40.6263	9.3000e-004	0.0000	40.6495
<b>Total</b>	<b>0.0284</b>	<b>0.3096</b>	<b>0.2041</b>	<b>1.2300e-003</b>	<b>0.0665</b>	<b>1.0000e-003</b>	<b>0.0675</b>	<b>0.0181</b>	<b>9.4000e-004</b>	<b>0.0191</b>	<b>0.0000</b>	<b>114.9069</b>	<b>114.9069</b>	<b>4.3900e-003</b>	<b>0.0000</b>	<b>115.0167</b>

**3.6 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	9.8500e-003	0.0976	0.1103	1.7000e-004		5.2100e-003	5.2100e-003		4.8100e-003	4.8100e-003	0.0000	14.7336	14.7336	4.6300e-003	0.0000	14.8493
Paving	3.2800e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0131</b>	<b>0.0976</b>	<b>0.1103</b>	<b>1.7000e-004</b>		<b>5.2100e-003</b>	<b>5.2100e-003</b>		<b>4.8100e-003</b>	<b>4.8100e-003</b>	<b>0.0000</b>	<b>14.7336</b>	<b>14.7336</b>	<b>4.6300e-003</b>	<b>0.0000</b>	<b>14.8493</b>

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**3.6 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	5.8000e-004	3.9000e-004	4.2700e-003	1.0000e-005	1.4100e-003	1.0000e-005	1.4200e-003	3.8000e-004	1.0000e-005	3.8000e-004	0.0000	1.1771	1.1771	3.0000e-005	0.0000	1.1778
<b>Total</b>	<b>5.8000e-004</b>	<b>3.9000e-004</b>	<b>4.2700e-003</b>	<b>1.0000e-005</b>	<b>1.4100e-003</b>	<b>1.0000e-005</b>	<b>1.4200e-003</b>	<b>3.8000e-004</b>	<b>1.0000e-005</b>	<b>3.8000e-004</b>	<b>0.0000</b>	<b>1.1771</b>	<b>1.1771</b>	<b>3.0000e-005</b>	<b>0.0000</b>	<b>1.1778</b>

**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	9.8500e-003	0.0976	0.1103	1.7000e-004		5.2100e-003	5.2100e-003		4.8100e-003	4.8100e-003	0.0000	14.7335	14.7335	4.6300e-003	0.0000	14.8493
Paving	3.2800e-003					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
<b>Total</b>	<b>0.0131</b>	<b>0.0976</b>	<b>0.1103</b>	<b>1.7000e-004</b>		<b>5.2100e-003</b>	<b>5.2100e-003</b>		<b>4.8100e-003</b>	<b>4.8100e-003</b>	<b>0.0000</b>	<b>14.7335</b>	<b>14.7335</b>	<b>4.6300e-003</b>	<b>0.0000</b>	<b>14.8493</b>



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**3.6 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	5.8000e-004	3.9000e-004	4.2700e-003	1.0000e-005	1.4100e-003	1.0000e-005	1.4200e-003	3.8000e-004	1.0000e-005	3.8000e-004	0.0000	1.1771	1.1771	3.0000e-005	0.0000	1.1778
<b>Total</b>	<b>5.8000e-004</b>	<b>3.9000e-004</b>	<b>4.2700e-003</b>	<b>1.0000e-005</b>	<b>1.4100e-003</b>	<b>1.0000e-005</b>	<b>1.4200e-003</b>	<b>3.8000e-004</b>	<b>1.0000e-005</b>	<b>3.8000e-004</b>	<b>0.0000</b>	<b>1.1771</b>	<b>1.1771</b>	<b>3.0000e-005</b>	<b>0.0000</b>	<b>1.1778</b>

**3.7 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	0.1937					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
<b>Total</b>	<b>0.1956</b>	<b>0.0137</b>	<b>0.0164</b>	<b>3.0000e-005</b>		<b>8.5000e-004</b>	<b>8.5000e-004</b>		<b>8.5000e-004</b>	<b>8.5000e-004</b>	<b>0.0000</b>	<b>2.2979</b>	<b>2.2979</b>	<b>1.6000e-004</b>	<b>0.0000</b>	<b>2.3019</b>

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**3.7 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	4.1000e-004	2.7000e-004	2.9900e-003	1.0000e-005	9.9000e-004	1.0000e-005	1.0000e-003	2.6000e-004	1.0000e-005	2.7000e-004	0.0000	0.8240	0.8240	2.0000e-005	0.0000	0.8244
<b>Total</b>	<b>4.1000e-004</b>	<b>2.7000e-004</b>	<b>2.9900e-003</b>	<b>1.0000e-005</b>	<b>9.9000e-004</b>	<b>1.0000e-005</b>	<b>1.0000e-003</b>	<b>2.6000e-004</b>	<b>1.0000e-005</b>	<b>2.7000e-004</b>	<b>0.0000</b>	<b>0.8240</b>	<b>0.8240</b>	<b>2.0000e-005</b>	<b>0.0000</b>	<b>0.8244</b>

**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	0.1937					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
<b>Total</b>	<b>0.1956</b>	<b>0.0137</b>	<b>0.0164</b>	<b>3.0000e-005</b>		<b>8.5000e-004</b>	<b>8.5000e-004</b>		<b>8.5000e-004</b>	<b>8.5000e-004</b>	<b>0.0000</b>	<b>2.2979</b>	<b>2.2979</b>	<b>1.6000e-004</b>	<b>0.0000</b>	<b>2.3019</b>

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**3.7 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	4.1000e-004	2.7000e-004	2.9900e-003	1.0000e-005	9.9000e-004	1.0000e-005	1.0000e-003	2.6000e-004	1.0000e-005	2.7000e-004	0.0000	0.8240	0.8240	2.0000e-005	0.0000	0.8244
<b>Total</b>	<b>4.1000e-004</b>	<b>2.7000e-004</b>	<b>2.9900e-003</b>	<b>1.0000e-005</b>	<b>9.9000e-004</b>	<b>1.0000e-005</b>	<b>1.0000e-003</b>	<b>2.6000e-004</b>	<b>1.0000e-005</b>	<b>2.7000e-004</b>	<b>0.0000</b>	<b>0.8240</b>	<b>0.8240</b>	<b>2.0000e-005</b>	<b>0.0000</b>	<b>0.8244</b>

**4.0 Operational Detail - Mobile****4.1 Mitigation Measures Mobile**

Provide Riade Sharing Program

## Plaza at Blue Oaks - Placer-Sacramento County, Annual

	ROG	NOx	CO	SO2	Fugitive 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	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

## 4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Convenience Market With Gas Pumps	0.00	0.00	0.00		
Parking Lot	0.00	0.00	0.00		
Regional Shopping Center	0.00	0.00	0.00		
Supermarket	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

## 4.3 Trip Type Information

Land Use	Miles			Trip %			Trip Purpose %		
	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-W	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
Convenience Market With Gas	9.50	7.30	7.30	0.80	80.20	19.00	14	21	65
Parking Lot	9.50	7.30	7.30	0.00	0.00	0.00	0	0	0
Regional Shopping Center	9.50	7.30	7.30	16.30	64.70	19.00	54	35	11
Supermarket	9.50	7.30	7.30	6.50	74.50	19.00	34	30	36

## 4.4 Fleet Mix

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Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
Convenience Market With Gas Pumps	0.494811	0.040252	0.220236	0.128508	0.023782	0.006284	0.029295	0.046215	0.001446	0.001205	0.005961	0.000773	0.001232
Parking Lot	0.494811	0.040252	0.220236	0.128508	0.023782	0.006284	0.029295	0.046215	0.001446	0.001205	0.005961	0.000773	0.001232
Regional Shopping Center	0.494811	0.040252	0.220236	0.128508	0.023782	0.006284	0.029295	0.046215	0.001446	0.001205	0.005961	0.000773	0.001232
Supermarket	0.494811	0.040252	0.220236	0.128508	0.023782	0.006284	0.029295	0.046215	0.001446	0.001205	0.005961	0.000773	0.001232

## 5.0 Energy Detail

Historical Energy Use: N

### 5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	477.7982	477.7982	0.0261	5.3900e-003	480.0558
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	477.7982	477.7982	0.0261	5.3900e-003	480.0558
Natural Gas Mitigated	0.0102	0.0929	0.0780	5.6000e-004		7.0600e-003	7.0600e-003		7.0600e-003	7.0600e-003	0.0000	101.1399	101.1399	1.9400e-003	1.8500e-003	101.7410
Natural Gas Unmitigated	0.0102	0.0929	0.0780	5.6000e-004		7.0600e-003	7.0600e-003		7.0600e-003	7.0600e-003	0.0000	101.1399	101.1399	1.9400e-003	1.8500e-003	101.7410

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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					
Convenience Market With Gas Pumps	19821	1.1000e-004	9.7000e-004	8.2000e-004	1.0000e-005		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005	0.0000	1.0577	1.0577	2.0000e-005	2.0000e-005	1.0640
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
Regional Shopping Center	510120	2.7500e-003	0.0250	0.0210	1.5000e-004		1.9000e-003	1.9000e-003		1.9000e-003	1.9000e-003	0.0000	27.2220	27.2220	5.2000e-004	5.0000e-004	27.3837
Supermarket	1.36535e+006	7.3600e-003	0.0669	0.0562	4.0000e-004		5.0900e-003	5.0900e-003		5.0900e-003	5.0900e-003	0.0000	72.8603	72.8603	1.4000e-003	1.3400e-003	73.2933
<b>Total</b>		<b>0.0102</b>	<b>0.0929</b>	<b>0.0780</b>	<b>5.6000e-004</b>		<b>7.0600e-003</b>	<b>7.0600e-003</b>		<b>7.0600e-003</b>	<b>7.0600e-003</b>	<b>0.0000</b>	<b>101.1400</b>	<b>101.1400</b>	<b>1.9400e-003</b>	<b>1.8600e-003</b>	<b>101.7410</b>

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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					
Convenience Market With Gas Pumps	19821	1.1000e-004	9.7000e-004	8.2000e-004	1.0000e-005		7.0000e-005	7.0000e-005		7.0000e-005	7.0000e-005	0.0000	1.0577	1.0577	2.0000e-005	2.0000e-005	1.0640
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
Regional Shopping Center	510120	2.7500e-003	0.0250	0.0210	1.5000e-004		1.9000e-003	1.9000e-003		1.9000e-003	1.9000e-003	0.0000	27.2220	27.2220	5.2000e-004	5.0000e-004	27.3837
Supermarket	1.36535e+006	7.3600e-003	0.0669	0.0562	4.0000e-004		5.0900e-003	5.0900e-003		5.0900e-003	5.0900e-003	0.0000	72.8603	72.8603	1.4000e-003	1.3400e-003	73.2933
<b>Total</b>		<b>0.0102</b>	<b>0.0929</b>	<b>0.0780</b>	<b>5.6000e-004</b>		<b>7.0600e-003</b>	<b>7.0600e-003</b>		<b>7.0600e-003</b>	<b>7.0600e-003</b>	<b>0.0000</b>	<b>101.1400</b>	<b>101.1400</b>	<b>1.9400e-003</b>	<b>1.8600e-003</b>	<b>101.7410</b>

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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			
Convenience Market With Gas Pumps	19973.4	4.8185	2.6000e-004	5.0000e-005	4.8412
Parking Lot	38150	9.2034	5.0000e-004	1.0000e-004	9.2469
Regional Shopping Center	514044	124.0096	6.7600e-003	1.4000e-003	124.5955
Supermarket	1.4084e+006	339.7668	0.0185	3.8300e-003	341.3722
<b>Total</b>		<b>477.7982</b>	<b>0.0261</b>	<b>5.3800e-003</b>	<b>480.0558</b>



## Plaza at Blue Oaks - Placer-Sacramento County, Annual

**5.3 Energy by Land Use - Electricity****Mitigated**

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Convenience Market With Gas Pumps	19973.4	4.8185	2.6000e-004	5.0000e-005	4.8412
Parking Lot	38150	9.2034	5.0000e-004	1.0000e-004	9.2469
Regional Shopping Center	514044	124.0096	6.7600e-003	1.4000e-003	124.5955
Supermarket	1.4084e+006	339.7668	0.0185	3.8300e-003	341.3722
<b>Total</b>		<b>477.7982</b>	<b>0.0261</b>	<b>5.3800e-003</b>	<b>480.0558</b>

**6.0 Area Detail****6.1 Mitigation Measures Area**

Use Low VOC Paint - Non-Residential Interior

Use Low VOC Paint - Non-Residential Exterior

Use Low VOC Cleaning Supplies

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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	0.3167	2.0000e-005	1.8400e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.5700e-003	3.5700e-003	1.0000e-005	0.0000	3.8000e-003
Unmitigated	0.3402	2.0000e-005	1.8400e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.5700e-003	3.5700e-003	1.0000e-005	0.0000	3.8000e-003

## 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	0.0194					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.3206					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.7000e-004	2.0000e-005	1.8400e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.5700e-003	3.5700e-003	1.0000e-005	0.0000	3.8000e-003
<b>Total</b>	<b>0.3402</b>	<b>2.0000e-005</b>	<b>1.8400e-003</b>	<b>0.0000</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>3.5700e-003</b>	<b>3.5700e-003</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>3.8000e-003</b>

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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	0.0194					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.2972					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	1.7000e-004	2.0000e-005	1.8400e-003	0.0000		1.0000e-005	1.0000e-005		1.0000e-005	1.0000e-005	0.0000	3.5700e-003	3.5700e-003	1.0000e-005	0.0000	3.8000e-003
<b>Total</b>	<b>0.3167</b>	<b>2.0000e-005</b>	<b>1.8400e-003</b>	<b>0.0000</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>		<b>1.0000e-005</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>3.5700e-003</b>	<b>3.5700e-003</b>	<b>1.0000e-005</b>	<b>0.0000</b>	<b>3.8000e-003</b>

**7.0 Water Detail****7.1 Mitigation Measures Water**

Use Water Efficient Landscaping

## Plaza at Blue Oaks - Placer-Sacramento County, Annual

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	14.2935	0.2506	6.0300e-003	22.3557
Unmitigated	14.2935	0.2506	6.0300e-003	22.3557

## 7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Convenience Market With Gas Pumps	0.125486 / 0.0769109	0.2686	4.1000e-003	1.0000e-004	0.4006
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	3.22956 / 1.97941	6.9117	0.1056	2.5500e-003	10.3109
Supermarket	4.31439 / 0.133435	7.1133	0.1409	3.3800e-003	11.6442
<b>Total</b>		<b>14.2935</b>	<b>0.2506</b>	<b>6.0300e-003</b>	<b>22.3557</b>

## Plaza at Blue Oaks - Placer-Sacramento County, Annual

**7.2 Water by Land Use****Mitigated**

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Convenience Market With Gas Pumps	0.125486 / 0.0769109	0.2686	4.1000e-003	1.0000e-004	0.4006
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	3.22956 / 1.97941	6.9117	0.1056	2.5500e-003	10.3109
Supermarket	4.31439 / 0.133435	7.1133	0.1409	3.3800e-003	11.6442
<b>Total</b>		<b>14.2935</b>	<b>0.2506</b>	<b>6.0300e-003</b>	<b>22.3557</b>

**8.0 Waste Detail****8.1 Mitigation Measures Waste**

## Plaza at Blue Oaks - Placer-Sacramento County, Annual

**Category/Year**

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	49.3633	2.9173	0.0000	122.2956
Unmitigated	49.3633	2.9173	0.0000	122.2956

**8.2 Waste by Land Use****Unmitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	45.78	9.2929	0.5492	0.0000	23.0228
Supermarket	197.4	40.0704	2.3681	0.0000	99.2728
<b>Total</b>		<b>49.3634</b>	<b>2.9173</b>	<b>0.0000</b>	<b>122.2956</b>

## Plaza at Blue Oaks - Placer-Sacramento County, Annual

**8.2 Waste by Land Use****Mitigated**

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Regional Shopping Center	45.78	9.2929	0.5492	0.0000	23.0228
Supermarket	197.4	40.0704	2.3681	0.0000	99.2728
<b>Total</b>		<b>49.3634</b>	<b>2.9173</b>	<b>0.0000</b>	<b>122.2956</b>

**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
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## Plaza at Blue Oaks - Placer-Sacramento County, Annual

**11.0 Vegetation**

	Total CO2	CH4	N2O	CO2e
Category	MT			
Unmitigated	264.0840	0.0000	0.0000	264.0840

**11.2 Net New Trees****Species Class**

	Number of Trees	Total CO2	CH4	N2O	CO2e
		MT			
Miscellaneous	373	264.0840	0.0000	0.0000	264.0840
<b>Total</b>		<b>264.0840</b>	<b>0.0000</b>	<b>0.0000</b>	<b>264.0840</b>