

APPENDIX B

Belle Allori - Construction AQ Analysis

Bay Area AQMD Air District, Summer

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartments Mid Rise	14.00	Dwelling Unit	0.58	14,000.00	43
Convenience Market (24 Hour)	1.20	1000sqft	0.00	1,200.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	64
Climate Zone	4			Operational Year	2017
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MW hr)	641.35	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - based on project description and analysis assumptions

Construction Phase - *

Demolition -

Grading - project site = 0.584 acre

Vehicle Trips - based on assumptions used for trip estimates

Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	5.00	100.00
tblConstructionPhase	PhaseEndDate	3/30/2017	11/24/2016
tblConstructionPhase	PhaseStartDate	11/11/2016	7/8/2016
tblGrading	AcresOfGrading	0.00	0.58
tblGrading	MaterialExported	0.00	126.00
tblLandUse	LotAcreage	0.37	0.58
tblLandUse	LotAcreage	0.03	0.00
tblLandUse	Population	40.00	43.00
tblProjectCharacteristics	OperationalYear	2014	2017

2.0 Emissions Summary

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	6.6636	0.2749				2.8131	2.8131		2.8130	2.8130						
Energy	3.4500e-003	0.0295				2.3800e-003	2.3800e-003		2.3800e-003	2.3800e-003						
Mobile	3.1993	4.1220			2.1504	0.0496	2.2000	0.5753	0.0456	0.6209						
Total	9.8664	4.4265			2.1504	2.8651	5.0155	0.5753	2.8610	3.4363						

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	6.6636	0.2749				2.8131	2.8131		2.8130	2.8130						
Energy	2.7700e-003	0.0237				1.9100e-003	1.9100e-003		1.9100e-003	1.9100e-003						
Mobile	3.1993	4.1220			2.1504	0.0496	2.2000	0.5753	0.0456	0.6209						
Total	9.8657	4.4206			2.1504	2.8647	5.0151	0.5753	2.8606	3.4358						

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.01	0.13	0.00	0.00	0.00	0.02	0.01	0.00	0.02	0.01	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	6/1/2016	6/14/2016	5	10	
2	Grading	Grading	6/15/2016	6/16/2016	5	2	
3	Paving	Paving	6/17/2016	6/23/2016	5	5	
4	Building Construction	Building Construction	6/24/2016	11/10/2016	5	100	
5	Architectural Coating	Architectural Coating	7/8/2016	11/24/2016	5	100	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0.584

Acres of Paving: 0

Residential Indoor: 28,350; Residential Outdoor: 9,450; Non-Residential Indoor: 1,800; Non-Residential Outdoor: 600 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	1.00	255	0.40
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Rubber Tired Dozers	1	1.00	255	0.40
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Paving	Pavers	1	7.00	125	0.42
Paving	Rollers	1	7.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Building Construction	Cranes	1	4.00	226	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	0.00	19.00	12.40	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	16.00	12.40	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	12.40	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	10.00	2.00	0.00	12.40	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	2.00	0.00	0.00	12.40	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2016

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					0.4089	0.0000	0.4089	0.0619	0.0000	0.0619						
Off-Road	1.3122	11.2385				0.8039	0.8039		0.7674	0.7674						
Total	1.3122	11.2385			0.4089	0.8039	1.2128	0.0619	0.7674	0.8293						

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	0.0410	0.5479			0.0331	7.3900e-003	0.0405	9.0600e-003	6.8000e-003	0.0159						
Vendor	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Worker	0.0406	0.0486			0.0943	7.6000e-004	0.0951	0.0250	7.0000e-004	0.0257						
Total	0.0816	0.5965			0.1274	8.1500e-003	0.1356	0.0341	7.5000e-003	0.0416						

3.2 Demolition - 2016

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.4089	0.0000	0.4089	0.0619	0.0000	0.0619						
Off-Road	1.3122	11.2385				0.8039	0.8039		0.7674	0.7674						
Total	1.3122	11.2385			0.4089	0.8039	1.2128	0.0619	0.7674	0.8293						

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	0.0410	0.5479			0.0331	7.3900e-003	0.0405	9.0600e-003	6.8000e-003	0.0159						
Vendor	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Worker	0.0406	0.0486			0.0943	7.6000e-004	0.0951	0.0250	7.0000e-004	0.0257						
Total	0.0816	0.5965			0.1274	8.1500e-003	0.1356	0.0341	7.5000e-003	0.0416						

3.3 Grading - 2016

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.0696	0.0000	1.0696	0.4483	0.0000	0.4483						
Off-Road	1.3122	11.2385				0.8039	0.8039		0.7674	0.7674						
Total	1.3122	11.2385			1.0696	0.8039	1.8734	0.4483	0.7674	1.2156						

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	0.1727	2.3070			0.1394	0.0311	0.1705	0.0382	0.0286	0.0668						
Vendor	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Worker	0.0406	0.0486			0.0943	7.6000e-004	0.0951	0.0250	7.0000e-004	0.0257						
Total	0.2133	2.3556			0.2337	0.0319	0.2656	0.0632	0.0293	0.0925						

3.3 Grading - 2016

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.0696	0.0000	1.0696	0.4483	0.0000	0.4483						
Off-Road	1.3122	11.2385				0.8039	0.8039		0.7674	0.7674						
Total	1.3122	11.2385			1.0696	0.8039	1.8734	0.4483	0.7674	1.2156						

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	0.1727	2.3070			0.1394	0.0311	0.1705	0.0382	0.0286	0.0668						
Vendor	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Worker	0.0406	0.0486			0.0943	7.6000e-004	0.0951	0.0250	7.0000e-004	0.0257						
Total	0.2133	2.3556			0.2337	0.0319	0.2656	0.0632	0.0293	0.0925						

3.4 Paving - 2016

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	1.1203	10.6282				0.6606	0.6606		0.6113	0.6113						
Paving	0.0000					0.0000	0.0000		0.0000	0.0000						
Total	1.1203	10.6282				0.6606	0.6606		0.6113	0.6113						

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						
Vendor	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Worker	0.0730	0.0874			0.1698	1.3600e-003	0.1711	0.0450	1.2500e-003	0.0463						
Total	0.0730	0.0874			0.1698	1.3600e-003	0.1711	0.0450	1.2500e-003	0.0463						

3.4 Paving - 2016

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	1.1203	10.6282				0.6606	0.6606		0.6113	0.6113						
Paving	0.0000					0.0000	0.0000		0.0000	0.0000						
Total	1.1203	10.6282				0.6606	0.6606		0.6113	0.6113						

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						
Vendor	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Worker	0.0730	0.0874			0.1698	1.3600e-003	0.1711	0.0450	1.2500e-003	0.0463						
Total	0.0730	0.0874			0.1698	1.3600e-003	0.1711	0.0450	1.2500e-003	0.0463						

3.5 Building Construction - 2016

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	1.3816	13.7058				0.9398	0.9398		0.8646	0.8646						
Total	1.3816	13.7058				0.9398	0.9398		0.8646	0.8646						

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						
Vendor	0.0226	0.1938			0.0133	2.9800e-003	0.0163	3.8000e-003	2.7400e-003	6.5300e-003						
Worker	0.0406	0.0486			0.0943	7.6000e-004	0.0951	0.0250	7.0000e-004	0.0257						
Total	0.0632	0.2424			0.1076	3.7400e-003	0.1113	0.0288	3.4400e-003	0.0322						

3.5 Building Construction - 2016

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	1.3816	13.7058				0.9398	0.9398		0.8646	0.8646						
Total	1.3816	13.7058				0.9398	0.9398		0.8646	0.8646						

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						
Vendor	0.0226	0.1938			0.0133	2.9800e-003	0.0163	3.8000e-003	2.7400e-003	6.5300e-003						
Worker	0.0406	0.0486			0.0943	7.6000e-004	0.0951	0.0250	7.0000e-004	0.0257						
Total	0.0632	0.2424			0.1076	3.7400e-003	0.1113	0.0288	3.4400e-003	0.0322						

3.6 Architectural Coating - 2016

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	2.0962					0.0000	0.0000		0.0000	0.0000							
Off-Road	0.3685	2.3722				0.1966	0.1966		0.1966	0.1966							
Total	2.4646	2.3722				0.1966	0.1966		0.1966	0.1966							

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							
Vendor	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000	0.0000	0.0000							
Worker	8.1100e-003	9.7100e-003			0.0189	1.5000e-004	0.0190	5.0000e-003	1.4000e-004	5.1400e-003							
Total	8.1100e-003	9.7100e-003			0.0189	1.5000e-004	0.0190	5.0000e-003	1.4000e-004	5.1400e-003							

3.6 Architectural Coating - 2016

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	2.0962					0.0000	0.0000		0.0000	0.0000							
Off-Road	0.3685	2.3722				0.1966	0.1966		0.1966	0.1966							
Total	2.4646	2.3722				0.1966	0.1966		0.1966	0.1966							

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							
Vendor	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000	0.0000	0.0000							
Worker	8.1100e-003	9.7100e-003			0.0189	1.5000e-004	0.0190	5.0000e-003	1.4000e-004	5.1400e-003							
Total	8.1100e-003	9.7100e-003			0.0189	1.5000e-004	0.0190	5.0000e-003	1.4000e-004	5.1400e-003							

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.1993	4.1220			2.1504	0.0496	2.2000	0.5753	0.0456	0.6209						
Unmitigated	3.1993	4.1220			2.1504	0.0496	2.2000	0.5753	0.0456	0.6209						

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	92.26	100.24	84.98	206,181	206,181
Convenience Market (24 Hour)	885.59	1,035.72	910.14	693,448	693,448
Total	977.85	1,135.96	995.12	899,630	899,630

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
Apartments Mid Rise	12.40	4.30	5.40	26.10	29.10	44.80	86	11	3
Convenience Market (24 Hour)	9.50	7.30	7.30	0.90	80.10	19.00	24	15	61

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.546114	0.062902	0.174648	0.122995	0.034055	0.004856	0.015640	0.024397	0.002087	0.003279	0.006673	0.000688	0.001667

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

	ROG	NOx	CO	SO2	Fugitive 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	2.7700e-003	0.0237				1.9100e-003	1.9100e-003		1.9100e-003	1.9100e-003							
NaturalGas Unmitigated	3.4500e-003	0.0295				2.3800e-003	2.3800e-003		2.3800e-003	2.3800e-003							

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					
Apartments Mid Rise	311.744	3.3600e-003	0.0287				2.3200e-003	2.3200e-003		2.3200e-003	2.3200e-003						
Convenience Market (24 Hour)	8.1863	9.0000e-005	8.0000e-004				6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005						
Total		3.4500e-003	0.0295				2.3800e-003	2.3800e-003		2.3800e-003	2.3800e-003						

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 (24 Hour)	0.00613973	7.0000e-005	6.0000e-004				5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005							
Apartments Mid Rise	0.250455	2.7000e-003	0.0231				1.8700e-003	1.8700e-003		1.8700e-003	1.8700e-003							
Total		2.7700e-003	0.0237				1.9200e-003	1.9200e-003		1.9200e-003	1.9200e-003							

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	6.6636	0.2749				2.8131	2.8131		2.8130	2.8130						
Unmitigated	6.6636	0.2749				2.8131	2.8131		2.8130	2.8130						

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	0.0574					0.0000	0.0000		0.0000	0.0000							
Consumer Products	0.3253					0.0000	0.0000		0.0000	0.0000							
Hearth	6.2446	0.2613				2.8068	2.8068		2.8067	2.8067							
Landscaping	0.0363	0.0136				6.3400e-003	6.3400e-003		6.3400e-003	6.3400e-003							
Total	6.6636	0.2749				2.8132	2.8132		2.8130	2.8130							

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	0.0574					0.0000	0.0000		0.0000	0.0000						
Consumer Products	0.3253					0.0000	0.0000		0.0000	0.0000						
Hearth	6.2446	0.2613				2.8068	2.8068		2.8067	2.8067						
Landscaping	0.0363	0.0136				6.3400e-003	6.3400e-003		6.3400e-003	6.3400e-003						
Total	6.6636	0.2749				2.8132	2.8132		2.8130	2.8130						

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

Belle Allori - Construction AQ Analysis

Bay Area AQMD Air District, Winter

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartments Mid Rise	14.00	Dwelling Unit	0.58	14,000.00	43
Convenience Market (24 Hour)	1.20	1000sqft	0.00	1,200.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	64
Climate Zone	4			Operational Year	2017
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MW hr)	641.35	CH4 Intensity (lb/MW hr)	0.029	N2O Intensity (lb/MW hr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - based on project description and analysis assumptions

Construction Phase - *

Demolition -

Grading - project site = 0.584 acre

Vehicle Trips - based on assumptions used for trip estimates

Energy Mitigation -

Table Name	Column Name	Default Value	New Value
tblConstructionPhase	NumDays	5.00	100.00
tblConstructionPhase	PhaseEndDate	3/30/2017	11/24/2016
tblConstructionPhase	PhaseStartDate	11/11/2016	7/8/2016
tblGrading	AcresOfGrading	0.00	0.58
tblGrading	MaterialExported	0.00	126.00
tblLandUse	LotAcreage	0.37	0.58
tblLandUse	LotAcreage	0.03	0.00
tblLandUse	Population	40.00	43.00
tblProjectCharacteristics	OperationalYear	2014	2017

2.0 Emissions Summary

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	6.6636	0.2749				2.8131	2.8131		2.8130	2.8130						
Energy	3.4500e-003	0.0295				2.3800e-003	2.3800e-003		2.3800e-003	2.3800e-003						
Mobile	3.4188	4.5485			2.1504	0.0502	2.2006	0.5753	0.0462	0.6214						
Total	10.0859	4.8529			2.1504	2.8657	5.0161	0.5753	2.8616	3.4368						

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	6.6636	0.2749				2.8131	2.8131		2.8130	2.8130						
Energy	2.7700e-003	0.0237				1.9100e-003	1.9100e-003		1.9100e-003	1.9100e-003						
Mobile	3.4188	4.5485			2.1504	0.0502	2.2006	0.5753	0.0462	0.6214						
Total	10.0852	4.8471			2.1504	2.8653	5.0157	0.5753	2.8611	3.4364						

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.01	0.12	0.00	0.00	0.00	0.02	0.01	0.00	0.02	0.01	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	6/1/2016	6/14/2016	5	10	
2	Grading	Grading	6/15/2016	6/16/2016	5	2	
3	Paving	Paving	6/17/2016	6/23/2016	5	5	
4	Building Construction	Building Construction	6/24/2016	11/10/2016	5	100	
5	Architectural Coating	Architectural Coating	7/8/2016	11/24/2016	5	100	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0.584

Acres of Paving: 0

Residential Indoor: 28,350; Residential Outdoor: 9,450; Non-Residential Indoor: 1,800; Non-Residential Outdoor: 600 (Architectural Coating – sqft)

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	1.00	255	0.40
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Grading	Rubber Tired Dozers	1	1.00	255	0.40
Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Paving	Cement and Mortar Mixers	4	6.00	9	0.56
Paving	Pavers	1	7.00	125	0.42
Paving	Rollers	1	7.00	80	0.38
Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
Building Construction	Cranes	1	4.00	226	0.29
Building Construction	Forklifts	2	6.00	89	0.20
Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
Architectural Coating	Air Compressors	1	6.00	78	0.48

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	0.00	19.00	12.40	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Grading	4	10.00	0.00	16.00	12.40	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Paving	7	18.00	0.00	0.00	12.40	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Building Construction	5	10.00	2.00	0.00	12.40	7.30	20.00	LD_Mix	HDT_Mix	HHDT
Architectural Coating	1	2.00	0.00	0.00	12.40	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 Demolition - 2016

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					0.4089	0.0000	0.4089	0.0619	0.0000	0.0619						
Off-Road	1.3122	11.2385				0.8039	0.8039		0.7674	0.7674						
Total	1.3122	11.2385			0.4089	0.8039	1.2128	0.0619	0.7674	0.8293						

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	0.0493	0.5775			0.0331	7.4100e-003	0.0405	9.0600e-003	6.8200e-003	0.0159						
Vendor	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Worker	0.0408	0.0601			0.0943	7.6000e-004	0.0951	0.0250	7.0000e-004	0.0257						
Total	0.0901	0.6376			0.1274	8.1700e-003	0.1356	0.0341	7.5200e-003	0.0416						

3.2 Demolition - 2016

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					0.4089	0.0000	0.4089	0.0619	0.0000	0.0619						
Off-Road	1.3122	11.2385				0.8039	0.8039		0.7674	0.7674						
Total	1.3122	11.2385			0.4089	0.8039	1.2128	0.0619	0.7674	0.8293						

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	0.0493	0.5775			0.0331	7.4100e-003	0.0405	9.0600e-003	6.8200e-003	0.0159						
Vendor	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Worker	0.0408	0.0601			0.0943	7.6000e-004	0.0951	0.0250	7.0000e-004	0.0257						
Total	0.0901	0.6376			0.1274	8.1700e-003	0.1356	0.0341	7.5200e-003	0.0416						

3.3 Grading - 2016

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.0696	0.0000	1.0696	0.4483	0.0000	0.4483						
Off-Road	1.3122	11.2385				0.8039	0.8039		0.7674	0.7674						
Total	1.3122	11.2385			1.0696	0.8039	1.8734	0.4483	0.7674	1.2156						

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	0.2074	2.4314			0.1394	0.0312	0.1706	0.0382	0.0287	0.0669						
Vendor	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Worker	0.0408	0.0601			0.0943	7.6000e-004	0.0951	0.0250	7.0000e-004	0.0257						
Total	0.2482	2.4915			0.2337	0.0320	0.2657	0.0632	0.0294	0.0926						

3.3 Grading - 2016

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Fugitive Dust					1.0696	0.0000	1.0696	0.4483	0.0000	0.4483						
Off-Road	1.3122	11.2385				0.8039	0.8039		0.7674	0.7674						
Total	1.3122	11.2385			1.0696	0.8039	1.8734	0.4483	0.7674	1.2156						

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	0.2074	2.4314			0.1394	0.0312	0.1706	0.0382	0.0287	0.0669						
Vendor	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Worker	0.0408	0.0601			0.0943	7.6000e-004	0.0951	0.0250	7.0000e-004	0.0257						
Total	0.2482	2.4915			0.2337	0.0320	0.2657	0.0632	0.0294	0.0926						

3.4 Paving - 2016

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	1.1203	10.6282				0.6606	0.6606		0.6113	0.6113						
Paving	0.0000					0.0000	0.0000		0.0000	0.0000						
Total	1.1203	10.6282				0.6606	0.6606		0.6113	0.6113						

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						
Vendor	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Worker	0.0734	0.1082			0.1698	1.3600e-003	0.1711	0.0450	1.2500e-003	0.0463						
Total	0.0734	0.1082			0.1698	1.3600e-003	0.1711	0.0450	1.2500e-003	0.0463						

3.4 Paving - 2016

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	1.1203	10.6282				0.6606	0.6606		0.6113	0.6113						
Paving	0.0000					0.0000	0.0000		0.0000	0.0000						
Total	1.1203	10.6282				0.6606	0.6606		0.6113	0.6113						

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						
Vendor	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Worker	0.0734	0.1082			0.1698	1.3600e-003	0.1711	0.0450	1.2500e-003	0.0463						
Total	0.0734	0.1082			0.1698	1.3600e-003	0.1711	0.0450	1.2500e-003	0.0463						

3.5 Building Construction - 2016

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	1.3816	13.7058				0.9398	0.9398		0.8646	0.8646						
Total	1.3816	13.7058				0.9398	0.9398		0.8646	0.8646						

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						
Vendor	0.0287	0.2029			0.0133	3.0100e-003	0.0163	3.8000e-003	2.7600e-003	6.5600e-003						
Worker	0.0408	0.0601			0.0943	7.6000e-004	0.0951	0.0250	7.0000e-004	0.0257						
Total	0.0695	0.2630			0.1076	3.7700e-003	0.1114	0.0288	3.4600e-003	0.0323						

3.5 Building Construction - 2016

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	1.3816	13.7058				0.9398	0.9398		0.8646	0.8646						
Total	1.3816	13.7058				0.9398	0.9398		0.8646	0.8646						

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						
Vendor	0.0287	0.2029			0.0133	3.0100e-003	0.0163	3.8000e-003	2.7600e-003	6.5600e-003						
Worker	0.0408	0.0601			0.0943	7.6000e-004	0.0951	0.0250	7.0000e-004	0.0257						
Total	0.0695	0.2630			0.1076	3.7700e-003	0.1114	0.0288	3.4600e-003	0.0323						

3.6 Architectural Coating - 2016

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	2.0962					0.0000	0.0000		0.0000	0.0000							
Off-Road	0.3685	2.3722				0.1966	0.1966		0.1966	0.1966							
Total	2.4646	2.3722				0.1966	0.1966		0.1966	0.1966							

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							
Vendor	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000	0.0000	0.0000							
Worker	8.1600e-003	0.0120			0.0189	1.5000e-004	0.0190	5.0000e-003	1.4000e-004	5.1400e-003							
Total	8.1600e-003	0.0120			0.0189	1.5000e-004	0.0190	5.0000e-003	1.4000e-004	5.1400e-003							

3.6 Architectural Coating - 2016

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	2.0962					0.0000	0.0000		0.0000	0.0000						
Off-Road	0.3685	2.3722				0.1966	0.1966		0.1966	0.1966						
Total	2.4646	2.3722				0.1966	0.1966		0.1966	0.1966						

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						
Vendor	0.0000	0.0000			0.0000	0.0000	0.0000	0.0000	0.0000	0.0000						
Worker	8.1600e-003	0.0120			0.0189	1.5000e-004	0.0190	5.0000e-003	1.4000e-004	5.1400e-003						
Total	8.1600e-003	0.0120			0.0189	1.5000e-004	0.0190	5.0000e-003	1.4000e-004	5.1400e-003						

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	3.4188	4.5485			2.1504	0.0502	2.2006	0.5753	0.0462	0.6214						
Unmitigated	3.4188	4.5485			2.1504	0.0502	2.2006	0.5753	0.0462	0.6214						

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	92.26	100.24	84.98	206,181	206,181
Convenience Market (24 Hour)	885.59	1,035.72	910.14	693,448	693,448
Total	977.85	1,135.96	995.12	899,630	899,630

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
Apartments Mid Rise	12.40	4.30	5.40	26.10	29.10	44.80	86	11	3
Convenience Market (24 Hour)	9.50	7.30	7.30	0.90	80.10	19.00	24	15	61

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.546114	0.062902	0.174648	0.122995	0.034055	0.004856	0.015640	0.024397	0.002087	0.003279	0.006673	0.000688	0.001667

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

	ROG	NOx	CO	SO2	Fugitive 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	2.7700e-003	0.0237				1.9100e-003	1.9100e-003		1.9100e-003	1.9100e-003							
NaturalGas Unmitigated	3.4500e-003	0.0295				2.3800e-003	2.3800e-003		2.3800e-003	2.3800e-003							

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					
Apartments Mid Rise	311.744	3.3600e-003	0.0287				2.3200e-003	2.3200e-003		2.3200e-003	2.3200e-003						
Convenience Market (24 Hour)	8.1863	9.0000e-005	8.0000e-004				6.0000e-005	6.0000e-005		6.0000e-005	6.0000e-005						
Total		3.4500e-003	0.0295				2.3800e-003	2.3800e-003		2.3800e-003	2.3800e-003						

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 (24 Hour)	0.00613973	7.0000e-005	6.0000e-004				5.0000e-005	5.0000e-005		5.0000e-005	5.0000e-005							
Apartments Mid Rise	0.250455	2.7000e-003	0.0231				1.8700e-003	1.8700e-003		1.8700e-003	1.8700e-003							
Total		2.7700e-003	0.0237				1.9200e-003	1.9200e-003		1.9200e-003	1.9200e-003							

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	lb/day										lb/day					
Mitigated	6.6636	0.2749				2.8131	2.8131		2.8130	2.8130						
Unmitigated	6.6636	0.2749				2.8131	2.8131		2.8130	2.8130						

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	0.0574					0.0000	0.0000		0.0000	0.0000							
Consumer Products	0.3253					0.0000	0.0000		0.0000	0.0000							
Hearth	6.2446	0.2613				2.8068	2.8068		2.8067	2.8067							
Landscaping	0.0363	0.0136				6.3400e-003	6.3400e-003		6.3400e-003	6.3400e-003							
Total	6.6636	0.2749				2.8132	2.8132		2.8130	2.8130							

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	0.0574					0.0000	0.0000		0.0000	0.0000						
Consumer Products	0.3253					0.0000	0.0000		0.0000	0.0000						
Hearth	6.2446	0.2613				2.8068	2.8068		2.8067	2.8067						
Landscaping	0.0363	0.0136				6.3400e-003	6.3400e-003		6.3400e-003	6.3400e-003						
Total	6.6636	0.2749				2.8132	2.8132		2.8130	2.8130						

7.0 Water Detail

7.1 Mitigation Measures Water

8.0 Waste Detail

8.1 Mitigation Measures Waste

9.0 Operational Offroad

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

Belle Allori - Construction AQ Analysis
Bay Area AQMD Air District, Mitigation Report

Construction Mitigation Summary

Phase	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction												
Architectural Coating	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Building Construction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Demolition	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Grading	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Paving	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

OFFROAD Equipment Mitigation

Equipment Type	Fuel Type	Tier	Number Mitigated	Total Number of Equipment	DPF	Oxidation Catalyst
Air Compressors	Diesel	No Change	0	1	No Change	0.00
Cement and Mortar Mixers	Diesel	No Change	0	4	No Change	0.00
Concrete/Industrial Saws	Diesel	No Change	0	2	No Change	0.00
Cranes	Diesel	No Change	0	1	No Change	0.00
Forklifts	Diesel	No Change	0	2	No Change	0.00
Pavers	Diesel	No Change	0	1	No Change	0.00
Rollers	Diesel	No Change	0	1	No Change	0.00
Rubber Tired Dozers	Diesel	No Change	0	2	No Change	0.00
Tractors/Loaders/Backhoes	Diesel	No Change	0	7	No Change	0.00

Equipment Type	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Unmitigated tons/yr							Unmitigated mt/yr					
Air Compressors	1.84200E-002	1.18610E-001			9.83000E-003	9.83000E-003						
Cement and Mortar Mixers	4.40000E-004	2.77000E-003			1.10000E-004	1.10000E-004						
Concrete/Industrial Saws	3.88000E-003	2.77300E-002			2.08000E-003	2.08000E-003						
Cranes	1.80000E-002	2.13290E-001			9.68000E-003	8.90000E-003						
Forklifts	1.70200E-002	1.46500E-001			1.22500E-002	1.12700E-002						
Pavers	8.80000E-004	9.87000E-003			4.90000E-004	4.50000E-004						
Rollers	7.40000E-004	6.81000E-003			5.00000E-004	4.60000E-004						
Rubber Tired Dozers	9.30000E-004	1.04000E-002			4.80000E-004	4.50000E-004						
Tractors/Loaders/Backhoes	3.78700E-002	3.61920E-001			2.78700E-002	2.56400E-002						

Equipment Type	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Mitigated tons/yr							Mitigated mt/yr					
Air Compressors	1.84200E-002	1.18610E-001			9.83000E-003	9.83000E-003						
Cement and Mortar Mixers	4.40000E-004	2.77000E-003			1.10000E-004	1.10000E-004						
Concrete/Industrial Saws	3.88000E-003	2.77300E-002			2.08000E-003	2.08000E-003						
Cranes	1.80000E-002	2.13290E-001			9.68000E-003	8.90000E-003						
Forklifts	1.70200E-002	1.46500E-001			1.22500E-002	1.12700E-002						
Pavers	8.80000E-004	9.87000E-003			4.90000E-004	4.50000E-004						
Rollers	7.40000E-004	6.81000E-003			5.00000E-004	4.60000E-004						
Rubber Tired Dozers	9.30000E-004	1.04000E-002			4.80000E-004	4.50000E-004						
Tractors/Loaders/Backhoes	3.78700E-002	3.61920E-001			2.78700E-002	2.56400E-002						

Equipment Type	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction												
Air Compressors	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000
Cement and Mortar Mixers	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000
Concrete/Industrial Saws	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000
Cranes	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000
Forklifts	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000
Pavers	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000
Rollers	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000
Rubber Tired Dozers	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000
Tractors/Loaders/Balckhoes	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000	0.00000E+000

Fugitive Dust Mitigation

Yes/No Mitigation Measure Mitigation Input Mitigation Input Mitigation Input

No	Soil Stabilizer for unpaved Roads	PM10 Reduction	PM2.5 Reduction	
No	Replace Ground Cover of Area Disturbed	PM10 Reduction	PM2.5 Reduction	
No	Water Exposed Area	PM10 Reduction	PM2.5 Reduction	Frequency (per day)
No	Unpaved Road Mitigation	Moisture Content %	Vehicle Speed (mph)	
No	Clean Paved Road	% PM Reduction	0.00	

Phase	Source	Unmitigated		Mitigated		Percent Reduction	
		PM10	PM2.5	PM10	PM2.5	PM10	PM2.5
Architectural Coating	Fugitive Dust	0.00	0.00	0.00	0.00	0.00	0.00
Architectural Coating	Roads	0.00	0.00	0.00	0.00	0.00	0.00
Building Construction	Fugitive Dust	0.00	0.00	0.00	0.00	0.00	0.00
Building Construction	Roads	0.01	0.00	0.01	0.00	0.00	0.00
Demolition	Fugitive Dust	0.00	0.00	0.00	0.00	0.00	0.00
Demolition	Roads	0.00	0.00	0.00	0.00	0.00	0.00
Grading	Fugitive Dust	0.00	0.00	0.00	0.00	0.00	0.00
Grading	Roads	0.00	0.00	0.00	0.00	0.00	0.00
Paving	Fugitive Dust	0.00	0.00	0.00	0.00	0.00	0.00
Paving	Roads	0.00	0.00	0.00	0.00	0.00	0.00

Operational Percent Reduction Summary

Category	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction												
Architectural Coating	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Electricity	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Hearth	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mobile	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Natural Gas	20.63	19.85	0.00	0.00	18.60	18.60	0.00	0.00	0.00	0.00	0.00	0.00
Water Indoor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Water Outdoor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Operational Mobile Mitigation

Project Setting:

Mitigation	Category	Measure	% Reduction	Input Value 1	Input Value 2	Input Value
No	Land Use	Increase Density	0.00			
No	Land Use	Increase Diversity	0.06	0.26		
No	Land Use	Improve Walkability Design	0.00			
No	Land Use	Improve Destination Accessibility	0.00			
No	Land Use	Increase Transit Accessibility	0.25			
No	Land Use	Integrate Below Market Rate Housing	0.00			
	Land Use	Land Use SubTotal	0.00			

No	Neighborhood Enhancements	Improve Pedestrian Network			
No	Neighborhood Enhancements	Provide Traffic Calming Measures			
No	Neighborhood Enhancements	Implement NEV Network	0.00		
	Neighborhood Enhancements	Neighborhood Enhancements Subtotal	0.00		
No	Parking Policy Pricing	Limit Parking Supply	0.00		
No	Parking Policy Pricing	Unbundle Parking Costs	0.00		
No	Parking Policy Pricing	On-street Market Pricing	0.00		
	Parking Policy Pricing	Parking Policy Pricing Subtotal	0.00		
No	Transit Improvements	Provide BRT System	0.00		
No	Transit Improvements	Expand Transit Network	0.00		
No	Transit Improvements	Increase Transit Frequency	0.00		
	Transit Improvements	Transit Improvements Subtotal	0.00		
		Land Use and Site Enhancement Subtotal	0.00		
No	Commute	Implement Trip Reduction Program			
No	Commute	Transit Subsidy			
No	Commute	Implement Employee Parking "Cash Out"			
No	Commute	Workplace Parking Charge			
No	Commute	Encourage Telecommuting and Alternative Work Schedules	0.00		
No	Commute	Market Commute Trip Reduction Option	0.00		
No	Commute	Employee Vanpool/Shuttle	0.00		2.00
No	Commute	Provide Ride Sharing Program			
	Commute	Commute Subtotal	0.00		

No	School Trip	Implement School Bus Program	0.00		
		Total VMT Reduction	0.00		

Area Mitigation

Measure Implemented	Mitigation Measure	Input Value
No	Only Natural Gas Hearth	
No	No Hearth	
No	Use Low VOC Cleaning Supplies	
No	Use Low VOC Paint (Residential Interior)	100.00
No	Use Low VOC Paint (Residential Exterior)	150.00
No	Use Low VOC Paint (Non-residential Interior)	100.00
No	Use Low VOC Paint (Non-residential Exterior)	150.00
No	% Electric Lawnmower	
No	% Electric Leafblower	
No	% Electric Chainsaw	

Energy Mitigation Measures

Measure Implemented	Mitigation Measure	Input Value 1	Input Value 2
Yes	Exceed Title 24	25.00	
No	Install High Efficiency Lighting		
No	On-site Renewable		

Appliance Type	Land Use Subtype	% Improvement
ClothWasher		30.00

DishWasher		15.00
Fan		50.00
Refrigerator		15.00

Water Mitigation Measures

Measure Implemented	Mitigation Measure	Input Value 1	Input Value 2
No	Apply Water Conservation on Strategy		
No	Use Reclaimed Water		
No	Use Grey Water		
No	Install low-flow bathroom faucet	32.00	
No	Install low-flow Kitchen faucet	18.00	
No	Install low-flow Toilet	20.00	
No	Install low-flow Shower	20.00	
No	Turf Reduction		
No	Use Water Efficient Irrigation Systems	6.10	
No	Water Efficient Landscape		

Solid Waste Mitigation

Mitigation Measures	Input Value
Institute Recycling and Composting Services Percent Reduction in Waste Disposed	

Belle Allori - GHG Analysis
Bay Area AQMD Air District, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
Apartments Mid Rise	14.00	Dwelling Unit	0.58	14,000.00	43
Convenience Market (24 Hour)	1.20	1000sqft	0.00	1,200.00	0

1.2 Other Project Characteristics

Urbanization	Urban	Wind Speed (m/s)	2.2	Precipitation Freq (Days)	64
Climate Zone	4			Operational Year	2017
Utility Company	Pacific Gas & Electric Company				
CO2 Intensity (lb/MWhr)	641.35	CH4 Intensity (lb/MWhr)	0.029	N2O Intensity (lb/MWhr)	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics -

Land Use - based on project description and analysis assumptions

Construction Phase - construction GHG emissions not required to be analyzed

Vehicle Trips - based on assumptions used for trip estimates

Energy Mitigation -

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											0.4976	0.5400	1.0376	1.8500e-003	2.0000e-005	1.0824
Energy											0.0000	24.6753	24.6753	9.5000e-004	2.9000e-004	24.7842
Mobile											0.0000	390.8778	390.8778	0.0185	0.0000	391.2667
Waste											2.0401	0.0000	2.0401	0.1206	0.0000	4.5719
Water											0.3176	2.2168	2.5343	0.0327	7.9000e-004	3.4666
Total											2.8553	418.3098	421.1651	0.1746	1.1000e-003	425.1718

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											0.4976	0.5400	1.0376	1.8500e-003	2.0000e-005	1.0824
Energy											0.0000	22.9168	22.9168	9.1000e-004	2.6000e-004	23.0162
Mobile											0.0000	390.8778	390.8778	0.0185	0.0000	391.2667
Waste											2.0401	0.0000	2.0401	0.1206	0.0000	4.5719
Water											0.3176	2.2168	2.5343	0.0327	7.9000e-004	3.4661
Total											2.8553	416.5514	419.4066	0.1746	1.0700e-003	423.4033

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.42	0.42	0.03	2.73	0.42

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	1/1/2016	12/31/2015	5	0	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0

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

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Demolition	Concrete/Industrial Saws	1	8.00	81	0.73
Demolition	Rubber Tired Dozers	1	1.00	255	0.40
Demolition	Tractors/Loaders/Backhoes	2	6.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Demolition	4	10.00	0.00	0.00	12.40	7.30	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated											0.0000	390.8778	390.8778	0.0185	0.0000	391.2667
Unmitigated											0.0000	390.8778	390.8778	0.0185	0.0000	391.2667

4.2 Trip Summary Information

Land Use	Average Daily Trip Rate			Unmitigated	Mitigated
	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
Apartments Mid Rise	92.26	100.24	84.98	206,181	206,181
Convenience Market (24 Hour)	885.59	1,035.72	910.14	693,448	693,448
Total	977.85	1,135.96	995.12	899,630	899,630

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
Apartments Mid Rise	12.40	4.30	5.40	26.10	29.10	44.80	86	11	3
Convenience Market (24 Hour)	9.50	7.30	7.30	0.90	80.10	19.00	24	15	61

LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
0.546114	0.062902	0.174648	0.122995	0.034055	0.004856	0.015640	0.024397	0.002087	0.003279	0.006673	0.000688	0.001667

5.0 Energy Detail

4.4 Fleet Mix

Historical Energy Use: N

5.1 Mitigation Measures Energy

Exceed Title 24

	ROG	NOx	CO	SO2	Fugitive 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					
NaturalGas Mitigated											0.0000	4.9979	4.9979	1.0000e-004	9.0000e-005	5.0283
NaturalGas Unmitigated											0.0000	6.2315	6.2315	1.2000e-004	1.1000e-004	6.2695
Electricity Mitigated											0.0000	17.9189	17.9189	8.1000e-004	1.7000e-004	17.9879
Electricity Unmitigated											0.0000	18.4437	18.4437	8.3000e-004	1.7000e-004	18.5147

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					
Apartments Mid Rise	113787											0.0000	6.0721	6.0721	1.2000e-004	1.1000e-004	6.1090
Convenience Market (24 Hour)	2988											0.0000	0.1595	0.1595	0.0000	0.0000	0.1604
Total												0.0000	6.2315	6.2315	1.2000e-004	1.1000e-004	6.2695

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					
Apartments Mid Rise	91415.9											0.0000	4.8783	4.8783	9.0000e-005	9.0000e-005	4.9080
Convenience Market (24 Hour)	2241											0.0000	0.1196	0.1196	0.0000	0.0000	0.1203
Total												0.0000	4.9979	4.9979	9.0000e-005	9.0000e-005	5.0283

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	49371.8	14.3628	6.5000e-004	1.3000e-004	14.4181
Convenience Market (24 Hour)	14028	4.0809	1.8000e-004	4.0000e-005	4.0966
Total		18.4437	8.3000e-004	1.7000e-004	18.5148

5.3 Energy by Land Use - Electricity

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
Apartments Mid Rise	48578.8	14.1321	6.4000e-004	1.3000e-004	14.1866
Convenience Market (24 Hour)	13017	3.7868	1.7000e-004	4.0000e-005	3.8014
Total		17.9189	8.1000e-004	1.7000e-004	17.9879

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated											0.4976	0.5400	1.0376	1.8500e-003	2.0000e-005	1.0824
Unmitigated											0.4976	0.5400	1.0376	1.8500e-003	2.0000e-005	1.0824

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											0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products											0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth											0.4976	0.3702	0.8678	1.6800e-003	2.0000e-005	0.9090
Landscaping											0.0000	0.1698	0.1698	1.7000e-004	0.0000	0.1734
Total											0.4976	0.5400	1.0376	1.8500e-003	2.0000e-005	1.0824

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											0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products											0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Hearth											0.4976	0.3702	0.8678	1.6800e-003	2.0000e-005	0.9090
Landscaping											0.0000	0.1698	0.1698	1.7000e-004	0.0000	0.1734
Total											0.4976	0.5400	1.0376	1.8500e-003	2.0000e-005	1.0824

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Unmitigated	2.5343	0.0327	7.9000e-004	3.4666
Mitigated	2.5343	0.0327	7.9000e-004	3.4661

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	0.912156 / 0.575055	2.3108	0.0298	7.2000e-004	3.1603
Convenience Market (24 Hour)	0.088887 / 0.0544791	0.2236	2.9100e-003	7.0000e-005	0.3064
Total		2.5343	0.0327	7.9000e-004	3.4666

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
Apartments Mid Rise	0.912156 / 0.575055	2.3108	0.0298	7.2000e-004	3.1598
Convenience Market (24 Hour)	0.088887 / 0.0544791	0.2236	2.9000e-003	7.0000e-005	0.3063
Total		2.5343	0.0327	7.9000e-004	3.4661

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	2.0401	0.1206	0.0000	4.5719
Unmitigated	2.0401	0.1206	0.0000	4.5719

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	6.44	1.3073	0.0773	0.0000	2.9297
Convenience Market (24 Hour)	3.61	0.7328	0.0433	0.0000	1.6423
Total		2.0401	0.1206	0.0000	4.5719

8.2 Waste by Land Use

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
Apartments Mid Rise	6.44	1.3073	0.0773	0.0000	2.9297
Convenience Market (24 Hour)	3.61	0.7328	0.0433	0.0000	1.6423
Total		2.0401	0.1206	0.0000	4.5719

9.0 Operational Offroad

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

Belle Allori - GHG Analysis

Bay Area AQMD Air District, Mitigation Report

Construction Mitigation Summary

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

OFFROAD Equipment Mitigation

Equipment Type	Fuel Type	Tier	Number Mitigated	Total Number of Equipment	DPF	Oxidation Catalyst
Concrete/Industrial Saws	Diesel	No Change	0	1	No Change	0.00
Rubber Tired Dozers	Diesel	No Change	0	1	No Change	0.00
Tractors/Loaders/Backhoes	Diesel	No Change	0	2	No Change	0.00

Equipment Type	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Unmitigated tons/yr							Unmitigated mt/yr					

Equipment Type	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Mitigated tons/yr							Mitigated mt/yr					

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

Fugitive Dust Mitigation

Yes/No	Mitigation Measure	Mitigation Input	Mitigation Input	Mitigation Input
No	Soil Stabilizer for unpaved Roads	PM10 Reduction	PM2.5 Reduction	
No	Replace Ground Cover of Area Disturbed	PM10 Reduction	PM2.5 Reduction	
No	Water Exposed Area	PM10 Reduction	PM2.5 Reduction	Frequency (per day)
No	Unpaved Road Mitigation	Moisture Content %	Vehicle Speed (mph)	
No	Clean Paved Road	% PM Reduction	0.00	

Phase	Source	Unmitigated		Mitigated		Percent Reduction	
		PM10	PM2.5	PM10	PM2.5	PM10	PM2.5

Operational Percent Reduction Summary

Category	ROG	NOx	CO	SO2	Exhaust PM10	Exhaust PM2.5	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Percent Reduction												
Architectural Coating	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Consumer Products	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Electricity	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.85	2.85	2.41	0.00	2.85
Hearth	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Landscaping	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Mobile	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Natural Gas	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19.80	19.80	25.00	18.18	19.80
Water Indoor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03	0.00	0.02
Water Outdoor	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Operational Mobile Mitigation

Project Setting:

Mitigation	Category	Measure	% Reduction	Input Value 1	Input Value 2	Input Value
No	Land Use	Increase Density	0.00			
No	Land Use	Increase Diversity	0.06	0.26		
No	Land Use	Improve Walkability Design	0.00			
No	Land Use	Improve Destination Accessibility	0.00			
No	Land Use	Increase Transit Accessibility	0.25			
No	Land Use	Integrate Below Market Rate Housing	0.00			
	Land Use	Land Use SubTotal	0.00			

No	Neighborhood Enhancements	Improve Pedestrian Network			
No	Neighborhood Enhancements	Provide Traffic Calming Measures			
No	Neighborhood Enhancements	Implement NEV Network	0.00		
	Neighborhood Enhancements	Neighborhood Enhancements Subtotal	0.00		
No	Parking Policy Pricing	Limit Parking Supply	0.00		
No	Parking Policy Pricing	Unbundle Parking Costs	0.00		
No	Parking Policy Pricing	On-street Market Pricing	0.00		
	Parking Policy Pricing	Parking Policy Pricing Subtotal	0.00		
No	Transit Improvements	Provide BRT System	0.00		
No	Transit Improvements	Expand Transit Network	0.00		
No	Transit Improvements	Increase Transit Frequency	0.00		
	Transit Improvements	Transit Improvements Subtotal	0.00		
		Land Use and Site Enhancement Subtotal	0.00		
No	Commute	Implement Trip Reduction Program			
No	Commute	Transit Subsidy			
No	Commute	Implement Employee Parking "Cash Out"			
No	Commute	Workplace Parking Charge			
No	Commute	Encourage Telecommuting and Alternative Work Schedules	0.00		
No	Commute	Market Commute Trip Reduction Option	0.00		
No	Commute	Employee Vanpool/Shuttle	0.00		2.00
No	Commute	Provide Ride Sharing Program			
	Commute	Commute Subtotal	0.00		

No	School Trip	Implement School Bus Program	0.00		
		Total VMT Reduction	0.00		

Area Mitigation

Measure Implemented	Mitigation Measure	Input Value
No	Only Natural Gas Hearth	
No	No Hearth	
No	Use Low VOC Cleaning Supplies	
No	Use Low VOC Paint (Residential Interior)	100.00
No	Use Low VOC Paint (Residential Exterior)	150.00
No	Use Low VOC Paint (Non-residential Interior)	100.00
No	Use Low VOC Paint (Non-residential Exterior)	150.00
No	% Electric Lawnmower	
No	% Electric Leafblower	
No	% Electric Chainsaw	

Energy Mitigation Measures

Measure Implemented	Mitigation Measure	Input Value 1	Input Value 2
Yes	Exceed Title 24	25.00	
No	Install High Efficiency Lighting		
No	On-site Renewable		

Appliance Type	Land Use Subtype	% Improvement
ClothWasher		30.00

DishWasher		15.00
Fan		50.00
Refrigerator		15.00

Water Mitigation Measures

Measure Implemented	Mitigation Measure	Input Value 1	Input Value 2
No	Apply Water Conservation on Strategy		
No	Use Reclaimed Water		
No	Use Grey Water		
No	Install low-flow bathroom faucet	32.00	
No	Install low-flow Kitchen faucet	18.00	
No	Install low-flow Toilet	20.00	
No	Install low-flow Shower	20.00	
No	Turf Reduction		
No	Use Water Efficient Irrigation Systems	6.10	
No	Water Efficient Landscape		

Solid Waste Mitigation

Mitigation Measures	Input Value
Institute Recycling and Composting Services Percent Reduction in Waste Disposed	